

<b>Item No.</b> 12.	<b>Classification:</b> Open	<b>Date:</b> 2 February 2021	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Aylesbury Regeneration Programme: Delivery of new council homes on the First Development Site	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>Cabinet Member:</b>		Councillor Leo Pollak, Housing	

## **FOREWORD - COUNCILLOR LEO POLLAK, CABINET MEMBER FOR HOUSING**

This report confirms our announcement last Summer for the next chapter in our work to deliver high quality, truly affordable new homes for people who live on the Aylesbury Estate, with our plans updated so the First Development Site will now provide 581 new council homes for existing residents to move to.

While for over fifty years the Aylesbury Estate has provided spacious council homes for the local community, the quality of the original build means many blocks on the estate have not aged well and are now approaching the end of their life. In 2010, the council worked with the local community to adopt an Area Action Plan setting out how we will replace the poor condition homes on the estate with high quality new ones. The council then agreed a partnership with Notting Hill to build 4,000 new homes, of which 50% would be affordable housing. In December 2018, we were able to extend that commitment, reflecting the newly adopted 'expand and enrich' framework of the council's Great Estates programme and seeking to apply these principles retrospectively at the Aylesbury. This culminated in an amendment to the New Southwark Plan in 2019 committing to replace all existing social housing on the estate, with plans for the First Development Site confirmed in this report going further still. Our partnership with Notting Hill has now evolved to deliver 581 new council homes (of which, 559 will be at council rents on secure lifetime tenancies) on the First Development Site, with Notting Hill Genesis acting as a development manager for the council.

This change has been made possible through our ongoing campaigning, with the Mayor of London and many others, for councils to have the tools we need to build more council homes. In 2012, we had no way to borrow the money needed to deliver homes on this scale. Our success in persuading the Government to raise the borrowing cap and the improved grant secured by the Mayor of London has now made this possible.

In addition to new council homes, the plans set out in this report will also deliver a community facility and extensive new public space. Together these changes will speed up the delivery of new homes for residents on the estate. This will further ensure residents can move within the footprint of the estate, so the local community can stay together through this investment in the heart of our borough.

I'm pleased to see the progress being made on these sites as well as – unlike 45 years ago – the strong processes in place to ensure the highest standards of build quality to ensure a legacy of properly durable and manageable homes. With Package A currently in full flow and due to complete in 2022, and procurement now advanced for Package B with a view to works starting this Spring, the long-promised uplift in residents' living environment is now in view.

## **RECOMMENDATIONS**

That Cabinet:

1. Confirms its approval in principle to the arrangements set out in this report for the delivery of 581 new council homes on the First Development Site at the Aylesbury Estate.
2. Delegates authority to the Strategic Director of Housing and Modernisation, in consultation with the Strategic Director of Finance and Governance and Director of Regeneration, to approve the detailed arrangements in line with the principles set out in this report.
3. Approves a further budget of £2.4m to meet the increase in estimated construction cost and notes a reduction in anticipated GLA grant available of £3.5m.

## **BACKGROUND INFORMATION**

4. A report was considered by Cabinet on 14 July 2020 setting out proposals for revised delivery arrangements with Notting Hill Genesis that would deliver 581 new council homes on Package A and B of the First Development Site of the Aylesbury Estate, increasing the number of social rent homes delivered, providing an attractive opportunity for residents living in later phases of the programme to move to new modern homes, thus helping with the decant process of blocks due for demolition, and accelerating the delivery timescale for the First Development Site (FDS) and later phases of the Aylesbury Estate regeneration programme. Cabinet approved the arrangements in principle and delegated authority to conclude the detailed land transfer arrangements. Cabinet also agreed to make the necessary funding allocations, as well as noting future reports would be given on related matters of a local lettings policy and phasing and rehousing update. This update report should be read in conjunction with the 14 July 2020 Cabinet report, in which the background to this report is set out in further detail.
5. On 20 October 2020 Cabinet approved a capital allocation of £138.5m within the Housing Investment Programme towards the net cost of delivery of the new council homes in Package A & B.

## KEY ISSUES FOR CONSIDERATION

6. Since the report to Cabinet in July 2020, detailed discussions have progressed with Notting Hill Genesis (NHG) regarding the delivery arrangements and the GLA regarding the grant arrangements and a firm tender price has now been confirmed by the contractor for Package B. As the delivery arrangements have now developed further, the purpose of this report is to update on changes and to approve the detailed arrangement in addition to updating the scheme costs based on the confirmed Package B tender price.
7. A variation to the existing Development Partnership Agreement (DPA) with NHG has been negotiated which varies the delivery arrangements for Package A & B in line with the key terms previously reported. In addition to those key terms previously reported, the following detailed terms form part of the revised delivery arrangements:

### *Package A*

- NHG is to surrender the Package A Building Lease;
- The premium for the surrender will comprise NHG's costs to date, incurred through its delivery vehicle Walworth Homes Ltd, as approved by the council;
- NHG will simultaneously novate the Package A Build Contract, let by Walworth Homes Ltd, to the council;

### *Package A & B*

- NHG will act as Development Manager, managing the delivery of Package A & B up to Practical Completion, on the council's behalf, for a capped monthly fee established on the basis of actual costs incurred;
- NHG, in its capacity as Development Manager will retain its existing professional consultants' appointments, managing these on behalf of the council; The terms of individual professional appointments will need to be further reviewed and any changes made to ensure they are acceptable to the council;
- The council will be responsible for all payments properly due under the professional consultants' contracts.
- The council will indemnify NHG for its liability under such consultants' contracts, up to a cap to be confirmed;
- NHG is to be released from its development obligations under the DPA in relation to Packages A and B, which pass to the council where they impact delivery of Package C.
- All planning risk in relation to Package A and B only, including responsibility for all commitments in s.106 agreements insofar as they apply to Package A & B only, will transfer to the council;
- The successful delivery to date of NHG's DPA obligations regarding Community Investment, Resident Involvement and Rehousing are acknowledged and the obligations fall away from completion, but responsibilities for the management of resident involvement and rehousing is included its Development Management role;

- NHG's share of the £9m FDS community infrastructure payment to be based on the proportion of respective development floorspace (net internal area) within Package A & B and Package C respectively, currently anticipated to be circa £2.9m;
- GLA grant funding of circa £3.9m allocated to Package A intended to cross-subsidise the delivery of new homes on Plot 18 is to be received by the council and passed on to NHG;
- The council to fund and deliver infrastructure under Package A and B comprising roads and highways, community facility, energy centre, with NHG to reimburse the council for its share of the cost of these facilities based on the proportion of development floorspace (net internal area) within Package A & B and Package C respectively on grant of the Package C Building Lease;

### *Package C*

- NHG is to use its reasonable endeavours to bring forward a new planning application for Package C within 12 months of transferring Package A to the council.
8. Where shared FDS costs are apportioned based on the proportion of development floor space (net internal area) between Package A & B and Package C respectively, these proportions will be updated on the basis of the final Package C development floor space, which is expected to increase. Consequently, the NHG-funded portion of shared site costs is expected to increase.
  9. With the firm tender for Package B now received, subject to approval of the updated costs and key terms set out in this report, the Package B contract can now be let allowing the contractor to mobilise on site May 2021. The first blocks within Package A, which commenced in March 2019, are anticipated to be completed by Spring 2022 with further completions in Autumn 2022. Package B is anticipated to be complete mid-2024.

### *Tenure mix*

10. As previously reported to Cabinet, the revised delivery arrangements will deliver 581 new council homes across Packages A & B of the First Development Site. The consented tenure mix for Package A comprises 193 homes for social rent (including 54 homes for residents with flexi (extra) care needs and 7 homes for residents with learning difficulties) plus 22 homes for intermediate sale and 14 homes for market sale. As previously reported to cabinet, the 14 homes for market sale will be converted to general needs social rent under the revised tenure mix, providing additional social rented homes. The 22 homes for intermediate sale will, however, now be retained for intermediate sale. These units provide an enhanced value to the council, although the capital receipt for part-sale have been excluded from the net cost. They provide capacity for the decant of resident leaseholders in subsequent phases and ensuring existing GLA grant funding for

these homes is retained. The revised tenure mix for Package B will remain as previously reported to Cabinet, and will deliver 352 general needs social rented homes, following the conversion of 132 homes for intermediate sale and 112 homes for market sale to social rent.

11. Overall, therefore, the revised delivery arrangements will deliver 559 council homes at social rents (including 54 homes for residents with flexi (extra) care needs and 7 homes for residents with learning difficulties) and 22 homes for intermediate sale. This represents an additional 258 social rented homes than would otherwise be delivered across these two packages.

#### *Grant position*

12. As previously reported to Cabinet there is an existing GLA allocation of £29m of grant funding towards the delivery of the new affordable homes on FDS Package A & B. In discussion with the GLA and NHG, this existing grant allocation would be transferred from NHG to the council. As a result of the revised tenure mix across Package A & B due to the revised delivery arrangements, additional grant of £22.1m may be available, comprising £9.5m for the conversion of homes for intermediate sale in Package B to Social Rent and £12.6m for the conversion of homes for market sale to homes for social rent in both Package A (£1.4m) and Package B (£11.2m), taking the total grant funding now available to £51.1m. A bid has been made to the GLA on this basis and the outcome is expected to be confirmed later this month. This represents a reduction of £3.5m in the anticipated total grant level available previously reported to cabinet of up to £54.5m. Negotiations with the GLA on grant subsidy are ongoing.

#### *Quality management*

13. A Quality Management Plan (QMP) which sets out the provisions in place for the safeguarding of quality in the delivery of the construction contracts for the FDS has been agreed with NHG and is in place for the whole of the FDS. Under the revised delivery arrangements, NHG will act as Development Manager to oversee and manage the delivery of the new council homes within Package A & B on the council's behalf, including managing the QMP.
14. The QMP sets out the roles and responsibilities and processes in relation to safeguarding quality across a number of areas, comprising:
  - The building contract itself, which includes Contractor obligations to manage quality in its delivery of the project;
  - Obligations of the Employers Agent, which includes; administration of the terms of the building contract, specifically the quality aspect of Certification, and contract management, specifically facilitating all quality-related signoffs, commissioning, test-witnessing and hand-over documentation;
  - Client's professional team reporting to NHG, acting as Development

Manager on the council's behalf, namely: Clerk of Works, M&E Inspector, Fire Guardian and Design Guardian.

15. In addition, the council and its key stakeholder representatives, including Adult Social Care and representatives related to the Community Facility, have ongoing input into the contractor's design development of the Extra Care, Learning Difficulty and Community Centre, through the Reviewable Design Data process, sign-off of contractor's samples, mock-ups and benchmark elements.
16. Under the terms of the contract, the Contractor is obliged to manage quality in the delivery of the Contract Works. The Contractor's Quality Assurance Plan (QA Plan), in accordance with ISO9001 format, sets out in detail how the Contractor intends to deliver and monitor the quality of the Contract Works both on and off-site. The QA Plan was provided prior to commencement on site and is updated throughout the life of the contract. The contractor is also obliged to submit various elements of design and works for sign-off, as set out under the Reviewable Design Data (RDD) process, as well as identified samples, mock-ups and benchmark elements.
17. In addition to the above, NHG, as Developer Manager, will retain a team of professional consultants related to the Contract Works, which cover the monitoring and management of quality, and includes Employer's Agent, Design Guardian Clerk of Works and specialist technical consultants.
18. The Employer's Agent has an ongoing role in quality monitoring and management, as part of a wider scope of service. Certification of the proportion of works completed includes a qualitative assessment of compliance of works with contract documents, in terms of quality, workmanship and specification. In addition, the Employer's Agent scope of service also includes contract management, including facilitation of contract obligations regarding sign-offs between the Contractor and stakeholders and statutory bodies including: design information, Reviewable Design Data (RDD); statutory approvals; mock-ups; samples; benchmarked elements; Monitoring of compliance against Employer's Requirements and various standards, including Approved Documents and Planning.
19. The Design Guardian is an additional role responsible for the ongoing review of design against requirements, including reviewing the Contractor's Architectural and Structural detailed design, in terms of buildability, best practice, long-term maintenance and compliance against ERs, Approved Documents, Codes of Practice, and preparation of a monthly Technical Report including commentary on the Contractor's Design and Workmanship.
20. The Clerk of Works' role includes technical and quality compliance and includes quality inspections on site a minimum of twice weekly throughout the construction programme to agree quality levels at each relevant stage

of works and compliance inspections to ensure delivery in line with Contract Documents, Standards, legislation and Contract Programme. The role also includes preparation of monthly Technical Report from site visits, including commentary on contractor's design and workmanship. In addition, specialist technical consultants including the M&E Inspector and Fire Guardian, are responsible for reviewing design and inspecting installation against the specific requirements of their specialist areas.

### **Policy implications**

21. The policy implications of the revised delivery arrangements were set out in the original report to Cabinet of 14 July 2020. There are no further policy implications resulting from this update report.

### **Community impact statement**

22. The community impact of the revised delivery arrangements were set out in the original report to Cabinet of 14 July 2020. There are no further community impacts resulting from this update report.
23. It should be highlighted that the employment, training and apprenticeship outputs for Package A & B continues to be set out in the construction contracts once transferred to the council. The Contractor is obliged to deliver the following employment and training opportunities:
  - 18 unemployed Southwark residents supported into employment and sustained in work for 6 months, via training or job brokerage per 10,000 m<sup>2</sup> GIA;
  - 6 Apprenticeships or equivalent Traineeships at NVQ level 2 or above per 10,000 m<sup>2</sup> GIA; and
  - 10 Southwark residents receiving pre- or post-employment training per 10,000 m<sup>2</sup> GIA.
24. On the basis of the anticipated development floor areas across the two contracts Package A & B combined will deliver:
  - 101 unemployed Southwark residents supported into employment and sustained in work for 6 months, via training or job brokerage;
  - 33 Apprenticeships or equivalent Traineeships at level 2 or above; and
  - 56 Southwark residents receiving pre- or post-employment training.
25. Further work to review and establish the detailed mechanisms for delivering these outputs following the revised development delivery arrangements will be undertaken.

### **Resource implications**

26. The resource implications of the revised delivery arrangements were set out in the original report to Cabinet of 14 July 2020. There are no further resource implications resulting from this update report.

## Legal implications

27. The legal implications of the revised delivery arrangements were set out in the original report to Cabinet of 14 July 2020. The further implications set out in this report update on those included in the July report.
28. There are a number of legal documents which will need to be agreed and entered into to effect the arrangements agreed in principle in this report, and, as noted in paragraph 2, approval has been sought to delegate approval of the detail and entering into of these arrangements to the Strategic Director of Housing and Modernisation, in consultation with the Strategic Director of Finance and Governance and Director of Regeneration. This will include the necessary variations to the DPA, including provision for a Development Management role to be undertaken by NHG, and revised contractual arrangements with the wider professional teams, including transfer of collateral and other warranties from the professional team, a deed of novation to the building contract for Package A, a deed of surrender in relation to the Package A building lease and the building contract for Package B now to be let by the council. This delegation will also include approval of any Gateway reports required as part of entering into those contractual arrangements.
29. On completion of the revised delivery arrangements, the existing Package A contract, let by Walworth Homes Ltd, will be novated into the council's name as employer. The associated Package A Building Lease will be surrendered by Notting Hill Genesis and the land will revert to the council. The previous report to Cabinet stated that the Package B contract would also be novated into the council's name as employer in the same way as Package A, however, as this contract has not yet been entered into, the council will now simply let this contract directly.
30. The Package A contract was procured through a competitive process as a call off contract under NHG's contractor framework, originally let on 31 May 2017 for a 4 year period and subsequently extended for a further year to 31 May 2022, and to which the council itself has access. The council has satisfied itself with the procurement process undertaken for Package A. The form of contract used is a JCT Standard Form Design and Build Contract (2016) with council amendments as required by the DPA plus subsequent amendments as required by the council having reviewed the contract.
31. The Package A Building Lease will be surrendered and the land will revert to the council. Legal advice taken on the Stamp Duty Land Tax implications of the surrender of existing land at Package A is that there would be no SDLT impact on the council on the basis that the scheme remains grant funded, and this has been tested with and confirmed by HMRC.
32. The Package B building contract has been procured via negotiated tender as a call off from the NHG contractor framework, which allows for direct

appointments in certain circumstances. These circumstances including where the call off contract has substantial similarities to a previous project in which the framework contractor was involved, which is the case here where the tender process for Package B has been based on the final contract information for Package A. The council has satisfied itself with the procurement process for Package B. The form of contract is a JCT Standard Form Design and Build Contract (2016) with council amendments as required by the DPA plus subsequent amends as required by the council having further reviewed the contract.

33. NHG will manage the construction on the council's behalf and a detailed scope of the Development Management service will be added into the DPA. As part of the Development Management role, NHG will continue to employ a professional consultants team to advise in connection with the construction schemes and these appointments will be reviewed, including any collateral warranties and/or guarantees that benefit the council, to ensure they are fit for purpose under revised delivery arrangements.

### Financial implications

34. The overall cost to the council of delivery of Package A & B has been reviewed and updated based on the latest information available. The overall cost to the council of the revised delivery arrangements is now £195.5m. This represents a total increase in costs of £2.4m on those reported in July. Based on HRA Business Plan assumptions the new council homes will deliver a gross rental yield of £1.195bn over 80 years.
35. Changes since the figures previously reported to Cabinet are as follows:

<b>Cost heading</b>	<b>Jul 20</b> (£m)	<b>Jan 21</b> (£m)	<b>Variance</b> (£m)
Construction works	161.57	164.15	2.58
Utilities, on costs and professional fees	14.45	12.56	-1.89
NHG Development Management costs	1.48	1.88	0.40
Grant recovery	3.93	3.93	0.00
Finance costs	2.58	3.62	1.04
Site wide on-costs and professional fees	2.96	2.96	0.00
Operating and community development costs	2.82	3.28	0.46
Resident rehousing costs	0.34	0.34	0.00
Demolition (below ground)	2.44	2.69	0.25
<i>Sub-total</i>	<i>192.57</i>	<i>195.41</i>	<i>2.84</i>
LBS professional fees	0.50	0.10	-0.40
<b>Total</b>	<b>193.07</b>	<b>195.51</b>	<b>2.44</b>
Total anticipated grant subsidy	54.51	51.06	-3.45
<b>Net total</b>	<b>138.56</b>	<b>144.45</b>	<b>5.89</b>

36. Costs under a number of the above headings have varied for a range of

reasons. Construction works costs have increased by £2.6m due primarily to the confirmed final Package B tender price and enhanced delivery specification including fire safety improvements relating to Part B building regulations. Utilities, on costs and professional fees have reduced by £1.9m largely due to reduced statutory utilities costs. NHG's estimated Development Management costs have increased by £0.4m due to anticipated prolongation of the development period operating costs incurred £0.5m over the period, while additional developers finance costs of £1m have been incurred at the DPA contract rate.

37. The council will reimburse NHG its historic costs to date, currently understood to be circa £51m. At the point of completion, the council will take on the existing Package A contract and all future construction costs would be direct council costs. The Package B contract would be directly let by the council and the council will be directly responsible for all costs under that contract.
38. The council will be liable for the above gross cost of £195.5m, which equates to £337k per unit, and in the event that no grant were available this would be the cost to the council. As set out at paragraph 12 above, it is now anticipated that GLA grant of up to £51.1m is achievable, which is £3.5m less than the anticipated figure previously reported to cabinet. The reduced grant level, combined with the increased construction cost of £2.4m, results in a net cost to the council of £144.5m; an increase of £5.9m on the net cost of £138.5m reported in July. The revised net cost equates to £249k per unit. Overall, this cost per unit is broadly comparable to the cost of direct delivery across the council's programme and is considered to be value for money, noting also that these homes are built to Aylesbury AAP space standards, which are larger than typical units. It will also secure the timely delivery of a significant quantum of new council homes which, as set out in more detail in the July report, will assist in providing decant capacity to accelerate rehousing of residents in poor quality and deteriorating blocks elsewhere on the Estate which have cost the council in excess of £100m to maintain over the last 6 years alone.
39. Package A & B include infrastructure that serve the whole of the FDS, including the future Package C. These include works to improve existing and construct new highways, drainage, utilities diversions and connections, the FDS energy centre and associated district heating network and the FDS community centre. The cost of these elements of infrastructure are to be apportioned between the council and NHG on the basis of the proportion of development floorspace (net internal area) within Package A & B and Package C respectively. As the full cost of these works sit within the Package A & B construction contracts, and the NHG proportion does not become liable until the Package C Building Lease is granted, this will require the council to cashflow an element of these costs anticipated to be up to £3.7m in total.

## Consultation

40. The position on consultation remains as set out in the original report to Cabinet of 14 July 2020.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Governance**

41. This report asks cabinet to confirm its approval in principle to arrangements for the delivery of 581 new council homes on the First Development Site (FDS) at the Aylesbury Estate as further set out in this report, and to seek delegation of the approval of the detailed arrangements as noted in paragraph 2.
42. The Development Partnership Agreement (DPA) between the council and Notting Hill Genesis was entered into in 2014 following an EU-compliant procurement process, and has been subject to certain amendments which the cabinet is aware from earlier reports. The FDS is split into a number of packages. With regard to Package A, a contract has been let by NHG, through its delivery vehicle Walworth Homes Ltd, to Hill Partnerships following a competitively tendered EU-compliant process and has progressed in accordance with the DPA. As noted in paragraph 29, the intention is that the Package A contract should be novated to the council, who will then act as employer in place of Walworth Homes Ltd under that construction contract. For Package B, NHG have negotiated the construction contract with Hill Partnerships, but the contract has not yet been awarded, and it is therefore the intention that for Package B the council would enter into a direct contract with Hill Partnerships for this work.
43. In agreeing changes to the existing contractual arrangements with NHG, and entering into a direct contract for Package B, there is a potential risk of procurement challenge. However the Public Contract Regulations 2015 do permit contracts to be modified in certain circumstances and advice is that the council should be able to enter into these arrangements within those requirements. Award of Package B is intended to be made through the NHG framework agreement, which permits direct award in these circumstances. The risk of challenge is therefore considered low, but the procurement implications will be considered further as part of the ongoing legal advice and these will inform the later decisions which are delegated.
44. The report describes at paragraphs 7 and 29 how Notting Hill Genesis will surrender the Package A Building Lease, the premium for such surrender being calculated by reference to the costs incurred to date. The surrender of the Building Lease amounts to an acquisition by the council, for which it has powers under s120 of the Local Government Act 1972 and under s227 of the Town and Country Planning Act 1990. Both powers enable councils to acquire land (including by way of surrender of a lease) for the purposes of the development or improvement of their area, and since the purpose of this acquisition is to enable to the council to develop the land

for housing, these purposes will be fulfilled.

45. The Cabinet's attention is drawn to the Public Sector Equality duty (PSED General Duty) under the Equality Act 2010, which requires public bodies to have regard, when making decisions, to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The Cabinet is specifically referred to the community impact statement at paragraphs 22 - 25, which references the earlier considerations that have been given and will continue to be given to equalities issues which should be considered when approving the recommendations in this report.

#### **Strategic Director of Finance and Governance (H&M 20/128)**

46. The Strategic Director of Finance and Governance notes the progress made in the long-awaited delivery arrangements for 581 new council homes on Package A and B of the First Development Site on the Aylesbury Estate, and the anticipated early commencement of works, which is to be welcomed. However, the report seeks an additional £5.9m of funding from resources supporting the council's Housing Investment Programme in response to an increase in estimated build costs of £2.4m and a reduction in expected GLA grant of £3.5m, since the last reported programme funding appraisal. Whilst these changes are unavoidable, it remains incumbent on the council to ensure best value is achieved at all times and contain costs within the revised programme allocation. The additional funding required will be met primarily from new borrowing, which will have further long-term revenue financing implications for the council's HRA.

#### **REASONS FOR URGENCY**

47. The report is urgent due to the need for the council to conclude the revised contractual arrangements with NHG in order to secure the delivery of new council homes along with the associated and additional grant funding and, in turn, to be able to let the contract for Package B now on the basis of the negotiated tender.

#### **REASONS FOR LATENESS**

48. It has not been possible to circulate the report five clear days in advance of the meeting because of the timing of receipt of the final tender price for Package B and time required for the council's advisors to assess the tender detail and price and for the council and NHG to review and update the revised financial implications, including refreshed tender price and latest grant position.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Regeneration Programme: Delivery of new council homes on the First Development Site	Regeneration South, 160 Tooley Street, London SE1 2QH	Matt Derry, 07718961418
<a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=7136">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=7136</a>		
Policy and Resources Strategy: Capital Monitoring Report, including Capital Programme Update 2020-21	Regeneration South, 160 Tooley Street, London SE1 2QH	Matt Derry, 07718961418
<a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AllId=56021">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AllId=56021</a>		

## APPENDICES

No.	Title
Appendix 1	Scheme images and photos

## AUDIT TRAIL

<b>Cabinet Member</b>	Cllr Leo Pollak	
<b>Lead Officer</b>	Michael Scorer	
<b>Report Author</b>	Matt Derry	
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<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
List other officers here		
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	28 January 2021	