



EXECUTIVE

MINUTES of the OPEN section of the meeting of the EXECUTIVE held on TUESDAY 13TH JANUARY, 2004 at 7.00pm at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Nick Stanton, Leader (In the Chair)
Councillor Caroline Pidgeon, Deputy Leader
Councillor Beverley Bassom, Housing
Councillor Catherine Bowman, Regeneration and Economic Development
Councillor Denise Capstick, Health and Social Care
Councillor James Gurling, Service Delivery
Councillor Richard Porter, Community Support and Safety
Councillor Richard Thomas, Environment and Transport
Councillor Lorraine Zuleta, Finance

1 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Bob Skelly.

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 14 – Council Representation on Southwark Alliance
Item 15 – Association of London Government Grants Scheme – Change of Designated Lead Council
Item 16 – Policy and Resourcing Strategy and Budget 2004/7 – Revenue
Item 17 – Policy and Resourcing Strategy 2004/07 – Capital
Item 18 – London Boroughs Grants Scheme
Item 19 – Children Looked After Residential Homes – Approval of Final Contract Award
Item 20 – The Granting of a 25 Year Lease over Mellish Fields Sports Ground, SE16
Item 21 – Programme for Remaining Shortlife Singles Properties
Item 22 - Review of the Secure Tenancy Agreement

Closed Agenda

Item 2 - Children Looked After Residential Homes Approval of Final Contract Award

Item 3 – Programme for Remaining Shortlife Singles Properties

3 DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillors Beverley Bassom and Catherine Bowman declared a personal but non-prejudicial interest in respect of item 22 “ Secure Tenancy Agreement” as Council tenants.

4 PUBLIC QUESTION TIME

There were no public questions.

5 MINUTES

RESOLVED: That the minutes of the meeting held on 16th December, 2003 be approved and signed as a correct record 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 DEPUTATION REQUEST – GOVERNORS OF GALLEYWALL COMMUNITY PRIMARY SCHOOL

RESOLVED: That the deputation be heard.

A written submission was circulated by the deputation spokesperson which set out in detail the view of the Governors. She addressed the meeting and confirmed their preference for option A. She outlined the unsettling period experienced by the school and the difficulties experienced in not being able to recruit a permanent Head Teacher. The meeting then considered item 10 elsewhere on the agenda.

7 CASE FOR COMPREHENSIVE PERFORMANCE ASSESSMENT (CPA) CORPORATE REASSESSMENT (see pages 1-5)

RESOLVED: That the Council’s application for Comprehensive Performance Assessment (CPA) Corporate Reassessment be noted.

8 ACQUIRED STREET PROPERTIES CONSULTANCY SERVICES 2002-04 – VARIATION OF CONTRACT (see pages 6 – 10)

RESOLVED: That the variation to the Acquired Street Properties Consultancy Services Contract be approved.

9 **THE CHARTER SCHOOL – REVIEW OF THE FAITHFUL AND GOULD REPORT**
(see pages 11-17)

RESOLVED: That the report be received.

10 **GALLEYWALL SCHOOL – OPTIONS FOR THE FUTURE** (see pages 18-23)

In addition to a deputation from the Governing Body of Galleywall, the Chair also agreed to hear views/concerns from a representative of the National Union of Teachers.

RESOLVED: 1. That the consultation process be initiated in respect of the future of Galleywall school on the basis of the following options:-

- Option A – Investment in the school to address the problems identified in the report through an immediate Fresh Start;
- Option B – Maintenance of the school on the current basis but with delegation returned to the governing body; supporting it by using the extra revenue that it would receive under option A.
- Option C – Maintenance of the school on the current basis but with delegation returned to the governing body.
- Option D – Meeting the concerns about the suitability and condition of the school by building a new primary school elsewhere in Bermondsey as soon as possible, contingent upon allocation in the Council's capital budget.

2. That the impact of the current 70 plus school nursery spaces be considered as part of this process.

11 **UPDATE FROM NORTHFIELD HOUSE TASKFORCE** (see pages 24-28)

The Leader thanked the Taskforce for their work in this matter.

RESOLVED: That the solution that has been identified for Northfield House, which resolves the current health and safety concerns and limits disruption to the existing community be noted and agreed. This solution (paragraphs 26-28 based on option A in the report) can deliver decent homes at a reasonable cost whilst meeting residents' concerns about the future of their homes.

12 **DEVELOPING A MAJOR PROGRAMME OF COMBINED HEAT AND POWER (CHP) AND LOFT AND CAVITY WALL INSULATION** (see pages 29-34)

This report was withdrawn.

13 **ASBESTOS REGULATIONS COMPLIANCE PROGRAMME – VARIATION TO EXISTING CORPORATE SURVEYING CONTRACT** (see pages 36-46)

RESOLVED: That the variation to the existing contract 'Southwark Housing Contract A – Surveying and Core Sampling Services' as set out in paragraphs 11 to 19 of the report be agreed to enable the Council to meet its obligations in regard to the 'Control of Asbestos at Work Regulations.'

14 **COUNCIL REPRESENTATION ON SOUTHWARK ALLIANCE** (see pages 47-49)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent as the newly constituted Southwark Alliance Board was meeting on the 17th January, 2004.

RESOLVED: That Councillor Richard Porter be agreed to serve on the Southwark Alliance for the coming two year period.

15 **ASSOCIATION OF LONDON GOVERNMENT GRANTS SCHEME – CHANGE OF DESIGNATED LEAD COUNCIL** (see pages 50-52)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent as the Association of London Government had requested a decision from all constituent Council's by the 31st December, 2003 in order to ensure efficient transition to the new scheme from 1st April, 2004. This deadline had been extended so that agreement could be sought at this meeting.

RESOLVED:

1. That formal agreement be given to the establishment of a new grants scheme from 1st April 2004 to be known as the "Association of London Government Grants Scheme" the details of which are set out in a draft agreement circulated by the Association of London Government.
2. That the appointment of the City of London as designated Council for the scheme be approved.

16 **POLICY AND RESOURCING STRATEGY AND BUDGET 2004/07 – REVENUE** (see pages 66-74)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent as Executive needed to give officers guidance so that a final report could be scheduled for the next meeting on 3rd February, 2004.

RESOLVED: That the update report be noted.

17 **POLICY AND RESOURCING STRATEGY AND BUDGET 2004/07 – CAPITAL** (see pages 75-105)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent as Executive needed to consider the Capital Investment Strategy before Council Assembly consideration on the 18th February, 2004. This was to allow Executive to give guidance to officers and if necessary report back to the next scheduled meeting of Executive on the 3rd February, 2004.

- RESOLVED:**
1. That officers amend the strategy to ensure an explicit link between it and the Council's project management and procurement strategies and that an amended report be brought back to next Executive meeting.
 2. That capital proposals are submitted to Executive on the 2nd March, 2004.

18 **LONDON BOROUGH GRANTS SCHEME** (see pages 106-108)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent as the Association of London Government has asked for a response from all constituents boroughs in relation to this matter by the 16th January, 2004 as there was a statutory requirement for the budget to be set by 1st February, 2003.

- RESOLVED:** That the budget of £28,028,788 for 2004/05, recommended by the London Borough Grants Committee be approved.

19 **CHILDREN LOOKED AFTER RESIDENTIAL HOMES – APPROVAL OF FINAL CONTRACT AWARD** (see pages 109-113)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent in order to secure stability of service as it was essential that the contract was considered as soon as possible with the intention that it was signed off by 1st February, 2004.

- RESOLVED:** That subject to the Borough Solicitor and Secretary being satisfied with the outcome of final negotiations (as noted in paragraph 27 of the report) the award of the contract to provide the borough's children's residential homes under externalisation arrangements to Shaftesbury Homes and Arethusa be approved.

20 **THE GRANTING OF A 25 YEAR LEASE OVER MELLISH FIELDS SPORTS GROUND, SE16** (see pages 114-125)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent because the Bacons City Technology College were at present pursuing outline funding resolutions from both the Marathon Trust and the Football Foundation. A decision on the granting of a lease was required to ensure the timetables and requirements of both charitable bodies for securing a resolution to supply funding are met.

- RESOLVED:**
1. The grant of a 25 year lease over Mellish Fields SE16 to Bacons City Technology College, to facilitate the development of new sporting facilities on the land, subject to the results of statutory consultation regard the granting of a leasehold interest over Metropolitan Open Land be approved.
 2. That entry by the Council into an agreement with Bacons City Technology College (BCTC) for the operation and effective management of Mellish Fields as a Community Sports Ground be approved.
 3. That the Strategic Director of Environment and Leisure and the Strategic Director of Regeneration on advice from the Borough Solicitor be given delegated authority to agree final and detailed terms of the lease and agreement.

21 **PROGRAMME FOR REMAINING SHORTLIFE SINGLES PROPERTIES** (see pages 126-136)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent as some of these properties had been vacant for some time pending a decision. This is now required to urgently to minimise risk of further squatting and legal costs and so that orders can be issued to achieve a maximum spend of committed resources this financial year.

RESOLVED: That approval be given for the approach to the remaining properties returning from use in the shortlife singles programme as set out in option 5 of the report.

22 **REVIEW OF THE SECURE TENANCY AGREEMENT** (see pages 137-141)

This item had not been circulated five clear days in advance of the meeting. The Chair agreed to accept the item as urgent because the tenancy agreement was targeted to be introduced in April and because of the protracted consultation a decision was required to achieve that target.

The Council's Strategic Director of Housing circulated an updated report which set out the feedback from the Tenants Council meeting held on the 12th January, 2004, with amended recommendations.

- RESOLVED:**
1. That the motion passed at Tenants Council on 12th January 2004 and shown at paragraph 7 of the amended report be noted.
 2. That the Tenancy Agreement be amended in its entirety as shown at appendix 2 to the original report with the amendment agreed at Tenants Council (notably amendments in paragraph 6, 7 and 8 of the report to Tenants Council dated 15th December 2003 and the existing clause 27).

3. That the Tenants Handbook be prepared to complement the new tenancy agreement and the Council shall be legally bound by the content of the Handbook.
4. That the changes proposed are to take place from the 5th April, 2004.

EXCLUSION OF PRESS AND PUBLIC

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

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

MINUTES

The minutes of the closed section of the meeting held on the 16th December, 2003 were approved as a correct record and signed by the Chair.

1 ACQUIRED STREET PROPERTIES CONSULTANCY SERVICES 2002-04

The decision relating to this item is set out in item 8 of the open section of the minutes

2 CHILDREN LOOKED AFTER RESIDENTIAL HOMES – APPROVAL OF FINAL CONTRACT AWARD

The decision relating to this item is set out under item 19 of the open section of the minutes.

3 PROGRAMME FOR REMAINING SHORTLIFE SINGLES PROPERTIES

The decision relating to this item is set out under item 21 of the open section of the minutes.

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, TUESDAY 20TH JANUARY, 2004.

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