

MINUTES OF THE MAYOR AND CABINET

Wednesday, 24 April 2019 at 6.30 pm

PRESENT: Damien Egan (Mayor), Councillors Chris Best, Chris Barnham, Paul Bell, Kevin Bonavia, Joe Dromey, Brenda Dacres, Sophie McGeevor, Amanda De Ryk and Jonathan Slater

ALSO PRESENT: Councillor Alan Hall, Councillor Silvana Kelleher, Councillor James Rathbone and Councillor Joan Millbank

Apologies for absence were received from Councillor Andre Bourne and Councillor Joani Reid.

22. Declaration of Interests

None were made.

23. Minutes

RESOLVED that the minutes of the two meetings held on March 27 2019 be confirmed and signed as a correct record.

24. Matters Raised by Scrutiny and other Constitutional Bodies

Strategic Planning Committee – Affordable Housing

The Cabinet received the minutes of the Strategic Planning Committee meeting on maximising the yield of affordable housing from private sector development held on Tuesday 5 March 2019.

The Mayor drew the Cabinet's attention to the recommendation that Mayor and Cabinet prepare a document setting out the Council's interim position on the provision of genuinely affordable housing ahead of the new Local Plan.

The Mayor stated delivering more social and genuinely affordable housing was a top priority for the administration. He said it was vital that all councillors and officers knew what was meant by 'genuinely affordable', so that the details of planning applications were clear and private-led developments worked for residents.

The Mayor reiterated that genuinely affordable was anything between target rent and London Affordable Rent, which is social rent. That was the definition used by Shelter and the Greater London Authority.

The Mayor proposed that given the issues raised, relevant officers be asked to prepare a response for future consideration.

RESOLVED that the relevant Executive Directors be asked to prepare a

response for future Mayoral consideration.

25. Outstanding Scrutiny Matters

RESOLVED that the report be noted.

26. Referral Safer Stronger Communities Select Committee - Impact of Stop and Search and Prevent on community relations review

The referral was presented by Councillor James Rathbone, by the Vice-Chair of the Safer Stronger Communities Select Committee, who laid out the recommendations made in respect of both Stop and Search and Prevent.

The Mayor acknowledged it was a very important review and he thanked the Committee for their work on this project. He said in conducting their extensive review members went into the community to hear their views and experiences of both stop and search and the Prevent programme. The Mayor particularly valued the evidence collected from young people, which he thought gave the report a unique and important voice.

The Mayor acknowledged the report raised the important issue of disproportionately in stop and search for young black men and the focus of Prevent on Muslim communities.

The Mayor concluded by proposing that a response be prepared for future Mayoral consideration.

Having considered an officer report and a presentation by the Vice-Chair of the Safer Stronger Communities Select Committee, the Mayor and Cabinet

RESOLVED that the Committee's comments be noted, and that the Executive Director for Community Services be asked to provide a response.

27. Borough-wide licensing consultation

The report was presented by Councillor Paul Bell who stated that the proposals fulfilled a specific Manifesto commitment and he emphasised the need to tackle rogue landlords.

The Mayor fully supported the proposals but observed the landlord lobby was very influential at governmental level and support might not be gained even though the application was very good.

Having considered an officer report, and a presentation by the Cabinet Member for Housing, Councillor Paul Bell, the Mayor and Cabinet, for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the data analysis detailed be noted concluding:

- that approximately 26% of the residential properties in the borough are private rented properties;
- that the stock condition of the private rented sector is shown to be below that of other sectors with the highest proportion of non-decent homes and there is considerable data to suggest that poor property conditions occur within the private rented sector in Lewisham;
- that there are demonstrable relationships between the location of the private rented sector in Lewisham and prevalence of deprivation, anti-social behaviour, crime and migration in the borough, and that these necessary conditions for applying for a selective licensing scheme differ in strength depending on the area of the borough.

(2) to maximise the chance of a successful application to Secretary of State, multiple options for selective licensing be submitted: one for borough-wide selective licensing; and one grouping wards with similar characteristics together in designations based on ward data evidence;

(3) officers undertake a public consultation on the proposal for a selective licensing scheme (as split via the designations) which will require approval from the Secretary of State;

(4) officers undertake a public consultation on the proposal for a new additional licensing scheme, which does not require approval from the Secretary of State;

(5) authority be delegated to the Executive Director for Customer Services to finalise the consultation documents;

(6) if the new additional licensing scheme and the selective licensing schemes are agreed, the council will incur costs of up to £400,000 to introduce the schemes, which will be wholly recoverable from licencing fees;

(7) the consultation responses be presented to Housing Select Committee and to Mayor and Cabinet in the autumn as part of any proposals to progress with the two licensing schemes

28. Main Grants Programme 2019-22

The report was presented by Councillor Jonathan Slater who stated the final proposals came after a long and exhaustive process and he paid tribute to the staff involved for their commitment and hard work.

Evelyn Ward Councillor Silvana Kelleher next addressed the Cabinet on behalf of Evelyn 190. She pleaded for a reconsideration of the decision not to fund the organisation. She acknowledged that there had been some temporary miscommunication but that staff could be able to work out the difficulties which had occurred.

In response, Councillor Slater said the door was not closed on Evelyn 190

and that consortium working involving the organisation was a possibility.

Councillor Best underlined the very difficult decisions faced by members in carrying out an appeals process. The Mayor added that while substantial overall funding of £2.4M was available, a total of £5.5M in bids had been received, so some disappointments were inevitable.

Having considered an officer report, and presentations by an Evelyn Ward Councillor and by the Cabinet Member for the Community Sector, Councillor Jonathan Slater, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the proposals to fund voluntary and community sector groups, as set out in Appendix 1, for the period 1 August 2019 – 31 March 2022 be approved;

(2) organisations recommended for funding in excess of £100,000 be subject to more rigorous monitoring and scrutiny requirements, with note of critical indicators, including a review of their current governance arrangements.

29. Beckenham Place Park Update

The report was presented by Councillor Sophie McGeevor who welcomed the vastly increased use of the park as improvements were made. She backed proposals seeking an additional £1.936M of capital expenditure.

Bellingham Ward Councillor Alan Hall next addressed the Cabinet. He complained he had been denied access to the full costings of the scheme. He presented the Mayor with a series of written questions submitted by a Downham Ward resident. He said he believed the development of proposals and the perceived failure to answer questions amounted to a complete failure of financial control.

Councillor Breda Dacres said regular and complete updates had been made to the Overview and Scrutiny Business Panel. Councillor McGeevor added that she had tried to include Councillors in the three park wards in discussions and planning. All questions she had received had been responded to. She highlighted the Naked City Festival due to commence on July 20 which was deemed to have made Lewisham the centre of an emerging jazz scene attracting a worldwide following.

Councillor Best welcomed the attraction of the Naked City Festival and said the increased use of the park vindicated the decision to close the golf course. Councillor Dromey added his thanks to former Councillor Rachel Onikosi and pointed out the doubling of visitors to the park included welcome rises in numbers of BAME residents and younger people. He noted concerns had been raised about potential parking problems but pointed out latest strategies involved greater use of public transport and cycling and a deliberate effort not to pander to car usage in new developments.

The mayor gave his personal endorsement to the proposals saying he was greatly impressed by the progress that had been made.

Having considered an officer report, and a presentations by a Bellingham Ward Councillor and by the jobshare Cabinet Member for Environment & Transport, Councillor Sophie McGeevor, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) additional capital programme contribution of £1.936m be approved to secure the investment;

(2) approval be given to begin the process of obtaining a traffic management order for Beckenham Place Park, to enable the introduction of parking enforcement;

(3) approval be given to grant a lease of the new education centre to the Field Studies Council and responsibility be delegated to the Executive Director for Customer Services, in consultation with the Assistant Director of Regeneration and Place and the Head of Law, to agree final terms as set out.,

30. New Cross Area Framework and Station Opportunity Study

The Interim Head of Planning corrected the report by saying the legal implications were those previously prepared for the Sustainable Development Select Committee but that the error had no adverse implications on this report.

Having considered an officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the content of the New Cross Area Framework and Station Opportunity Study be approved as part of the evidence base for the new Lewisham Local Plan;

(2) the LB Lewisham Strategic Planning team be authorised to progress the New Cross Area Framework and Station Opportunity Study to full Supplementary Planning Document status.

(3) the report be referred to Council.

31. Alterations and Extensions Supplementary Planning Document (SPD)

Having considered an officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that

- (1) the Consultation Statement be noted;
- (2) the changes following the consultation as shown in a track changes version of the SPD, be noted;
- (3) the Supplementary Planning Document (SPD) be adopted;
- (4) the Equalities Impact Assessment of the document be noted;
- (5) upon adoption, the SPD will replace Section 6 of the Residential Standards SPD, which will be revoked pursuant to regulation 15(2) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

32. Business Rates Revaluation Support Scheme

Having considered an officer report and a presentation by the Cabinet Member for Finance and Resources, Councillor Amanda De Ryk, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

- (1) the Business Rates Revaluation Support Scheme (Revaluation Support) be approved for 2019/20 and 2020/21 with some minor changes (see paragraph 6.1.8) in accordance with the Council's powers under s47 of the Local Government Finance Act 1988;
- (2) the Retail Discount Scheme for 2019/20 and 2020/21 be approved pursuant to the Council's powers under s47 of the Local Government Finance Act 1988.
- (3) the s151 Finance Officer be authorised to implement the two schemes detailed so that the agreed discretionary discounts for business rates can be awarded in compliance with the scheme criteria.

33. Response to comments of the Public Accounts Select Committee on the Financial Control Review

Having considered an officer report and a presentation by the Cabinet Member for Finance and Resources, Councillor Amanda De Ryk, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that the report be approved and forwarded to the Public Accounts Select Committee.

34. Local Authority Governor nominations

Having considered an officer report and a presentation by the Cabinet Member for School Performance, Councillor Chris Barnham, the Mayor and Cabinet having considered the information supplied on each nomination:

RESOLVED that:

(1) the information concerning the recommended nominated governors in Appendix 1 be noted;

(2) the persons set out below be nominated as local authority governors.

Miss. Adeola Fatiregun	Trinity
Mr. Sid Hughes	Deptford Green

35. 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 paragraph 3, 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

15. Excalibur Phase 3 enabling works
16. Re-Procurement of Framework for Tier 4 Services
17. Facilities Management Contract – Update
18. Contract Award Report New Woodlands School
19. Watergate School Expansion Contract Award

36. Excalibur Phase 3 enabling works

Having considered a confidential officer report, and a presentation by the Cabinet Member for Housing, Councillor Paul Bell, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the Council increases the underwriting of L&Q's cost of enabling works including disconnection of services, asbestos removal, security and demolition up from the sum agreed on 11 July 2018 to a stated higher figure - pending Phase 3 becoming unconditional (in accordance with the development agreement) allowing the land to transfer for the continued development;

(2) there be an increase in the Phase 3 budget; and

(3) the budget and programme update be noted.

37. Re-Procurement of Framework for Tier 4 Services

Having considered a confidential officer report, and a presentation by the Deputy Mayor, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the Re-procurement of the framework agreement for Tier 4 Services for Alcohol and Substance Misuse. (Adults) for a period of 4 years be approved, at a stated maximum value;

(2) the use of the agreed 2020-21 Public Health Grant funded budget allocation for 2020-21 be approved; and

(3) a maximum spend for the duration of the 4 years of the contract be noted.

38. Facilities Management Contract - Update

Having considered an officer report and a presentation by the Cabinet Member for Finance and Resources, Councillor Amanda De Ryk, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the insourcing of services following the mutual agreement to terminate the planned preventative maintenance and reactive repairs contract with Kier be noted;

(2) the current transitional arrangement and the proposed service delivery model, including both self-delivered and bought in services for the delivery of FM services in future be noted;

(3) the procurement of the detailed contracts to deliver specialist services be approved;

(4) note be taken that the Single Tender Action (STA) approved on 7 November 2018 for the supply chain of Kier to be contracted directly with LB Lewisham for an interim period to 31 March 2019, was extended by the Executive Director for Resources and Regeneration to 31 December 2019, to allow the procurement of specialist services to take place.

39. Contract Award Report New Woodlands School

Having considered a confidential officer report and a presentation by the Cabinet Member for School Performance, Councillor Chris Barnham, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the tender process recently undertaken for the New Woodlands school remodelling project be noted;

(2) the revised programme for delivery of the project be noted;

(3) an increase in the overall project budget by a stated sum be approved in light of the revised timescales and phased approach to the project set out;

(4) the award of a construction works contract to Savoy Developments Ltd for a stated contract value be approved to complete phase 2 of the remodelling works at New Woodlands school project; and

(5) a variation to the Tibbald Campbell Reith multi-disciplinary consultancy contract be approved increasing the stated total value.

40. Watergate School Expansion Contract Award

Having considered a confidential officer report and a presentation by the Cabinet Member for School Performance, Councillor Chris Barnham, the Mayor and Cabinet for the reasons set out in the report by a vote of 9-0:

RESOLVED that:

(1) the tender process recently undertaken to appoint a Design and Build contractor to deliver the Watergate School expansion project be noted;

(2) the overall project budget for the Watergate expansion project be noted and remains the same as the previously approved budget;

(3) the programme for delivery of the works set out be noted and that the delay in availability of the new places until 2021 will require mitigation works as set out; and

(4) the award of a Pre-Construction Services Agreement to Geoffrey Osborne Limited for a stated contract value be approved to complete Stage 1 of the Watergate School expansion project, on the understanding that a further report be brought to Mayor & Cabinet to award the Stage 2 construction contract once the Pre-Construction Services are complete.

The meeting closed at 7.33pm