

## **LONDON BOROUGH OF LEWISHAM**

MINUTES of the meeting of the MAYOR AND CABINET, which was open to the press and public, held on WEDNESDAY, 5 SEPTEMBER 2007 at LEWISHAM TOWN HALL, CATFORD, SE6 4RU at 6.00 p.m.

### **Present**

The Mayor (Sir Steve Bullock)(Chair); Councillor Alexander (Vice-Chair); Councillors Best Fitzsimmons, Klier, Massey, Onuegbu and Wise.

NB the Mayor was absent during the consideration of items 3,4,5, 7 & 9. For these items the Deputy Mayor was in the Chair and decisions were taken collectively.

### **Also Present**

Councillors Fletcher, Hall, Ibitson, Morris and Nisbet

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1	<u>Declarations of Interests</u> (page  The Mayor, Councillor Wise and Councillor Best all declared personal non prejudicial interests in Item 8 as members of the Sydenham Society.  Councillor Best also declared a prejudicial interest in Item 8 as a resident of the Thorpes Conservation Area. In accordance with the Code of Conduct adopted by the Council at its July meeting, she made a representation on this item as a ward member and then withdrew from the meeting for the remainder of the debate and the decision.	
2	<u>Minutes</u> (page  RESOLVED that the Minutes of the meeting of the Mayor and Cabinet, which was open to the press and public, held on 15 August 2007 be confirmed and signed.	
3	<u>Lewisham Homes ALMO - Business Delivery Plan and Performance Management Framework for Housing Investment Vehicles</u> (page  The Mayor received a representation from Councillor Hall, Chair of the time limited Housing Select Committee who praised the opportunity for pre decision scrutiny of the Delivery Plan and indicated the findings of his Select Committee would be reported to the Overview & Scrutiny Committee in October 2007 and	Head of Scrutiny

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thereafter to the Mayor & Cabinet.

RESOLVED that

- (i) the Lewisham Homes Business and Delivery Plan be agreed; and Lewisham Homes
- (ii) the arrangements in place for clienting and monitoring Lewisham Homes be noted.

4 Update on Grove Park: Ballot Result and Next Steps (page

RESOLVED that

- (i) the outcome of the ballot result be noted;
- (ii) negotiations commence for the transfer of properties in Grove Park to London and Quadrant Housing Trust (L&Q) on the basis of the terms of the Offer Document summarised at paragraph 10; and ED Cust Services
- (iii) officers present a further report to Mayor and Cabinet setting out the progress of negotiations and identifying any non dwelling assets to be included in the transfer. ED Cust Services

5 New Cross Gate - Decent Homes Through Stock Transfer (page

The Executive Director for Customer Services representative tabled an addendum report highlighting what tenants would receive from Hyde should the stock transfer go ahead.

RESOLVED that

- (i) the formal consultation process involved with stock transfer and that the report is primarily concerned with the first stage of the formal Offer Document to residents, be noted;
- (ii) the Offer Document, consisting of a tenants offer document, the tenancy agreement, a summary (which will be sent to tenants and leaseholders) and leaseholders offer document be sent to tenants and leaseholders for their consideration; and ED Cust Serv
- (iii) a further report be presented to the Mayor ED Cust

<u>Minute No.</u>		<u>Action</u>
	to decide whether to proceed to ballot following consideration of responses to the Offer Document.	Serv
6	<p><u>Revised Statement of Licensing Policy (Page</u></p> <p>RESOLVED that</p> <p>(i) the revisions in the Licensing Policy be noted; and</p> <p>(ii) the Statement of Licensing Policy (Reviewed) including the addition of Cumulative Impact Zones for Blackheath Village and the New Cross Corridor be forwarded to the Council for adoption to enable the council to be in a position to fulfil its statutory duties under the Licensing Act 2003.</p>	ED Cust Serv
7	<p><u>Conservation Area Reviews: Lee Manor &amp; Telegraph Hill (page</u></p> <p>RESOLVED that the Lee Manor and Telegraph Hill conservation area appraisals and management proposals be approved for consultation.</p>	ED Regen
8	<p><u>Conservation Area Review: Sydenham Town Centre (page</u></p> <p>The Director of Regeneration's representative presented the report and tabled an addendum to the report proposing an expansion to the Sydenham Thorpes conservation area as shown as areas in green and outlined in red on a modified plan. This proposal was accepted by the Mayor.</p> <p>The Mayor received representations from Pat Trembath, Chair of the Sydenham Society and Annabel McLaren, Chair of the Sydenham Society's Conservation and Planning Sub Committee who called for the creation of a Cobbs Corner and Central Sydenham Conservation Area. They referred to a letter of support from Architectural historian Professor Gavin Stamp and outlined in detail the architectural significance of properties in Kirkdale, Spring Hill, Peak Hill Gardens, Peak Hill Avenue, Kinver Road and Peak Hill.</p> <p>The Cabinet Member for Community Services spoke in support of the Sydenham Society's proposals and then withdrew from the meeting.</p> <p>Councillor Hall praised the work of his colleague Councillor</p>	

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Ibitson in campaigning generally for the preservation of public houses in Lewisham and he referred to the motion passed at Council on this subject. He urged officers to consider formulating policies for inclusion in the Lewisham Development Framework which afforded greater protection to public houses.

The Director of Regeneration's representative advised the Mayor on the local listing process and that this would not necessarily prevent demolition of a building. He further advised consultation on the LDF and its draft policies was a separate process and that the Mayor should focus on the merits of proposals to extend the Thorps Conservation Area and the possible creation of a new separate Cobbs Corner and Central Sydenham Conservation Area west of the railway.

In response, the Mayor congratulated officers on a particularly interesting and well informed presentation. He accepted all the recommendations they had proposed and he further stated he was prepared to accept the case for a new Cobbs Corner Conservation Area having being convinced there were a number of buildings in the locality that taken together added up to a strong justification for conservation area status.

RESOLVED that

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|---|----------|
| (i) the extension of Sydenham Thorpes conservation area to include parts of Sydenham Road (the high street), be agreed  | ED Regen |
| (ii) proposals in an addendum report and plan to extend the Sydenham Thorpes conservation area to include the former rent office in Queensthorpe Road and the workshops in Queensthorpe Mews be agreed; | ED Regen |
| (iii) the addition of the Greyhound public house, Kirkdale to the Council's list of buildings of local architectural and historic interest be agreed;   | ED Regen |
| (iv) the addition of the Post Sorting Office, Silverdale to the Council's list of buildings of local architectural and historic interest be agreed; and   | ED Regen |
| (v) an additional conservation area be created at Cobbs Corner as shown on page 1 of the appendix to the report be agreed.  | ED Regen |

Minute No.ActionCountry Adoption Assessments (page

RESOLVED that

(i) the fees be raised to £4,500 which would include the cost of CRB Checks but not the IAC preparation groups; ED CYP

(ii) the following breakdown of the costs be agreed:

-	Social work fees	£2,000
-	Management costs	1,130
-	Panel costs	600
-	Administrative costs	700
-	CRB Checks	700
		£4,500

(iii) there be a separate fee for reports requested by the child's country of origin of £250; ED CYP

(iv) there be a separate fee for an adopter's annual review of £250; and ED CYP

(v) the fees be increased each year in line with the Council's cost of living increase/ ED CYP

10 Matter Referred by the Healthier Communities Select Committee - Men's Health in Lewisham (page

The Mayor received a presentation from Councillor Hall, the Chair of the Mens Health Review Working Group who thanked NHS officers for their assistance in completing the report.

The Cabinet Member for Community Services welcomed the report and asked the Executive Director for Community Services to co-ordinate an early response. ED Comm Services

RESOLVED that

(i) the views of the Healthier Communities Select Committee set out in appendix A be noted;

(ii) the Executive Director for Community Services be asked to advise accordingly in relation to responding to the issues and recommendations as detailed in the report at appendix A; and ED Comm. Services

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(iii) a written response be provided to the Healthier Communities Select Committee to address the issues and recommendations included in the report at appendix A and to include an action plan in the response setting out how the recommendations accepted will be implemented, when and by whom, with a named contact identified for each action point to enable the Select Committee to follow-up the outcomes of the review of Men's Health in Lewisham.

ED Comm.  
Serv.

11 Matters Referred by the Public Accounts Select Committee - Review of Community Services (page

The Mayor received an address from Councillor Hall, a member of the Public Accounts Select Committee who indicated he held considerable reservations about this report. He believed the report failed to acknowledge the steps taken by the Executive Director for Resources and the Executive Director for Community Services to balance the budget.

The Cabinet Member for Community Services said she believed the report was very outdated and did not reflect the considerable achievements she had already reported to the Overview and Scrutiny Committee. She stated a robust response was required which would correct the numerous inaccuracies she felt were contained within the report.

The Mayor agreed the recommendations shown below but advised that he expected the concerns expressed by the Cabinet Member for Community Services to be fully addressed in the response.

RESOLVED that

(i) the views of Public Accounts Select Committee as set out in section 3 be noted; and

(ii) the Executive Directors for Community Services and Resources be asked to comment and provide advice on the views and recommendations of the select committee.

ED Comm.  
Serv/Res.

12 Matter Referred by the Children & Young People Select Committee - Tuition Scheme for Looked After Children (page

The report was presented by the Chair of the Children and

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Young People Select Committee. The Executive Director for Children & Young People provided an oral update illustrating the improved results of Looked After Children in the latest examination round.

RESOLVED that

(i) the views of the Children and Young People Select Committee as set out in section 4 be noted; and

(ii) the Executive Director for Children & Young People be asked to comment and provide advice on the views and recommendations of the select committee.

ED C&YP

13 Matter Referred by the Children & Young People Select Committee - Common Assessment Framework (page

The report was presented by the Chair of the Children and Young People Select Committee who requested a response by January 2008.

RESOLVED That

(i) the views of the Children & Young People Select Committee as set out in section 4 be noted; and

(ii) the Executive Director for Children & Young People be asked to comment and provide advice on the views and recommendations of the select committee.

ED C&YP

14 Compulsory Purchase Order Deptford Co-op Car Park (Octavius Street) (page

RESOLVED that

(i) a Compulsory Purchase Order be made in accordance with Section 226 of the Town and Country Planning Act 1990 for the acquisition of all interests in the land at Deptford Housing Co-operative's Car Park, Octavius Street, London, SE8, as shown hatched in black on the accompanying plan, other than those interests already in the ownership of the Council; and

Head of Law

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(ii) the Executive Director for Regeneration, the Director of Programme Management, the Head of Asset Strategy and Development and the Head of Law be authorised to take such other action as may be necessary to make, obtain confirmation and effect the compulsory purchase order and to acquire all interests not already in the ownership of the Council.

ED Regen

15 Exclusion of the Press and Public (page 315)

RESOLVED that under Section 100(A)(4) of the Local Government Act 1972, 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 paragraphs 3, 4 and 5 of Part 1 of Schedule 12(A) of the Act, as amended by the Local Authorities (Executive Arrangements) (Access to information) (Amendments) (England) Regulations 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information:

The following is a summary of the items considered in the closed part of the meeting.

101 Minutes

The Minutes of the closed meeting held on 15 August 2007 were agreed as a correct record.

102 Deptford Station Strategic Area - Station Area Development

The Mayor agreed:

- (i) to enter into a Development Services Agreement and all associated legal agreements with Network Rail for the design of the new Deptford Station and the design of the refurbishment of the adjoining station arches and station frontage, as part of the wider project to upgrade the Deptford Station area;
- (ii) to delegate authority to the Executive Director for Resources, in consultation with the Executive Director for Regeneration, Acting Head of Property and Development and the Head of Law,



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to negotiate and agree the final terms of the Development Services Agreement and all associated legal agreements;

- (iii) to agree in principle to enter into a Development Agreement (subsequent to the Development Services Agreement and the obtaining of Network Rail approvals in principle of the Station design) and all associated legal agreements with Network Rail for the construction of the new Deptford Station and the refurbishment of the adjoining station arches and station frontage, as part of the wider project to upgrade the Deptford Station area;
- (iv) to delegate authority to the Executive Director for Resources, in consultation with the Executive Director for Regeneration, Acting Head of Property and Development and the Head of Law, to negotiate the proposed terms of the Development Agreement and all associated legal agreements with Network Rail; and
- (v) to note that the proposed terms of the Development Agreement and all associated legal agreements will be the subject of a separate report to Mayor and Cabinet for approval.

103 Write-off - former tenant arrear

The Mayor agreed to write-off a former tenant debt of £10,363.03p which he was advised was irrecoverable.

The meeting ended at 7.21p.m.

Chair