

Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 30 October 2018 at 4.00 pm at Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Peter John OBE (Chair)
Councillor Rebecca Lury
Councillor Evelyn Akoto
Councillor Jasmine Ali
Councillor Stephanie Cryan
Councillor Richard Livingstone
Councillor Victoria Mills
Councillor Leo Pollak
Councillor Johnson Situ
Councillor Kieron Williams

1. APOLOGIES

There were no apologies for absence. Councillor Evelyn Akoto gave her apologies for having to leave the meeting at 4.30pm.

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.

The chair announced that item 14 "The Way Forward: Ledbury Estate high rise blocks" would be heard straight after the deputation regarding this item.

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

There were no closed items considered at this meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were declared.

5. PUBLIC QUESTION TIME (15 MINUTES)

There were no public questions.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 September 2018 be approved as a correct record and signed by the chair.

7. DEPUTATION REQUESTS

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

RESOLVED:

That the deputation be received.

Ledbury Resident Project Group (RPG)

The deputation spokesperson addressed cabinet in respect of item 14 on the agenda for this meeting: The Way Forward: Ledbury Estate High Rise Blocks. They said that they welcomed the fact that the residents' preferred option was contained in the recommendations, as well as the right to return for leaseholders and council tenants, and not charging leaseholders for the works proposed. They further welcomed the opportunity to scrutinise the work and testing on the pilot flats, but called for an organisation other than the contractor to carry out the testing. The deputation asked for work on the low-rises to be brought forward to minimise the length of construction activity on the site, costs and residents' uncertainty. They called on the council to continue to work with and fully consult all residents (including those in the low-rises and the RPG) on all future plans before these were formulated, for example via the Ledbury Estate satellite office.

The chair thanked the deputation for attending.

In response to questions from cabinet members, the deputation said it was important for the council to engage fully with residents in the low-rises and that there were concerns that the new developments would leave some residents in the low-rises feeling boxed in. Communication had generally been good, in particular via meetings, pictorial representations of the works and the weekly newsletter, but other approaches like door-knocking were also important.

Councillor Leo Pollak, cabinet member for social regeneration, great estates and new

council homes, said that the council would employ a masterplan approach for any new development on the site, and would generally be looking at synchronising repairs and the delivery of new homes. He invited residents to approach him with their views and concerns.

Councillor Stephanie Cryan, cabinet member for housing management and modernisation, responded that she was delighted with the residents' preferred option. There were plans to have the work on the pilot flats checked by BRE (Building Research Establishment). The council would continue to work with and communicate with stakeholders, including the residents in the low-rises, through dedicated officers. She thanked officers who had worked with residents and on the report and said that this report was merely the first step in the process.

8. COUNCIL PLAN 2018-19 - 2021-22

RESOLVED:

1. That the issues raised in the public consultation on the council plan (paragraph 8 of the report) be noted.
2. That the final format of the proposed council plan 2018-19 – 2021-22 be agreed.
3. That the proposed council plan 2018-19 – 2021-22 be recommended for agreement by council assembly on 28 November 2018.

9. PUPIL PLACE PLANNING

RESOLVED:

1. That the updated forecasts of primary and secondary school places for 2019 as set out in tables 9 and 15 of the report be noted.
2. That the potential oversupply of primary places in a number of localities and intention of children's and adults' services to begin consultation on revisions to published admissions numbers (PANs) that will ensure supply broadly matches demand locally and across the authority area be noted.
3. That it be noted that any proposed alterations to PANs will be brought to cabinet for formal decision in January 2019, for proposed implementation in September 2019 (subject to the Office of the Schools Adjudicator approval).
4. That the projected future shortfall of secondary places from September 2019 onwards and the need for a new educational provision on the Old Kent Road area to meet need in the medium to long term be noted.
5. That officers continue approaching secondary schools to ascertain their willingness and capacity to take year-7 pupils over their PANs.

10. GATEWAY 1 - PROCUREMENT STRATEGY APPROVAL SOUTHWARK WORKS EMPLOYMENT SUPPORT COMMISSIONING FRAMEWORK

RESOLVED:

1. That the procurement strategy outlined in the report for the Southwark Works Employment Support Commissioning Framework for four years commencing on 1 July 2019, for a total value of £15,800,000 be approved, which will be split between:
 - An estimated maximum annual spend of £1,950,000 by Southwark Council
 - An estimated annual spend of £2,000,000 from other boroughs.
2. That it be noted that tenders for the initial call-off contracts will be invited from suppliers at the same time as inviting applications to the framework.
3. That approval of the gateway 2 report for the establishment of the framework be delegated to the chief executive for the reasons set out in paragraph 28 of the report.
4. That it be noted that the approval of individual call-off contracts from the framework will be approved by the chief executive in accordance with contract standing orders, for the reasons set out in paragraph 29 of the report.

11. APPROVAL OF THE COUNCIL'S MOVEMENT PLAN (TRANSPORT PLAN), LOCAL IMPLEMENTATION PLAN (LIP) 3 AND INTEGRATED IMPACT ASSESSMENT (IIA), ANNUAL SPENDING SUBMISSION FOR 2019 / 20 AND LIVEABLE NEIGHBOURHOOD BID FOR BRAMCOTE PARK

RESOLVED:

Decisions of the Cabinet

1. That the Movement Plan (transport plan), Local Implementation Plan (LIP) 3 and Integrated Impact Assessment (IIA) be approved for public consultation and submission to Transport for London (TfL) in Appendix A of the report and associated supporting documents contained in Appendix B of the report.
2. That the content of the council's proposed LIP submission to TfL that identifies transport projects to be delivered using this funding in 2019-20 by 2 November 2018 in Appendix C of the report be approved.

Decisions of the Leader of the Council

3. That authority be delegated to the cabinet member for environment, transport management and air quality to amend the programme for 2019-20 should any variations to the proposed programme be required. The cabinet member shall consult community council chairs regarding any scheme changes in their area.
4. That authority be delegated to the cabinet member for environment, transport management and air quality to determine the most appropriate use of the £100k discretionary funding allocated by TfL for 2019-20.

12. LAND AND GARAGES AT RYE HILL PARK, NUNHEAD

RESOLVED:

1. That the land shown edged red on the plan at Appendix A of the report that is currently held for housing purposes be confirmed as 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 sections 122(1) and 122(2A) of the Local Government Act 1972 be approved.
2. That following completion of the appropriation at paragraph 1 of the report the land shown edged on the plan at Appendix A of the report be confirmed as 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 sections 122(1) and 122(2A) of the Local Government Act 1972 be approved.

13. GARAGES AT WELSFORD STREET, BERMONDSEY

RESOLVED:

1. That the land shown edged red on the plan at Appendix A that is currently held for housing purposes be confirmed as 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 following completion of the appropriation at paragraph 1 of the report the land shown hatched on the plan at Appendix A be confirmed as no longer 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.

14. THE WAY FORWARD: LEDBURY ESTATE HIGH RISE BLOCKS

RESOLVED:

1. That the results of the options appraisal carried out for the Ledbury Estate high rise blocks be noted.
2. That it be agreed that the four high rise blocks should be refurbished and that land immediately adjacent to those blocks be used to build new homes (option B in paragraph 26 of the report) in accordance with the council plan which guarantees development on council housing land have at least 50% council rented homes and ensure a right to return for council tenants and leaseholders so local people can stay in the borough they call home.
3. That the proposal to carry out the refurbishment of Bromyard proceed using the

existing partnering contract and delegated approval process with Engie be noted and that the rest of the project proceed using existing frameworks or the partnering contract, the new contractor framework if in place, or a traditional procurement route, all activities to be run concurrently to ensure all homes can be provided as soon as possible.

4. That the decision not to charge leaseholders in the four tower blocks for their element of the cost of the refurbishment works be approved.
5. That the decision not to charge residents for the costs of the temporary heating and hot water communal systems to the four tower block residents be approved.

15. NEW HOMES PROGRAMME: DELIVERY MODEL REVIEW 2018

RESOLVED:

1. That the following be approved:
 - the exploratory work to provide an innovative solution to develop 'in house' construction development capacity within Southwark and for cabinet to receive a report on the options by April 2019
 - further development work to find a suitable site to develop a community land trust (CLT) in Southwark
 - that a programme wide approach is adopted to maximise the proportion of council homes at council rents, with sufficient flexibility for a sales element to support the viability of the programme, depending on the overall financial envelope. Developments on council housing land will have at least 50% council rented homes and ensure a right to return for council tenants and resident leaseholders so local people can stay in the borough they call home
 - that cabinet receive a general update report by April 2019.
2. That the following be noted:
 - the progress at September 2018 on the new build programme and the interim target to deliver 2500 homes by the end of 2022 as part of the longer term commitment to deliver 11,000 council homes by 2043
 - that the success of this programme is subject to a holistic, planned, managed and executed delivery programme that focuses on providing quality homes expediently
 - a robust borough wide capacity study is underway to provide a future pipeline to deliver the above aims
 - a renewed design approach as outlined in paragraphs 34-36 of the report
 - the detailed communications and engagement strategy outlined in paragraphs 30-33 of the report

- the funding position and the bid for GLA funding and additional borrowing headroom to enable the delivery of the first 2500 homes
- the establishment of a new member led steering group to oversee the strategic delivery of the development programme.

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.

16. MINUTES

RESOLVED:

That the closed minutes of the meeting held on 18 September be approved as a correct record and signed by the chair.

The meeting ended at 5.35pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 7 NOVEMBER 2018.

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.