

Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 9 May 2017 at 4.00 pm at the Council Offices, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Peter John OBE (Chair)
Councillor Stephanie Cryan
Councillor Fiona Colley
Councillor Barrie Hargrove
Councillor Richard Livingstone
Councillor Victoria Mills
Councillor Johnson Situ
Councillor Mark Williams
Councillor Ian Wingfield

1. APOLOGIES

Apologies for absence were received from Councillor Maisie Anderson who was on maternity leave.

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

The chair gave notice of the following late item:

- Item 7: Deputation requests

Reasons for urgency and lateness will be specified in the relevant minute.

3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED

No representations were received in respect of the item listed as closed business for the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Mark Williams declared a non-pecuniary interest in item 11: Aylesbury Regeneration Programme Delivery as a trustee of Creation Trust. This report does not deal with funding arrangements for the Trust and the non-pecuniary interest is declared for transparency purposes.

5. PUBLIC QUESTION TIME (15 MINUTES)

1. Public Question from Beverley Robinson

Aylesbury item 11

Paragraph 35 - Notting Hill Housing Trust (NHHT's) commits to assist the rehousing of tenants, and tenants are referred to in paragraph 36:

Why is there no mention of leaseholders in these paragraphs?

Response

The paragraph notes the renewed commitments set out within the Delivery Agreement with Notting Hill Housing Trust (NHHT) in relation to delivery dates, rehousing of tenants and other performance indicators. See Appendix 2 of the report.

The pre-existing commitments within the principal Development Partnership Agreement regarding the provision of shared equity homes for leasehold residents continue to apply. They are not repeated within the Delivery Agreement.

2. Public Question from Toby Eckersley

Noting the likely strain on the council's finances (report: paragraphs 37, 38 and 47) and the council's refurbishment scheme for the high-rise Maydew House (adding five more storeys), why is there not a review of the refurbishment case for all or part of the remaining buildings on the Aylesbury?

Response

The council has previously considered options for the refurbishment of the estate but found them to be unviable or unfeasible and took the decision to redevelop the estate.

The council has an existing contractual agreement with a development partner for the redevelopment of the estate. Planning consent for the demolition and redevelopment of the estate has been granted and this position was tested at public inquiry and the planning inspector and secretary of state accepted this position.

The demolition of vacant buildings within the estate has now commenced, in accordance with the report to cabinet of September 2016. The resource implications referenced in this report refer to that previous cabinet decision in relation to the cost of demolition of existing blocks. The report notes that there are no additional resource implications resulting from this report.

Supplemental question

Toby Eckersley asked a supplemental question relating to 'previous consideration' and suggested would it be sensible to give it some reconsideration as the decision was taken by the 2005 meeting of the executive.

3. Public Question from Eltayeb Hassan

Why wasn't I told that the council will only accept applications for assistance in rehousing from homeowners who purchased their property on or before the 27 of September 2005? And why should we be excluded now since we never knew about this decision until 26 of January 2015?

Response

The council's rehousing policy for the Aylesbury regeneration was agreed by council executive in September 2006, and reaffirmed by cabinet in December 2010. This set that rehousing assistance through the council should be provided to leaseholders who met the following criteria:

- Had acquired their property either by Right to Buy or on open market prior to 27 September 2005
- Had submitted an application to commence the process of the Right to Buy prior to 27 September 2005
- And that the leaseholder must be in actual occupation of the property for at least 1 year prior to the acquisition of the property.

Since September 2005 the council has very widely publicised the regeneration of the Aylesbury estate, and this policy is therefore in place to prevent rehousing assistance from being directed to persons who have intentionally sought to benefit from the council's decision to proceed with the regeneration of the estate.

Since the original policy decision the council and Creation Trust have proactively advertised these criteria through rehousing events held on the Aylesbury and the council has included the criteria in all leaseholder guides produced and distributed to leaseholders since the executive decision in September 2006.

Supplemental question

Eltayeb Hassan advised that in exercising his right to buy it was not his intention to make money but to be able to continue to live in Southwark as a resident and asked a question in respect of housing assistance.

Councillor Mark Williams responded by confirming that efforts will continue to be made to seek a solution.

4. Public Question from Victoria Briden

Councillor Mark Williams says in his foreword the aim is that residents should "directly benefit" from the Aylesbury regeneration: what will be offered to resident leaseholders in phases 2 and 3 so as to provide them with a hope of a better situation than that facing leaseholders in phase 1b/1c?

Response

Residents will benefit from significant investment in the delivery of new homes within the area and high quality of built environment, including new parks and public open spaces, as well as into the wide range of new community facilities being delivered, such as at the Amersham site which will include a new library, health facilities, nursery and community space.

In addition to a range of rehousing options to suit individuals' personal circumstances, existing resident leaseholders on the estate have already been offered the opportunity to purchase brand new homes on shared equity terms at a number of new developments in the surrounding area including Albany Place, Camberwell Fields, Harvard Gardens. Resident leaseholders in later phases will also have the opportunity to purchase new homes delivered within the First Development Site on shared equity terms.

Supplemental question

Victoria Briden talked about her frustration with the alternatives/options available and not wanting to enter into shared ownership schemes.

Councillor Mark Williams outlined the assistance in place and that further meetings can be held to discuss rehousing options to seek a solution.

5. Public Question from Agnes Kabuto

Does any surplus generated by the regeneration scheme have any bearing on the remuneration of Notting Hill Housing Trust (NHHT's) directors and/or senior employees, and is the cost of purchasing leasehold interests a factor in calculating the surplus. Is the surplus shared with the council?

Response

The cost of securing vacant possession of the estate, including the cost of purchasing remaining leasehold interests, falls to the council and is met within existing council budget allocations. These costs are not met directly from the scheme and are not therefore a factor in assessing any future development receipts.

The council will benefit from a guaranteed fixed minimum land receipt on the First Development Site. Should additional development receipts be generated from future sales, both parties would benefit from a share of any net surplus that may be generated.

The council cannot comment on NHHT's policy in relation to remuneration for its staff. It should be noted, however, that NHHT's staff costs are not directly funded for out of the scheme

6. Public Question from Aysen Dennis

I will be coming to the meeting on behalf of Wendover community tenants and residents association (TRA), and would like to ask the council about Thurlow Lodge Tenants Hall. We want to know why our tenants' hall has been given to the regeneration department to put out to tender, and what process would be required to transfer its administration back to the housing department (Ian Briney's list) so that we can be granted use and access on

the same basis as other TRAs.

Response

Following the winding up of the Thurlow Lodge Management Committee in January 2017, the management of the hall has reverted back to the Council. Thurlow Lodge Community Hall forms part of Wendover, which is in an active phase of rehousing on the Aylesbury estate. There are currently only 90 secure tenants and 32 leaseholders remaining in Wendover, with the Council expecting to achieve vacant possession of the building in approximately two years.

As part of the winding up of Thurlow Lodge Management Committee there was a discussion with the T&RA representatives who formed part of the management committee as to the requirements of the T&RAs active on the estate moving forward. Following those discussions, and taking into account both of the limited lifespan of the hall before demolition and the active rehousing of Wendover residents the council took the decision to therefore seek a not for profit community organisation that has the capacity to manage the Hall safely and effectively as well as in a way that covers the costs of operating it so that it continues to benefit the community as a whole for the time that the hall can be safely operated. In order that this process aligned with and complimented community and other interim uses active on the estate through the regeneration, this process was managed by the council's Regeneration team working closely with colleagues in housing.

Discussions over the future use of the hall are ongoing, but the council is committed to ensuring that all of the three active T&RAs on the Aylesbury estate, Thurlow Lodge, Aylesbury and Wendover Community T&RA are treated fairly and equitably in terms access to Thurlow Lodge Community Hall until its demolition as part of the regeneration of the estate.

Supplemental question

Aysen Dennis asked a question trying to establish the intentions about the plans for Thurlow Lodge Community Hall.

Councillor Fiona Colley responded by outlining the process of trying to find a group to run the community centre and seeking invitations of interest.

7. Public Question from Stephen Dogbatse

Aylesbury item Para 27 states that without considerable amount of investment in Phase 3 (Taplow , Northchurch 1-56, East street and 218 East street has only a five years Life? Is the report on which this assessment is base to expenditure incurred the warm dry safe programmer on phase 3 building? How much was that expenditure.

Response

The council's warm dry safe programme included a package of essential repairs for blocks on the Aylesbury estate. Package 1 of the Aylesbury WDS works included the blocks 1-215 Taplow and 1-78 Northchurch. These works comprised kitchen and bathroom replacement, internal electrical rewiring, improvement of access and fire safety measures, asbestos testing and removal, renewal of roofing and balcony and walkway repairs, overhaul of windows and other general repairs. No works were carried out to 218 East Street as part of this package. The total cost of the works was £2,228,808 excluding fees.

These works commenced October 2014 and completed in August 2015 and were intended to allow for an approximate 7-year lifespan.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 21 March 2017 be approved as a correct record and signed by the chair.

7. DEPUTATION REQUESTS

The deputation report had not been circulated five clear days in advance of the meeting. The chair agreed to accept as urgent as the requests were received in line with the constitutional deadline for the receipt of deputation requests.

RESOLVED:

That the deputation requests be received.

Rotherhithe Area Housing Forum

The deputation spokesperson for Rotherhithe Area Housing Forum addressed the cabinet regarding the following:

- Expressed thanks for taking the Mayflower Tenants Hall off the list and the need to start the refurbishment of the hall straight away
- Requested that it be made clear that the Canada Estate Tenants Hall is now off the list
- Albion Primary School playground housing; concern about the playground
- Civic Centre Albion Street; feels it can provide more housing
- Tissington Silverlock estate underground garages request to be taken off the list.

Councillor Mark Williams expressed the challenges for the council and the need to look at all land confirming:

- That the Canada Estate Tenants Hall was not on the list
- That there were no plans to open a walking route through the Canada Estate
- Albion Street Civic Centre; housing figures have been corrected in planning application
- Tissington; will continue to talk to residents on the estate.

Councillor Victoria Mills responded on the Albion Primary school playground; it was felt that this would not result in a loss of play space, with the support of the school and governors.

Councillor Stephanie Cryan confirmed that a full survey of the Mayflower Tenants hall was already underway to address work required.

Traders from Elephant and Castle Shopping Centre

The deputation spokesperson for traders from the Elephant and Castle shopping centre

addressed the cabinet regarding support for the traders and businesses during the redevelopment of the shopping centre. The full content of this deputation made to cabinet is attached as Appendix 1 to these minutes.

Aylesbury residents

The deputation spokesperson for Aylesbury residents addressed the cabinet regarding item 11: Aylesbury Estate Regeneration Programme Delivery.

The deputation raised a number of points relating to property valuations, the date of building on the first development site, improvements paid for by leaseholders and demolition and rebuild costs. Issue relating to refurbishment costs were also raised.

Councillor Mark Williams explained that offers were made on the basis of the market value. If dissatisfied, leaseholders can appoint a valuer or refer case to Lands Tribunal (which has happened in some cases).

8. PETITION FROM BE ACTIVE SOCIAL ENTERPRISE - TENNIS IN SOUTHWARK

RESOLVED:

That the petition be received.

The petition spokespeople addressed the meeting and outlined the successes of the tennis programme, with particular regard to juniors and the assistance provided in respect of coaching qualifications. It was confirmed that the petition had increased to 770 signatures and echoed concerns that the contract process might have on tennis. The petition spokesperson also requested a coherent long term vision.

Councillor Ian Wingfield accepted the petition and expressed his appreciation of the work and success of the programme. He confirmed the significant investment that has been made in tennis which will continue, and of plans for an overall strategy. In respect of contract issues, the council is happy to work to provide any assistance to groups with regard submission of bids and the contract process.

9. GAINING INDEPENDENCE: TRANSFORMING SUPPORT AND HOUSING FOR SOUTHWARK LOOKED AFTER CHILDREN/CARE LEAVERS AND YOUNG PEOPLE AT RISK OF HOMELESSNESS AGED OVER 16 YEARS

RESOLVED:

Decisions of the Cabinet

1. That the findings of the young people aged 16+ support and housing project as set out in full in Appendix 1 of the report be accepted.
2. That the following recommendations be approved:
 - (i) to establish a joint leadership across the council for delivering the 16+ support and housing pathway, with a common purpose across care, health, housing and support.

- (ii) to support young people wherever it is safe and in their best interests, to stay living at home with their family or foster carers.
 - (iii) to establish a single “front door” into 16+ support and housing pathway for all looked after children/care leavers and young people at risk of homelessness, underpinned by a unified approach across children’s social care and housing.
 - (iv) to establish new Southwark Young People’s 16+ Support and Resettlement Services with a small number of providers which will deliver support directly to young people that robustly prepares them for independent living. Some of these services will be located in Southwark with other services located within a reasonable travel distance of the borough.
 - (v) to establish a whole system approach to support young people to move on from services. This approach will be underpinned by a principle of helping young people to make their own choices around their housing needs.
 - (vi) to ensure young people can live independently in the community following preparatory support and training, so that young people do not experience a “cliff-edge” when leaving different support and housing schemes.
3. That the strategic director of children’s and adults’ services and the strategic director of housing and modernisation be instructed to undertake work to deliver these changes.
 4. That it be noted that these changes may avoid costs that would be borne by the council of up to £2.5m over the coming two years.

Decisions of the Leader of the Council

5. That authority be delegated to the cabinet member for children and schools, in consultation with the deputy leader and cabinet member for housing to approve procurement decisions for the new Southwark Young People’s 16+ support and resettlement services, including any award of contracts.

10. ELEPHANT AND CASTLE SHOPPING CENTRE EQUALITIES ANALYSIS AND MITIGATION PROJECTS

RESOLVED:

1. That the findings of the equalities analysis that was undertaken to inform the council of the equality implications of the shopping centre redevelopment project and to fulfil the council’s Public Sector Equality Duty (PSED) in relation to any future decision to consider exercising CPO powers at the site be noted.
2. That a database of vacant premises will be established and maintained by the developer be noted.
3. That the developer be required to implement a package of measures to support relocation and mitigate the impact of the closure of the shopping centre on local traders and residents, details of which are set out in paragraphs 33 to 49 of the

report.

4. That a progress report be received in the next six months, which will have regard to the points raised by the deputation by the Elephant and Castle traders, as set out in Appendix 1 to the minutes.

11. AYLESBURY REGENERATION PROGRAMME DELIVERY

A supplemental report was circulated in respect of this item.

RESOLVED:

1. That a series of actions as set out in the substantive report be approved namely to:
 - a) Note significant progress made since September 2016 in taking forward the regeneration of the estate.
 - b) Note that the variations to the detail of the developments on the First Development Site and Plot 18 which are subject to a revised planning application.
 - c) Consult affected residents about bringing forward the start of rehousing programme for Phase 3 and to bring the decision on whether to start the rehousing of this phase to a future cabinet meeting.
 - d) Note the increases in the jobs and apprenticeships targets.
 - e) Agree the basis of the new Delivery Agreement with Notting Hill Housing Trust.
2. That in the light of the recent Secretary of State decision on the Compulsory Purchase Order (CPO) for the First Development Site, it is further agreed that a report be presented to cabinet at the earliest opportunity setting out the process for pursuing an updated CPO for the First Development Site.

12. LAND AT COMMERCIAL WAY, PECKHAM

RESOLVED:

1. That it be confirmed that the land shown hatched on the plan at Appendix A of the report that is currently held for housing purposes is no longer required for those purposes and the appropriation of the land to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990 and section 122(1) of the Local Government Act 1972 be approved.
2. That it be confirmed that following completion of the appropriation at paragraph 1 the land shown hatched on the plan at Appendix A of the report will no longer be required for planning purposes and the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972 be approved.

13. PROPOSED ACQUISITION OF FREEHOLD INTEREST IN LAND IN THE OLD KENT ROAD OPPORTUNITY AREA

RESOLVED:

1. That the acquisition of the freehold interest in land in the Old Kent Road opportunity area be approved in principle, subject to completing due diligence and the agreement of Final Heads of Terms.
2. That authority be delegated to the chief executive, advised by and in consultation with the strategic director of finance and governance and head of property to:
 - a) Note the outcome of the due diligence process and proceed with the acquisition, provided that the findings do not undermine the purpose of the acquisition.
 - b) Negotiate terms and enter into binding contracts for the purchase of the freehold interest in the proposed acquisition land and thereafter to complete the purchase;
 - c) Agree the financing structure adopted to fund the acquisition of the asset.

14. NEW HOMES DELIVERY PROGRAMME

RESOLVED:

1. That the progress at 31 March 2017 on the new build programme and the interim target to deliver 1500 homes by the end of 2018 be noted.
2. That the current list of approved schemes as outlined in Appendix 1a of the report and the schemes noted in paragraphs 24 and 44 that have been removed from the programme be noted.
3. That the review of the Charter of Principles and any recommendations for change on how the principles are applied, are being taken to the cabinet member for housing as an individual decision making (IDM) report in May 2017 be noted.
4. That the pilot work to provide a Community Land Trust in Southwark subject to agreeing funding with the Greater London Authority be approved.

15. GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - LEASEHOLD AND ANCILLARY PROPERTIES BUILDINGS INSURANCE

RESOLVED:

Decision of the Cabinet

1. That the procurement strategy outlined in the report to undertake an EU procurement for the leasehold and ancillary properties buildings insurance contract for a period of three years commencing 1 April 2018, with an option to extend for two twelve month extensions, making a total estimated contract value of up to £18m be approved. The estimated total contract value is up to £3.6m per annum (including

insurance premium tax at 12%). This takes into account current variables of insurance premium tax.

Decision of the Leader of the Council

2. That authority be delegated to the deputy leader and cabinet member for housing to award the contract for the reasons set out in paragraph 12 of the report.

16. GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - MANAGED SERVICE FOR TEMPORARY STAFF

RESOLVED:

Decisions of the Cabinet

1. That the procurement strategy outlined in the report to deliver the council's managed services for temporary staff via the Yorkshire Purchasing Group (YPO) framework (Lot 1 – managed services for contingent labour) for a period of three years with the potential to extend up to a further 1 year for a total estimated contract value of £75m from 1 April 2018 be approved. The estimated annual cost per year is detailed in paragraph 58 of the report.

Decision of the Leader of the Council

2. That authority to agree the Gateway 2 contract award be delegated to the cabinet member for finance, modernisation and performance in order to allow the procurement timeline set out in the report to be met without delay due to the current schedule of cabinet meetings.

17. MOTIONS REFERRED FROM COUNCIL ASSEMBLY

RESOLVED:

Age Friendly Borough

That the motion referred from council assembly as a recommendation to cabinet, set out below, be agreed.

1. Council assembly recognises and celebrates the significant contribution that older people in Southwark make to the life of our borough, whether it is at work, as carers or in the voluntary sector. Based on estimates produced by the Royal Voluntary Service, the contribution that over-65s in Southwark make to the borough as carers and volunteers alone is worth over £9 million every year.
2. Council assembly notes the administration's commitment to supporting older people in the borough to live healthy, active, independent and fulfilling lives, in their own homes and communities, for as long as possible.
3. Council assembly welcomes Southwark's accreditation from the World Health Organisation as the first Age Friendly Borough in London and the work that has been done to deliver the Age Friendly vision, including:

- Implementing the Southwark Ethical Care Charter
 - Building new council homes specifically designed for older people
 - Introducing free swimming and gym use to help older people keep fit and well
 - Being recognised by the Alzheimer's Society as a Dementia Friendly Borough and forming the new Southwark Dementia Action Alliance
 - Supporting older people to be digitally included with free 'silver surfer' IT sessions in our libraries
 - Providing targeted employment support for anyone over 50 facing barriers to getting jobs
 - Developing plans for the new centre of excellence for older people that will open in late 2018.
4. Council assembly recognises the importance of caring for vulnerable older people in our community and welcomes the work that the council has done including:
- Implementing our Ethical Care Charter for all home care contracts, supporting older people to stay in their own homes by offering quality care at home
 - Providing good quality re-ablement support to help more vulnerable people stay in their homes and reduce hospital re-admissions. Despite the massive cuts faced by the council, Southwark has maintained significantly better hospital discharge performance than the London average
 - Building new extra care housing, such as Tayo Situ House, and working with others, such as the development at Southwark Park Road by the United St Saviour's Charity, to help older people to maintain their independence in supported accommodation.
5. Council assembly recognises that the commitment to being an Age Friendly Borough spans all council services and welcomes the participation of residents in community conversations on ageing well in Southwark, which have helped to develop priorities and areas for further improvement, including:
- Improving transport, open spaces and the public realm
 - Tackling isolation
 - Improving communication and information for older people
 - Working to break down generational barriers
 - Developing skills and employment and volunteering opportunities
 - Helping people to stay healthy and active
 - Addressing housing needs
 - Ensuring better customer service for older people.
6. Council assembly calls on the cabinet to continue working with residents and community and voluntary groups to further improve quality of life for people in Southwark, regardless of their age.

Don't Shaft Faraday

That the motion referred from council assembly as a recommendation to cabinet, set out below, be agreed:

1. Council assembly notes that following successful campaigns over a number of years by Southwark Labour MPs, councillors, residents and community groups, Transport for London (TfL) are currently consulting on the Bakerloo Line extension.
2. Council assembly welcomes this consultation on the Bakerloo Line extension, which will improve connectivity, increase the capacity and resilience of the transport network and reduce journey times between key destinations, as well as helping the area to grow by supporting new homes and jobs.
3. Council assembly notes that TfL's consultation includes the location of a ventilation shaft between Elephant and Castle and the proposed Old Kent Road 1 station with two possible locations identified for the proposed shaft; the Bricklayers Arms road junction area and Faraday Gardens on Portland Street.
4. Council assembly notes its concern that Faraday Gardens, a much loved and historic green space, is listed as a potential site. To build the proposed shaft there interrupts a well used park, and places it within yards of a primary school, and flats in the Liverpool Grove conservation area. Faraday Gardens is an iconic part of our community, lending its name to the council ward, and its history, from its establishment by Octavia Hill to its extension to replace bombed out buildings, is part of the pioneering story of our borough. Construction traffic would have to use the new Portland Street quietway, placing extra dangers for the cyclists TfL are encouraging to use the route.
5. Of the options presented in the TfL consultation, council assembly calls on the cabinet to lobby TfL to support the Bricklayers Arms option, to avoid causing unnecessary damage to a local park, subject to strict conditions, with the health and safety of local residents and school pupils a priority.
6. Council assembly further calls on cabinet to formally request TfL consider an additional station at Bricklayers Roundabout.
7. Council assembly calls on the cabinet to lobby TfL that should Bricklayers be chosen as the site of a vent shaft, that further work and consultation is carried out with the council and local residents on the possible design and local impact of the shaft, and that rigorous monitoring and mitigation of air pollution at this location takes place.
8. Council assembly notes concerns from residents near the Bricklayers Arms about the impact of a shaft worksite area here and the implications for traffic management and local schools and nursing homes, with no benefit to residents to set against the issues caused by construction.
9. Council assembly notes that Bricklayers Arms is the point of intersection for residents of Walworth, Bermondsey and the western reaches of the Old Kent Road, who presently need to take a bus to the Elephant and Castle to join the tube network. An additional underground station here would be a sensible distance from the Elephant and Castle and would save residents time and money.
10. Council assembly therefore calls on the cabinet to work closely with TfL to secure an additional station, incorporating a ventilation shaft, at the Bricklayers Arms Roundabout, with a view to removing the need for a separate ventilation shaft on this stretch of the Bakerloo Line extension and creating a station which benefits

residents of the Bricklayers Arms and surrounding areas.

11. Council assembly further calls on the cabinet to:

- Continue to fight for a second branch of the Bakerloo Line extension to Camberwell, supporting the long running residents' campaign group there.
- Make representations to TfL to ensure that residents at Elephant and Castle are protected in any plans for the worksite to enlarge Elephant and Castle underground station.

Tackling Congestion in Jamaica Road

That the motion referred from council assembly as a recommendation to cabinet, set out below, be agreed:

1. Council assembly notes that:

- Jamaica Road is one of the most congested roads in the country, being used by more than 1,000 cyclists and 14,000 vehicles per day with an average rush hour speed of just 0.1 miles per hour (MPH) and an average mid-morning speed of just 1.2 MPH.
- Air pollution in the local area is more than three times the legal limit and that nitrogen dioxide (NO₂) pollution levels along Jamaica Road are 1.23 tonnes per km per year.

2. Council assembly recognises that:

- A major cause of the congestion is the layout of the Rotherhithe roundabout which creates a bottleneck for vehicles travelling into the tunnel or onto the peninsula.
- The cycle hire ("Boris Bike") scheme does not include Bermondsey or Rotherhithe and that an extension of the scheme along Jamaica Road would encourage more people to cycle rather than travel by car.

3. Council assembly welcomes:

- The Mayor of London's Air Quality Fund (MAQF) £20 million fund to support new projects by Boroughs to improve air quality for the next ten years.
- The Mayor of London's planned introduction of the world's first [Ultra Low Emission Zone \(ULEZ\)](#) to remove diesel vehicles from our Borough.
- The Mayor of London's announced plans to protect London's schools from pollution with 50 'air quality' audits at primary schools in areas exceeding legal limits of nitrogen dioxide (NO₂).
- The Mayor of London's support for a walking and cycling bridge between Rotherhithe and Canary Wharf which will ease congestion on local roads and on public transport.

4. Council assembly therefore commends the cabinet for requesting from Transport for London:
 - The need to urgently redesign the Rotherhithe roundabout to ease the flow of vehicles queuing to enter the Rotherhithe tunnel.
 - To introduce a variable messaging system on approach roads to warn drivers when the tunnel is closed or if queues are particularly long, as the Cabinet did with drivers on Tower Bridge Road through the MAQF.
 - To bring forward their proposals for Cycle Superhighway 4 (CS4) and implement safer conditions for cyclists along Jamaica Road and begin a public consultation this year.
 - To improve pedestrian crossings along Jamaica Road, especially at Bermondsey Tube Station and the entrance to Southwark Park as part of its CS4 design work.
 - To develop with TfL a detailed programme for the extension of the cycle hire docking scheme to Walworth, Bermondsey and Rotherhithe, to form the basis of discussions with local landowners, TfL and the council to commit capital funding.

Save Southwark Post Office Services

That the motion referred from council assembly as a recommendation to cabinet, set out below, be agreed:

1. Council assembly notes that:
 - The Post Office announced on 10 January this year that it would be closing and franchising 37 Crown Post Offices across the country, including the New Cross branch which serves residents in Peckham Rye, Livesey and Nunhead ward. This follows the closure of the Crown Post office on Rye Lane in August 2016.
 - The Post Office also announced in late 2015 that it would be franchising Blackfriars and Walworth Road branches.
 - Closures across the country will lead to the loss of over 400 jobs nationwide, and they follow the announcement of 62 planned closures in 2016.
 - Post Offices across the borough are well used by, and valued by the local community. Local residents, councillors and the Walworth Society have been fighting for over a year to keep the Walworth Road branch crown and improve this important local Post Office.
 - Post Offices also provide wider social value for older residents, according to a government survey 87% of over-65s use the Post Office for pension's services and other social benefits. 66% of 65+ use the Post Office for personal banking services, insurance products and foreign currency.

- Independent research shows that franchised Post Offices offer poorer disabled access, longer queuing times, worse customer service and fewer staff, often on minimum wage.
2. Council assembly believes:
- That the continued closures of Post Offices are bad for our community and will downgrade vital services to our local community.
 - That the loss of post office services on the Walworth Road is bad for our local economy and would have a detrimental impact on businesses on the Walworth road and the local economy.
 - That the closure of New Cross Post Office is bad for postal workers and will lead to good quality, skilled jobs on decent pay being replaced by insecure and low-paid work.
3. Council assembly resolves:
- To affirm our opposition to the closure of New Cross Post Office as well as serving residents in New cross this provides vital post office services for residents in the south of our borough.
 - To affirm our opposition to the loss of Post Office services at Walworth Road, Blackfriars and Peckham Branches.
 - To call on councillors to offer their support to the CWU campaign against the closure of over 100 Post Offices across the country.

The Dubs' Amendment

That the motion referred from council assembly as a recommendation to cabinet, set out below, be agreed:

1. Council assembly welcomes Lord Dubs' amendment to the Immigration Act 2016 which offered unaccompanied refugee children safe refuge in Britain. It notes that this amendment committed the UK to providing a safe haven for vulnerable children fleeing war and persecution.
2. Council assembly is proud of Southwark's tradition of being a welcoming and compassionate borough, ready to play its part in supporting refugees.
3. Council assembly:
 - Condemns the government's decision to end the scheme prematurely which will put the lives of some of the world's most vulnerable children at risk.
 - Refutes the suggestion that local authorities are not willing to help.
 - Notes that the national transfer scheme set up within the act means that the demand on services is shared across the country but the Home Office has simply failed to take up the offers of help from councils.

- Praises local authorities who, despite the government's underfunding of child refugees, are still meeting their commitments and ensuring the safety and wellbeing of child refugees.
4. Council assembly calls on the leader of the council to write to the Home Secretary urging that she:
- Immediately reinstates the Dubs scheme.
 - Opens up new consultation with local authorities and commits to provide adequate funding for local authorities taking children under the scheme.
 - Publishes a strategy for the safeguarding of unaccompanied refugee children safeguarding of unaccompanied refugee children living in the UK.

NHS Sustainability and Transformation Plan

That the motion referred from council assembly as a recommendation to cabinet, set out below, be agreed:

1. The council welcomes the publication in full of work undertaken on the South East London Sustainability and Transformation Plan (STP) and the commitment local NHS bodies, including Southwark Clinical Commissioning Group, have made to working collaboratively with the Councils and Southwark residents to further develop these plans. The Council also welcomes the work the Our Healthier South East London Joint Health Overview and Scrutiny Committee is undertaking to scrutinise these proposals and to ensure they are developed in a way that is accountable to local people.
2. The council notes that:
 - There is an urgent need for the government to provide adequate and sustainable funding for health and social care. Whilst demand for these services is rising rapidly (due in a large part to our ageing population) the Government has cut funding to local authorities every year for the past seven years and now plans to cut in real terms NHS funding per head of population for the next two years.
 - The Organisation for Economic Co-operation and Development (OECD) figures show that the UK now spends less on health care both per a person and as a proportion of gross domestic product (GDP) than most similar countries including Germany, France, Ireland, Denmark, Austria, Sweden, Belgium and Netherlands.
 - Significant concerns have been raised nationally about the Government's approach to STPs. For example the respected think-tank The Kings Fund has pointed out that: "Tight deadlines have made it difficult to secure meaningful involvement in the plans from key stakeholders, including patients and the public, local authorities, clinicians and other frontline staff"; "Despite the focus on local ownership, key elements of the process have been 'top-down'"; and, "National requirements and deadlines for the plans have changed over time,

and guidance for STP leaders has sometimes been inconsistent and often arrived late.”

3. Therefore, the council resolves to:

- Call on HM Government to provide the resources to fund good quality health and social care services across South East London.
- Call on HM Government to ensure the national STP process supports the real and meaningful involvement of and accountability to local people and organisations in South East London, and enables closer partnership between local authorities and health services.
- Request the continued full publication of all South East London STP documents, appendices and impact assessments.
- Require full public consultation on all significant changes to services arising from the South East London STP.
- Require continued pre decision scrutiny of all significant changes to NHS and social care provision arising from the South East London STP.
- Call on HM Government to provide adequate funding support to allow councils to effectively scrutinise STPs.

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That the press and 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 category 3 of paragraph 10.4 of the access to information procedure rules of the Southwark Constitution.

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

18. MINUTES

The minutes of the closed section of the meeting held on 21 March 2017 were approved as a correct record and signed by the chair.

19. PROPOSED ACQUISITION OF FREEHOLD INTEREST IN LAND IN THE OLD KENT ROAD OPPORTUNITY AREA

The cabinet considered the closed information relating to this item. Please see item 13 for the decision.

The meeting ended at 6.00 pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 17 MAY 2017.

THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.

APPENDIX 1

Elephant and Castle Shopping Centre Deputation – Cabinet 9 May 2017 (Items 7 and 10)

This submission is on behalf of businesses within the Elephant and Castle Shopping Centre and immediately adjacent, we welcome the report coming to Cabinet today and the recommendations in the Equalities Analysis for affordable retail space, a relocation strategy and maintaining the shopping centre as a viable trading location until demolition commences.

We value the Business Continuity Charter for the Elephant and Castle Regeneration. This is committed to in the planning policy of Southwark Council (the Elephant and Castle Supplementary Planning Document 2012).

We have a number of issues we wish to bring before the committee where we have paragraphs and clauses which are ambiguous, misleading or simply not clear.

1. There is absolutely no clarity with regard to the ownership of the Shopping centre and when investigated there is a trail of off shore companies and interests. If we do not know who we are dealing with then it is impossible for anyone to perform due diligence for any meaningful discussion. We would request that Due Diligence is carried out on the developer and an audit trail of companies and directors established going back to 2005.
2. Paragraph 7 Who and what are the 27 eligible traders? Is there or what exactly is the relocation package and this should cover all within the red line.
3. Paragraph 11 Footfall and Trade. This is a very misleading statement as does it include nonstop through traffic to and from Thameslink and has it made any attempt to clarify the position and impact of the subway closures. Does it consider the huge negative impact of nearly 20 years of public threats of closure of the shopping centre?
4. Paragraph 13. Relocation. There is absolutely no clarity on what and how the relocation package is going to be managed. It is not clear even if one exists. We would ask that the wellbeing power of Section 2 of the local government Act 2000 should be exercised in addition costs should be absorbed by Delancey.
5. Paragraph 17 It is agreed that small traders require specialist services.
6. Paragraphs 18-21 Business continuity Charter regarding Conditions for traders regarding risks and mitigation measures needed. SPD-EC 2012 states that you will work with Charter and this is also acknowledged in the Planning application as approved policies. Relocation Strategy is required from the developer or any future developer for a successful planning application Ref SPD-EC 2012.
7. Paragraph 33. We need a time frame for the publication of the developer's relocation strategy and any relocation strategy should be included in a S106 agreement.
8. Paragraph 34 Phase1 Support/ Phase 2 Relocation process to begin once developer decides to regenerate.
9. Database of Opportunities. A timeframe needs to be published and made available.
10. Equalities impact. Paragraph 32 We would draw attention to the recommendations of EqIA and also conclusions of the Negative impact for BAME and Bingo Club. The bingo is iconic in as much that it is nationally recognised as Britain's largest and busiest bingo club, with all the benefits of being a safe, secure environment for not only public in general but particularly in the afternoons for older residents and particularly single women. It contributes enormously to the social needs of many thousands of Southwark residents each week.
11. Latin Elephant. There are many incorrect claims from the size of the Latin American population in London, and indeed the ethnic mix at the shopping centre. Without going into greater detail we submit that more needs to be done to work with Latin Elephant as the organization that represents the L A Community also LADPP and LAWRS. To date

little has been done to work with these groups to benefit the local population and other BME groups.

12. Paragraph 48. We note that the proposed package will not accommodate eligible traders in fact it will only accommodate 40%.

To conclude we feel The Council should require the following set of interventions to support businesses: -

- The mitigation measures should apply to businesses within the boundary of the shopping centre redevelopment
- The landlord with the support of the tenants will maintain the shopping centre to a level that provides an attractive environment, ensuring it is welcoming, clean, well lit and safe.
- The landlord will consider proposals to cap rent, service charges and insurance costs to reflect the trading environment prior to the closure of the shopping centre and to give an incentive for businesses to remain.
- Ensure there are enough affordable retail units to look after all the businesses that are displaced by requiring that at least 10% of retail units at the new shopping centre development are affordable retail and by offering businesses 1st refusal for all vacancies within Southwark's retail property portfolio.
- The relocation fund, which should not be discretionary, will meet reasonable costs associated with relocation, including legal fees, fitting out and removal expenses.
- We note the reference to CPO in the first recommendation to the report. This causes us some concern.

We request Cabinet to amend recommendations 3 and 4 in the report, so that, the package of measures is developed in conjunction with businesses and fully consider the proposals made by this deputation alongside the Business Continuity Charter which remains current planning policy.