

# MINUTES OF THE MAYOR AND CABINET

Wednesday, 1 October 2014 at 6.00 pm

PRESENT: Sir Steve Bullock (Mayor), Councillors Alan Smith, Chris Best, Janet Daby, Joe Dromey, Damien Egan, Paul Maslin, Joan Millbank and Rachel Onikosi.

ALSO PRESENT: Councillor Liam Curran and Councillor Alan Hall.

Apologies for absence were received from Councillor Kevin Bonavia.

## 54. Declaration of interests

Councillor Best declared a personal interest in Item 3 as Chair of the Sydenham Local Assembly.

## 55. Minutes

RESOLVED that the minutes of the meeting held on September 3 2014 be confirmed and signed as a correct record subject to the deletion of the last sentence of Minute 48 on the LIP Annual Spending Submission.

## 56. Matters Raised by Scrutiny and Local Assemblies

*Matter raised by the Sydenham Local Assembly – Greyhound Public House*

The Mayor was firstly addressed by Councillor Chris Best in her capacity as Chair of the Sydenham Local Assembly. She reported that the destruction of the Greyhound was a crucial local issue and she referred to the lengthy timeline described in the written submission. She stated that the outcome local people wished to see was the rebuilding of the pub and promised the Council would continue to lend support to efforts to achieve restoration.

Barry Milton of the Sydenham Society stated the current condition of the Greyhound was a blight on the High Street and he recalled the September 2007 meeting of the Mayor & Cabinet when the Mayor designated the Sydenham Conservation Area. He echoed Councillor Best's call for the pub to be rebuilt and he called for support from the Mayor and Chief Executive.

Councillor Curran supported the previous two speakers and described the monumental local frustration over the delay in prosecuting what appeared to be a blatantly criminal act. He called on effective leadership to ensure Sydenham had a pub that was restored, rebuilt and reopened.

In response, the Mayor pledged the Assembly would receive a response to an issue in which a private sector organisation appeared to hold the Council and the feelings of local people in contempt. He said the destruction of the Greyhound did not happen because of any Council failings and that the principal question that had been raised was how could the rule of law be enforced. He asked the Head of Law if it would be possible to receive a report at the next meeting on possible action and she expressed confidence that a progress report could be considered on October 22.

Having considered an officer report, and the presentations by the Chair of the Sydenham Local Assembly, Councillor Chris Best, a local ward Councillor Liam Curran and Mr Barry Milton of the Sydenham Society, the Mayor

RESOLVED that:

- (a) the resolution agreed by the Sydenham Local Assembly be noted;
- (b) the Executive Director for Resources & Regeneration be asked to respond at the October 22 meeting; and
- (c) a response be provided to the Sydenham Local Assembly including updated legal advice and reporting all efforts made by the Council towards securing the rebuilding of the Greyhound.

*Matter raised by the Overview & Scrutiny Business Panel – Recycling*

The Mayor was addressed by the Chair of the Panel, Councillor Alan Hall, who stated the Panel continued to have concerns about the low recycling rates reported for Lewisham. The Mayor received advice from the Head of Environment, Customer Services Directorate and from Councillor Rachel Onikosi, Cabinet Member for the Public Realm. They indicated that recycling formed part of a larger and more complex waste management strategy that would be comprehensively examined in a review report being prepared for the Sustainable Development Select Committee. In response the Mayor said he looked forward to receiving all relevant information when it was compiled.

Having considered an officer report and a presentation by the Chair of the Overview & Scrutiny Business Panel, Councillor Alan Hall, the Mayor:

RESOLVED that there should be a timeline and date for completion of the strategic review of Waste and Recycling and that the final report to the Sustainable Development Select Committee should make reference to the original comments from the Business Panel.

## **57. Housing Regeneration Schemes**

The Executive Director for Customer Services' representative indicated further consultation responses had been received after publication and although therefore not included in the report, they had been responded to.

Councillor Janet Daby recounted her experience as a Whitefoot Ward Councillor representing the Excalibur Estate and she praised the way in which the lead officer had liaised with affected residents.

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report:

RESOLVED that:

- (i) the progress of the Heathside and Lethbridge Regeneration scheme be noted;
- (ii) the progress of the Excalibur Regeneration scheme be noted;
- (iii) having considered the responses to the statutory Section 105 consultation, the Council should carry out the decant of Heathside and Lethbridge Phase 5 tenants;
- (iv) where necessary, Notice of Seeking Possession is served and possession proceedings brought against secure tenants in Lethbridge Close Phase 5 blocks under ground 10 of Schedule 2 to the Housing Act 1985;
- (v) secure tenants in Lethbridge Close Phase 5 blocks are re-housed as set out in section 5;
- (vi) any properties in Lethbridge Close Phase 5 blocks which were previously sold under the Right to Buy be repurchased by the Council at market value (plus reasonable professional fees) where agreement can be reached with leaseholders in advance of a Compulsory Purchase order being made by the Council and to delegate authority to the Head of Asset Strategy and Development in consultation with the Head of Law to negotiate and agree the acquisition terms;
- (vii) the voluntary decant of tenants in Excalibur Phases 4 and 5 who wish to move as set out be approved;
- (viii) on Heathside and Lethbridge, home loss and disturbance payments are made to displaced secure tenants and leaseholders where appropriate in accordance with the Land Compensation Act 1973; and
- (ix) on Excalibur, home loss and disturbance payments are made to displaced secure tenants where appropriate in accordance with the Land Compensation Act 1973.

**58. Housing Regeneration Schemes - Heathside & Lethbridge Phase 4B CPO**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor for the reasons set out in the report:

RESOLVED that

- (i) a Compulsory Purchase Order be made in accordance with Section 17 of Part II of the Housing Act 1985 and the Acquisition of Land Act 1981, for the compulsory acquisition of all interests in the land and buildings known as Melville House, Heathside and Lethbridge Estate, Lewisham, the site of which is shown verged in black on the plan attached as Appendix 1, other than those interests already in the ownership of the Council;
- (ii) authority be delegated to the Director of Director of Regeneration and

Asset Management, in consultation with the Head of Law, to determine the final extent of the land to be included within the Compulsory Purchase Order provided that the Compulsory Purchase Order shall not include any additional land outside the area shown verged in black on the plan attached as Appendix 1;

(iii) the appropriate Officers 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 under it; and

(iv) authority be delegated to the Executive Director for Resources and Regeneration (in the event that the Secretary of State notifies the Council that it has been given the power to confirm the Compulsory Purchase Order) to confirm the Compulsory Purchase Order if the Executive Director is satisfied that it is appropriate to do so.

#### **59. Management Report**

Having considered an officer report, and a presentation by the Cabinet Member for Policy and Performance, Councillor Joe Dromey, the Mayor:

RESOLVED that the Management Report be noted.

#### **60. Instrument of Government Watergate**

Having considered an officer report, and a recommendation by the Cabinet Member for Children & Young People, Councillor Paul Maslin, the Mayor:

RESOLVED that;

(i) the Instrument of Government for Watergate School be made by Local Authority order dated 1 October 2014; and

(ii) the nomination of Councillor Carl Handley be approved for appointment by the governing body.

#### **61. Matter referred by the Sustainable Development Select Committee - Preserving public houses and community assets of value**

Councillor Liam Curran presented the report and recognised that the council did have a good pub protection policy but that a review and update would be worthwhile in an evolving context in which attempts were being made to circumvent existing safeguards.

Having considered an officer report, and a presentation by the Chair of the Sustainable Development Select Committee, Councillor Liam Curran, the Mayor:

RESOLVED that the views of the Sustainable Development Select Committee

be received and that the Executive Director for Resources and Regeneration be asked to provide a response to the comments made.

**62. Exclusion of Press and Public**

RESOLVED that in accordance with Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012 and 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, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

10. Housing Regeneration Schemes Budgets and Financial Structures

**63. Housing Regeneration Schemes Budgets and Financial Structures**

Having considered a confidential officer report, and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report:

RESOLVED that:

- (1) the financial information provided be noted;
- (2) the changes to the proposed budget requirements as set out be approved.

The meeting closed at 6.44pm.