

MINUTES OF THE MAYOR AND CABINET

Wednesday, 11 September 2013 at 6.00 pm

PRESENT: Sir Steve Bullock (Mayor), Councillors Chris Best, Damien Egan, Helen Klier, Paul Maslin, Joan Millbank, Crada Onuegbu, Alan Smith and Susan Wise.

ALSO PRESENT: Councillor Liam Curran, Councillor Alan Hall and Councillor John Paschoud.

Apologies for absence were received from Councillor Janet Daby.

1. Declaration of interests

The Mayor declared a personal registerable interest in Items 15 and 18 as a member of a charitable organisation involved in sports development in the Surrey Canal area and he withdrew from the meeting during consideration of those items.

2. Minutes

RESOLVED that the minutes of the meeting held on July 10 2013 be confirmed as a correct record.

3. Outstanding Scrutiny Matters

RESOLVED that the report be noted.

4. Matters raised by Scrutiny

RESOLVED that the Head of Strategy be asked to respond to the Overview & Scrutiny Business Panel on the points raised in respect of the Works and Skills Strategy.

5. Increasing Permanent Places in Primary Schools

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Helen Klier, the Mayor

RESOLVED that

(i) the outcome of the bids be noted;

(ii) there be consultation on a proposal to enlarge John Ball Primary School from 2 to 3 forms of entry with effect from September 2015; and

(iii) there be consultation on a proposal to enlarge Holbeach Primary School from 2 to 3 forms of entry with effect from September 2015.

6. Council Tax Reduction Scheme

Having considered an officer report, and a presentation by the Cabinet Member for Customer Services, Councillor Susan Wise, the Mayor:

RESOLVED that:

- (i) the impact of the scheme to date be noted;
- (ii) Council Tax payers be consulted on a Council Tax Reduction Scheme which remains the same for 2014/15 as it is in 2013/14.

7. Generation Playclub Proposals

The Mayor accepted an update from the Executive Director for Children and Young People's representative that the maintenance costs indicated in paragraph 7.5 of the report were likely to be slightly higher than the stipulated £15,000 but not more than £20,000. The Mayor thanked the officers involved in a complicated process undertaken on a site by site basis and expressed delight that a series of positive outcomes had been achieved.

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Helen Klier, the Mayor

RESOLVED that:

- (i) the outcome of the process to seek to grant leases of the Deptford Park, Forster Park, Friendly Gardens, Telegraph Hill, Bellingham and Grove Park Generation Playclub sites be noted;
- (ii) in principle to approve the terms of the grant of the leases set out below, subject in each case to the proposals being advertised in accordance with the requirements of Section 123(2A) of the Local Government Act 1972 and any objections to the proposals being considered:
 - (a) a lease for Forster Park site to DOWDERRY Primary School by way of the grant of up to a 2 year term full repairing and insuring (FRI) lease for the building at peppercorn rent on the terms set out;
 - (b) a lease for Telegraph Hill site to St Catherine's Church Parochial Church Council by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out;
 - (c) a lease for Deptford Park site to Clyde Early Childhood Centre by way of the grant of up to a 2 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out;
 - (d) a lease for Bellingham Green site to Eco Computers subject to any objections through advertising the disposal of land by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out;

(e) a lease for Grove Park site to Grove Park Community Group by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out ;

(f) a lease for Friendly Gardens Generation Playclub site to a Community Interest Company Limited by Guarantee (CLBG) established by two current Generation Playclub staff members by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out ;

(iii) the maintenance costs to be allocated out of the current maintenance budget by the Council this financial year prior to the grant of the leases;

(iv) authority be delegated to the Executive Director for Children and Young People and Director of Regeneration and Asset Management to consider any objections to the proposals received in response to the notices published in accordance with Section 123(2A) of the Local Government Act 1972 and to decide whether or not to proceed with the grant of the relevant lease(s);

(v) authority to negotiate and finalise the terms of the leases and all associated documentation be delegated to the Executive Director for Children and Young People and Director of Regeneration and Asset Management, on the advice of the Head of Corporate Asset Services and the Head of Law, to ensure the delivery of the alternative proposals for Generation Playclubs and to ensure that the Council's interests are sufficiently protected;

(vi) authority be delegated to the Executive Director for Children and Young People and the Director of Regeneration and Asset Management, on the advice of the Head of Corporate Asset Services and the Head of Law, to agree the start dates for each site with Donderry Primary School, Clyde Early Childhood Centre, St Catherine's Church Parochial Church Council, Eco Computers, Grove Park Community Group and the new CLBG established by two current GPC staff pending the leases referred to above being entered into so as to enable community provision from these buildings with start dates between the end of September 2013 and 31st January 2014; and

(vii) should any proposal be withdrawn by an organisation or a decision be made subsequently not to proceed with the grant of a lease for any site, the site be declared surplus and made available for lease on the open market.

8. Armed Forces Community Covenant

This item was deferred to a future meeting.

9. Community assets changes

The Mayor received an update from the Executive Director for Community Services representative indicating that the Bellingham North Community Centre would close prior to March 2014 and that Lewisham Homes were now asking the TRA to take on the Tanner's Hill lease.

Having considered an officer report, and a presentation by the Cabinet

Member for Community Services & Older People, Councillor Chris Best, the Mayor:

RESOLVED that

(i) the following six community assets be closed:

- o Bellingham North Community Centre, from 1 March 2014
- o Sydenham Hill Community Hall, from 1 November 2013
- o Hillcrest clubroom, from 1 October 2013
- o Slaithwaite community flat, from 1 October 2013
- o Sector J club room, from 1 October 2013
- o Trinity Tenants Hall, already closed

(ii) the following change in use of a community asset be noted:

- o 82 Tanner's Hill.

10. Deptford Southern Housing Sites Project

Having considered an officer report, and a presentation by the Cabinet Member for Customer Services, Councillor Susan Wise, the Mayor:

RESOLVED that

(i) the comments made by secure tenants in response to the statutory consultation undertaken in accordance with Section 105 of the Housing Act 1985 be noted;

(ii) comments made by leaseholders and other local residents regarding the proposed redevelopment of the Deptford Southern Housing sites be noted;

(iii) the responses provided by the project team and the proposals for ongoing consultation activity be noted;

(iv) the Equalities Analysis Assessment completed for the project be noted;

(v) the Deptford Southern Housing project be proceeded with.

11. Myatt Garden Instrument of Government

Having considered an officer report and a presentation by the Cabinet Member for Children & Young People, Councillor Helen Klier, the Mayor agreed that

(i) the Instrument of Government for Myatt Garden Primary School be made by Local Authority order dated 11 September 2013; and

(ii) the nomination of Robert Barker as a Local Authority governor be approved for appointment by the governing body.

12. Response to PAC - Managing Contracts

Having considered an officer report, and a presentation by the Cabinet Member for Resources, the Mayor:

RESOLVED that the proposed response be approved for submission to the Public Accounts Select Committee.

13. Matters referred by the Sustainable Development Select Committee: Building the Lenox

Having considered an officer report, and a presentation by the Chair of the Sustainable Development Committee, Councillor Liam Curran and Mr Julian Kingston of the Build the Lenox Group, the Mayor:

RESOLVED that the Executive Director for Resources and Regeneration be asked to accept and act immediately on the Sustainable Development Select Committee's recommendations.

14. Matters referred by the Safer Stronger Communities Select Committee: transforming rehabilitation

Having considered an officer report, the Mayor:

RESOLVED that the Executive Director for Community Services be asked to prepare a response on the Safer Stronger Communities Select Committee's recommendations.

15. Surrey Canal Triangle Land Agreement

The Cabinet accepted this as a late item as the report was not available for the original dispatch because it was not possible to negotiate and agree all the elements of this complex project in time to meet the prescribed final submission date for the report. The report was urgent and could not wait until the next meeting of Mayor & Cabinet on 2nd October 2013 because that would have delayed progress on the assembly of the land required to deliver the Surrey Canal Triangle regeneration scheme.

Having considered both an open and a confidential officer report, and a presentation by the Deputy Mayor, the Cabinet in the absence of the Mayor

RESOLVED that

(i) a Conditional Land Sale Agreement be entered into with Renewal Group Limited on the basis of the Heads of Terms outlined the exempt report;

(ii) a Compulsory Purchase Indemnity Agreement be entered into with Renewal Group Limited prior to the Conditional Land Sale Agreement being completed;

and

(iii) authority be delegated to the Executive Director for Resources and Regeneration, in consultation with the Director of Regeneration and Asset Management and Head of Law, to finalise the terms of the Conditional Land Sale Agreement and any associated legal documentation and to enter into the Conditional Land Sale Agreement.

16. Exclusion of Press and Public

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:

17. Lewisham Gateway Land Appropriation

The Cabinet accepted this as a late and urgent item as the report was not available for the original dispatch because negotiations with the parties to the Development Agreement have been on-going on the proposed variations outlined in the report and key information relating to the report had only just been received. The report was urgent and could not wait until the next meeting of Mayor & Cabinet on 2 October 2013 because the Homes and Community Agency (HCA) were making a decision on 13 September 2013 whether to provide further funding in the region of £17-£20m to the Scheme from their Get Britain Building Fund. The programme required a start on site in November 2013, a key milestone to the achievement of which is Mayor & Cabinet approval being obtained to the matters outlined in the report.

Having considered a confidential officer report, and a presentation by the Deputy Mayor, the Cabinet in the absence of the Mayor:

RESOLVED that

(i) the proposed amendments to the Development Agreement contained in the draft Heads of Terms be noted;

(ii) authority be delegated to the Executive Director for Resources & Regeneration, in consultation with the Director of Regeneration & Asset Management and the Head of Law, to negotiate and agree the final Heads of Terms and the terms of the amendments to the Development Agreement and Landowners Agreement that may be necessary to secure the delivery of the Lewisham Gateway Development Scheme, including authority to agree to any necessary extension of the existing long stop date of 31 December 2013;

(iii) the acquisition for planning purposes under Section 227 of the Town and Country Planning Act 1990 of the land owned by the Greater London Authority/GLA Land and Property Limited shown, on a freehold basis, be approved; and

(iv) the acquisition for planning purposes under Section 227 of the Town and Country Planning Act 1990 of any of the other land owned by the Greater London Authority/GLA Land and Property Limited shown, required for infrastructure areas on a leasehold basis, be approved.

18. Surrey Canal Triangle Land Agreement

The legal and financial advice contained in this report was considered prior to a decision being taken on the report with the same title considered in the open part of the agenda.

RESOLVED that the report be considered prior to any decisions being taken on the same item in the open part of the agenda.

The meeting ended at 7.03pm