



EXECUTIVE

MINUTES of the OPEN section of the meeting of the EXECUTIVE held on TUESDAY 14TH SEPTEMBER 2004 at 7.00pm at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Nick Stanton, Leader
Councillor Catherine Bowman, Deputy Leader
Councillor Columba Blango, Equalities, Culture and Sport
Councillor James Gurling, Communications and Performance Improvement
Councillor Gavin O'Brien, Housing and Community Safety
Councillor Bob Skelly, Education
Councillor Richard Thomas, Environment and Transport
Councillor Lorraine Zuleta, Resources

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denise Capstick and Richard Porter.

2 NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS AS URGENT

The Chair agreed to accept the following late items as urgent, the reasons for urgency to be specified in the relevant Minute:-

Open Agenda

Item 16 - Request for deputation from Pullens Arts Businesses Association

Item 17 – Phillip Morris Site, Old Kent Road, London SE16

Item 18 – Dissolution of Neighbourhood Housing Forums – Report from Overview and Scrutiny

Item 19 – Post Office Reinvention Programme – Reference from Overview and Scrutiny

Closed Agenda

Item 3 – Award of contracts for the Customer Service Centre

Item 4 – Philip Morris Site, Old Kent Road, SE16

Item 5 – Land at 23 Keyworth Street, London SE1 – Compulsory Purchase Order

3 DISCLOSURE OF INTERESTS AND DISPENSATIONS

No disclosures were made.

4 PUBLIC QUESTIONS

There were no public questions.

5 MINUTES

RESOLVED: That the Minutes of the open section of the meetings held on 27th July and 13th August 2004 be approved as a correct record and signed by the Chair.

The Executive considered the items set out on the open agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6 REQUEST FOR DEPUTATION FROM SOUTHWARK GROUP OF TENANTS ORGANISATION

RESOLVED: 1. That the deputation be received.

The spokesperson for the deputation addressed the meeting and relayed their concerns about the proposed introduction of Area Housing Forums, requesting Executive to move the implementation back to ensure a smooth transition of services to the tenants.

7 QUARTERLY PERFORMANCE REPORT – QUARTER 1 – ENDING 30TH JUNE 2004 (see pages 1 – 17)

Additional education statistics were tabled at the meeting in respect of this item.

RESOLVED:

1. That officers be congratulated and thanked for the achievement of GOOD status under the Comprehensive Performance Assessment.
2. That the Quarter 1 Performance Report (Appendix 1) be noted and that there were no substantial service or project weaknesses, with the exception of planning applications and Special Educational Needs (see paragraph 5) for which there are existing service improvement plans. It was also noted that a report on Special Educational Needs will be received to the November meeting of Executive as part of the Education Performance Report.

3. That the achievement on the green performance indicators as set out in the report be praised.

8 **COMMUNITY SUPPORT VOLUNTARY SECTOR COMMISSIONING PROGRAMME**
(see pages 18-32)

- RESOLVED:**
1. That the Community Support Commissioning Plan for 2005/6 attached as Appendix 2 to the report be approved.

9 **EAST DULWICH ESTATE – CALL-IN – REPORT FROM OVERVIEW AND SCRUTINY COMMITTEE** (see pages 33-42)

- RESOLVED:**
1. That the decision to proceed with the Masterplan be reaffirmed. It was felt that the concerns identified by the Overview and Scrutiny Committee have been addressed in a separate report contained elsewhere on the agenda by the Strategic Director of Housing and Strategic Director of Regeneration.

NOTE:

This report constitutes a report back from Overview and Scrutiny Committee in respect of a call-in and is therefore not subject to a further call-in.

10 **EAST DULWICH ESTATE – REPORT FROM THE STRATEGIC DIRECTOR OF HOUSING AND STRATEGIC DIRECTOR OF REGENERATION** (see pages 43-45)

- RESOLVED:**
1. The guidance from the Strategic Director of Housing and Strategic Director of Regeneration in respect of the East Dulwich Estate be noted.

11 **LEVEL AND NATURE OF MENTAL HEALTH SERVICES TO BLACK MALE TEENAGERS** (see pages 46-56)

- RESOLVED:**
1. That the action plan prepared in response to the recommendations of the scrutiny report on the 'level and nature of mental health services to black male teenagers', attached as appendix A of the report, be approved.

12 **ANTI FRAUD STRATEGY AND FRAUD RESPONSE PLAN** (see pages 57-64)

- RESOLVED:**
1. That the adoption of a new corporate anti-fraud strategy and fraud response plan be formally approved and that it be ensured that it is adhered to in all departments.
 2. That the Finance Director regularly review the Anti-Fraud Strategy and Fraud Response Plan and update it as appropriate.

13 **BETTER BANKSIDE – BUSINESS IMPROVEMENT DISTRICT (BID) PROPOSAL** (see pages 65-76)

RESOLVED:

1. That the draft proposals by Better Bankside (BB) to proceed to a ballot with the aim of becoming a formally established BID, based on criteria outlined in paragraph 12 of the report be welcomed and endorsed.
2. That it be noted that as agreed at July's Executive Meeting, the Executive Member for Regeneration and Economic Development will approve the final proposal, based upon recommendations from Officers as set out in paragraph 13 of that report.

14 **BERMONDSEY SPA SITE A CHANGES TO DISPOSAL ARRANGEMENTS** (see pages 77-85)

RESOLVED:

1. That agreement be given for the disposal of the Councils freehold interest in the entire freehold interest of Bermondsey Spa Site A to Hyde Housing Association for the sum specified in the closed report.
2. That approval be given to the Strategic Director of Regeneration to have delegated powers to negotiate and agree detailed heads of terms with Hyde Housing and the Borough Solicitor to enter into a contractual agreement for development of the site outlined in bold in Appendix 2 of the report.
3. That an additional top slice of the receipt be allowed to cover the expenses incurred in the removal of travellers from the site and site clearance in addition to the top slice previously granted as specified in the closed report.

NOTE:

In accordance with the provisions of Section 20.1(3) of the Overview and Scrutiny Procedure Rules (Decisions for Urgent Implementation), the Chair of Overview & Scrutiny Committee has agreed that the decisions relating to this item may be treated as a matter of urgency and are therefore not subject to call-in.

15 **PULLENS YARD SCRUTINY – REPORT FROM STRATEGIC DIRECTOR OF REGENERATION AND REFERENCE FROM OVERVIEW AND SCRUTINY COMMITTEE** (see pages 86-91)

- RESOLVED:**
1. That it was not members' role to get involved in disputes over rent levels in properties let by the Council. Rent levels should be determined in accordance with the leases and any dispute resolution clauses contained in those leases.
 2. The Leader would draw the attention of the Executive Member for Regeneration & Economic Development to complaints made by the deputation about delays in receiving responses in negotiations. The Leader would ask officers to investigate funding sources for the £3,000 requested by the deputation to conduct a feasibility study into developing a self-management option but could not guarantee that funding would be found.

16 REQUEST FOR DEPUTATION FROM PULLENS ARTS BUSINESSES ASSOCIATION

This request was not circulated 5 clear days in advance of the meeting. The Chair agreed to accept the request as urgent as an item relating to this issue was contained on the agenda for this meeting.

RESOLVED: That the deputation be received.

The deputation spokesperson addressed the meeting identifying a number of difficulties with regard the negotiation of the rent levels with officers. It was felt that the backdated bills and rent levels were not affordable for the craft and arts businesses in Pullens Yard and could result in the closure of some of these businesses.

17 PHILLIP MORRIS SITE, OLD KENT ROAD, LONDON SE16 (see pages 92-97)

This item was not circulated 5 clear days in advance of the meeting. The Chair agreed to accept the item as urgent because terms were agreed on the basis that the contract would be completed by the end of September 2004.

- RESOLVED:**
1. That the Strategic Director of Regeneration be authorised to acquire the freehold interest in 761-763 Old Kent Road/1 Devonshire Grove further to the decision of the Executive on 18 May 2004.
 2. That the Strategic Director for Regeneration be authorised to take an assignment of the leasehold interest.

18 DISSOLUTION OF NEIGHBOURHOOD HOUSING FORUMS – REPORT FROM OVERVIEW AND SCRUTINY (see pages 98-100)

This item was not circulated 5 clear days in advance of the meeting. The Chair agreed to accept the item as urgent as the dissolution of Neighbourhood Housing Forums was currently due to be completed by the 20th September, 2004.

The Strategic Director of Housing tabled a concurrent report in respect of this item.

- RESOLVED**
1. That the Overview and Scrutiny report be noted.

2. That the Strategic Director of Housing's update to the Executive, outlining the appointment of Area Managers, the agreement of Area structures and timetable for the establishment of Area Forums as previously agreed by Executive be noted.
3. That the revised timetable for full implementation of areas be noted.
4. That Executive notes that the decision to proceed with the setting up of Area Housing Forums still stands.

19 **POST OFFICE URBAN REINVENTION PROGRAMME – REFERENCE FROM OVERVIEW AND SCRUTINY COMMITTEE** (see pages 104 – 12)

This item was not circulated 5 clear days in advance of the meeting. The Chair agreed to accept the item as urgent as the consultation period closes on the 15th September, 2004.

RESOLVED:

1. That the recommendations of Overview and Scrutiny Committee, Bermondsey Community Council and other interest groups as detailed in appendices A, B and C of the report be noted.
2. That the following be noted:
 - The proposed closure programme does not appear to be based on an assessment of the use of the service, indeed, it was noted that the Post Office Ltd has not been forthcoming with regard to figures about received business.
 - Post Offices clearly have a community role and serve the particular needs of pensioners and disabled persons. Blind and partially sighted people may be reliant on sub post offices as they are able to get there through remembered route.
 - Small businesses, particularly those in Grange Ward, are businesses who rely heavily on post office services.
 - It is unlikely that the designated receiving branches will have the capacity to deal with the new business generated (especially in Bermondsey where the first receiving office is the same for both offices earmarked for closures).
 - That the Council's commitment to the future of post offices be noted, as demonstrated by the development of new payment methods that includes payment facilities at post offices.
3. That the following be agreed:-
 - It is unacceptable that two post offices are being closed in the same ward (Grange ward).

- There is clear opposition to these closures, as shown by petitions, the high attendance at a meeting organised by Simon Hughes MP, comments at the last Bermondsey Community Council and anecdotal evidence from users.
 - There are alternatives to closure. Bermondsey Community Council have heard evidence that there is somebody available and willing to take over the running of one or both of the post offices.
4. That it be noted that many Southwark residents have suffered a sometimes appalling postal delivery service and that the Post Office Management is urged to investigate and remedy these failings.
 5. That the closure programme be opposed, particularly, the office closures in the same ward. The Post Office is urged to reconsider its position.
 6. That officers be instructed to prepared a response accordingly, and submit to the Post Office Ltd within the deadline of the consultation period.
 7. That a response should be submitted following the format of appendix D. These are the factors Post Office Ltd must consider during the decision-making process to close a post office branch.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 7, 8 and 9 of the, Access to Information Procedure Rules of the Constitution.

The following is a summary of the decisions taken in the closed section of the meeting.

1 MINUTES

The Executive approved as a correct record the Minutes of the closed section of the meeting held on the 27th July and 13th August, 2004

2 BERMONDSEY SPA SITE A – CHANGES TO DISPOSAL ARRANGEMENTS

Please refer to the open decision on this matter set out under item 14.

3 AWARD OF CONTRACT FOR THE CUSTOMER SERVICE CENTRE

Executive agreed to award the Customer Service Centre contract. The Customer Service Centre will provide customers with one stop, seamless access through multiple channels, to a wide range of local services.

4 PHILLIP MORRIS SITE, OLD KENT ROAD, SE16

Please refer to the open decision on this matter set out under item 17.

5 **LAND AT KEYWORTH STREET, LONDON SE1 – COMPULSORY PURCHASE ORDER**

This item was deferred.

The meeting ended at 9.20pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, FRIDAY 24TH SEPTEMBER 2004.

WITH THE EXCEPTION OF ITEMS 9 & 14, THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE EXECUTIVE BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION