

Item No. 15.	Classification: Open	Date: 29 January 2013	Meeting Name: Cabinet
Report title:		Request for Door Entry at Kinglake Estate	
Ward(s) or groups affected:		East Walworth	
Cabinet Member:		Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management	

FOREWORD – COUNCILLOR IAN WINGFIELD, DEPUTY LEADER AND CABINET MEMBER FOR HOUSING MANAGEMENT

Over the last few years residents on the Kinglake Estate have raised serious concerns regarding safety, security and anti-social behaviour on the estate. I have also been made aware that these concerns are shared by the local police and other agencies.

I am pleased to report that council officers are actively working towards providing a resolution, and to that end have thoroughly considered these issues and several possible remedies.

I am therefore pleased to present this report that recommends what is considered to be the most appropriate and cost effective resolutions, providing the best levels of safety, security and well-being to residents and visitors alike.

RECOMMENDATIONS

1. The Cabinet notes that the installation of Door Entry Systems on the Kinglake Estate will be considered along with other priorities within the potential HRA funding increase.
2. The Cabinet notes officers' recommendation for Option C (installation of full specification door entry systems to blocks with particular anti-social behaviour problems) as set out in paragraph 14 of this report.
3. The Cabinet notes that officers will engage all residents in an estate-wide pre-emptive consultation process relating to Option C, and will carefully consider all comments and suggestions put forward.

BACKGROUND INFORMATION

4. The Kinglake Estate consists of approximately 28 blocks of varying configurations and designs. The blocks are mainly of pre-war construction and a number are 5 floors with open balconies. A number of blocks have separate entrances, which provide access to separate parts of the building.
5. Over the past 4 years, there has been an increasing problem with antisocial behaviour on the estate and surrounding area. The local Police and our SASBO team have been working hard to reduce this; however, the problems still exist.

KEY ISSUES FOR CONSIDERATION

6. A number of blocks have seen a higher concentration of antisocial behavior; these are Kinglake Street, Ivychurch, Groombridge, Littlebourne, Benenden, Folkstone, Cuxton and Deal House. The layout of these blocks, which interlink, attract large groups of youths who gather on the first and second floor communal balconies. From this vantage point the group has an unimpeded view of the surrounding area and is able to flee the location before police are able to apprehend them. The open design of the blocks allows them to disperse quickly via a number of access routes.
7. A formal request has been made by residents for the installation of door entry systems across the estate. We are also in receipt of a similar request from the Metropolitan Police. Considering the design of the blocks and the current levels of antisocial behavior, the residents have requested that blocks which have open balconies and/or separate entrances have additional security doors installed on each elevation.
8. The feasibility of the installation of overt CCTV has been considered by officers to help combat antisocial behaviour and support the Police in taking formal action against the perpetrators. Broad estimate costs for the installation of CCTV have been provided by our community safety and enforcement CCTV team.
9. Five blocks have existing door entry systems as set out in Appendix 1. The existing systems only control access to the main entrance and do not restrict access to subsequent floors once inside. The remaining blocks across the estate have unprotected access.
10. The allocated funding for the Warm, Dry & Safe (WDS) programme does not include provisions for installations of door entry systems, as WDS was designed to focus the council's limited financial resources on the estates, blocks and street properties that are in need of major repair work.
11. Since the start of the Warm Dry Safe programme the Major Works team have received a number of enquiries both from ward councillors and direct from Tenants and Residents Associations requesting similar works. The response to these requests has been to explain that there are only limited funds available and that any requests would be held for future reference if funds are made available.

Financial implications

12. Currently, these works are not funded. However, these works can be considered along with other priorities if the potential £6m HRA funding becomes available in 13/14. This funding includes some provision for security works, alongside other service improvements and priorities.
13. The increased funding referred to paragraph 11 is subject to Cabinet agreement of the Budget and Rent Setting report which will be tabled on 29 January 2013. Kinglake estate will be considered along with blocks where similar works have been requested. Members should note that the total cost of security works to those blocks currently total almost £9m. There will therefore need to be prioritisation and possible scaling down of these bids, although prioritisation will clearly take into account serious and ongoing ASB and the recommendations of

the police.

14. There are a number of installation options. The initial options are:-
 - a. Install door entry systems to all blocks and upgrade existing systems to full specification of controlled access on each landing. Cost £1.117m including fees and contingencies
 - b. Install full specification systems to blocks that currently do not have a door entry system. Cost £788k including fees and contingencies
 - c. Install full specification system to blocks that have a particular antisocial behaviour problem, as identified by the SASBU team. Cost £410k including fees and contingencies
15. If works were agreed to proceed officers recommend that option C provides the best solution in terms of cost to value to the council, residents and leaseholders. Option C will control access to blocks that have been specifically identified by the Police and the Community Wardens as problematic please see appendices for list of blocks.
16. The specification of works for blocks listed under option C would include the installation of controlled main doors and each elevation would have an additional door/system installed. This configuration would control movement within the block, if the main access door was circumvented.
17. CCTV installation to open spaces has been provisionally designed and priced by our CCTV team and they estimate a budget cost of £172k.
18. These works will be chargeable to homeowners and estimated charges range from £2,030 to £8,898 per leaseholder, these are dependant upon location and number of properties in each block.
19. There are a variety of payment options available. These include interest free payment periods (for resident leaseholders only) of up to 36 months (48 months for amounts over £7,200). Leaseholders can also apply for longer term service charge loans or to have a charge put on the property, although both options do require interest to be paid. Alternatively the council offers equity loans and equity shares, for leaseholders who are equity rich but cash poor.

SUPPLEMENTARY COMMENTS FROM OTHER OFFICERS

Director of Legal Services

20. The report confirms that estate wide consultation will be carried out with residents on Option C. This consultation must be carried in accordance with legal requirements that provide that it must be undertaken when proposals are still at a formative stage; it must include sufficient reasons for the proposals to allow interested parties the opportunity to consider the proposal and formulate a response; it must allow adequate time for interested parties to consider proposals and formulate their response and the outcome of consultation must be conscientiously taken into account when the ultimate decision is taken.
21. The Head of Specialist Housing Services has set out the specific statutory

consultation requirements as they relate to charges to leaseholders.

Head of Specialist Housing Services

22. This work would be service chargeable to leaseholders. Should the proposal to install door entry systems to these blocks proceed then full statutory consultation with leaseholders will be required under section 20 of the landlord and tenant act 1985 (as amended), including notices served both pre and post tender. Leaseholders will be offered a range of payment options on receipt of their service charge invoice.
23. The majority of leases do allow the council to install door entry systems if a handset allowing access and egress to the building is installed into the individual flats. However, if any of the flats within these blocks have direct access onto the street, and no need to enter the communal areas of the block, then the council will not be able to charge them for the installation or maintenance of a door entry system, and this will increase the costs to the other properties in the blocks.
24. Any service charge must be reasonable, so if options A or B were chosen then full justification for the decision must be provided. If challenged the council could be at risk of losing much of the cost of any installation over and above that to the main entrance and CCTV.

Head of Community Safety and Enforcement

25. Kinglake Estate has suffered from anti social behaviour over a number of years. The behaviour has consisted of large congregations of young men gathering on the stairwells of the estate most evenings. The group are responsible for a range of nuisances including noise, littering, verbal abuse and general intimidation. In 2011 Southwark Anti Social Behaviour Unit carried out some intensive interventions in the area to disrupt the behaviour. As well as some enforcement action, the group were engaged with and sign posted to positive activities in the Walworth Area. For a period of time the area was quieter.
26. In 2012 the police and Southwark Anti Social Behaviour Unit received further reports concerning large congregations of young people at the same location causing very serious harassment, alarm and distress to the local community. The matter became a police ward priority and one of the top three ASB hot spots for Southwark Police. Police found the group to be hostile and aggressive in demeanour.
27. The community safety team and Southwark anti social behaviour have been working with the police to address the above issues over the last 6 months. Specific intelligence was received which linked the group and their associates to drug dealing and other drug related criminality on Kinglake Estate and in the wider area. Specific targeted work has been undertaken to address this behaviour. This has included a cross partnership drugs operation that included a very large number of warrants being executed in the area resulting in over 30 arrests. This action has disrupted some of the criminal activity in the area. Southwark Anti Social Behaviour Unit is working with Police to target Council Tenancies associated with this anti social behaviour and criminality.
28. The SASBU team has visited the homes of many of the young people linked to Kinglake Estate and to wider ASB in the Walworth area. Many are now subject

to Acceptable Behaviour Contracts and their behaviour is being monitored for further enforcement should it be required.

29. In addition the council has placed additional warden patrols in the area since early November and will be installing relocatable CCTV in the Thurlow St/ Kinglake Street area by the end of January 2013. A community meeting has been called with Residents on Kinglake Estate for 19 January 2013 to encourage residents to report incidents of ASB, to reassure the community of actions taken and to gather intelligence that may assist the police and council in ongoing enforcement action.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Deputation request. Cabinet meeting 20 November 2012 (Item 7): http://moderngov.southwark.gov.uk/ie/ListDocuments.aspx?CId=302&MId=4248&Ver=4	Council offices, 160 Tooley Street, London SE1 2QH	Paula Thornton or Everton Roberts 020 7525 4395/7221

APPENDICES

No.	Title
Appendix 1	List of estates with costings for options

AUDIT TRAIL

Cabinet Member	Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management	
Lead Officer	Gerri Scott, Strategic Director of Housing and Community Services	
Report Author	Dave Markham, Head of Major Works Chris Baxter, Engineering and Compliance Manager	
Version	Final	
Dated	17 January 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	No	No
Head of Specialist Housing Services	Yes	Yes
Head of Community Safety and Enforcement	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Officer		17 January 2013