

# MINUTES OF THE MAYOR AND CABINET

Wednesday, 5 June 2019 at 6.30 pm

PRESENT: Damien Egan (Mayor), Councillors Chris Best, Chris Barnham, Paul Bell, Joe Dromey, Brenda Dacres, Sophie McGeevor, Joani Reid and Jonathan Slater.

ALSO PRESENT: Councillor James-J Walsh, Councillor Bill Brown, Councillor Patrick Codd, Councillor John Muldoon and Councillor James Rathbone.

Apologies for absence were received from Councillor Kevin Bonavia and Councillor Amanda De Ryk.

## **54. Declaration of Interests**

Councillor Sophie McGeevor declared a prejudicial interest in Item 22 as a member of RUSS and withdrew from the meeting during consideration of that item.

## **55. Minutes**

RESOLVED that the minutes of the meeting held on May 8 2019 be confirmed and signed as a correct record.

## **56. Matters Raised by Scrutiny and other Constitutional Bodies**

### **Matter referred by the Overview & Scrutiny Business Panel - Equalities**

Having considered an officer report, the Mayor and Cabinet:

RESOLVED that the Overview & Scrutiny Business Panel's comments be noted, and that the Executive Director for Resources and Regeneration be asked to provide a response.

## **57. Outstanding Scrutiny Matters**

RESOLVED that the report be noted.

## **58. Comments of the Healthier Communities Select Committee on BAME health inequalities**

The referral was presented by Councillor John Muldoon, the Chair of the Healthier Communities Select Committee who reported his Committee had considered the issue of BAME health in conjunction with the Children and Young People Select Committee. The joint meeting had noted the Mayoral Manifesto commitment to ensure appropriate access to health for BAME residents and concluded that despite a great deal of activity, little progress had been made. The joint meeting had been unclear as to the role of the Health and Well Being Board and the activities it had undertaken.

In response, the Deputy Mayor, Councillor Chris Best assured the Cabinet that the Health and Well Being Board received regular updates on the issue and that good progress was being made with a Mental Health Summit planned for October 2019. She said progress might appear to be slower than hoped for but only because there was no top down imposition of solutions and instead the community was being allowed to set the pace. She said an updated report was planned for the next meeting of the Health and Well Being Board and that the Chair of the Healthier Communities Select Committee was welcome to attend that meeting.

Having considered an officer report, and a presentation by the Chair of the Healthier Communities Select Committee the Mayor and Cabinet:

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

**59. Comments of the Healthier Communities Select Committee on older adults day activities and day services**

The referral was presented by Councillor John Muldoon, the Chair of the Healthier Communities Select Committee who underlined his Select Committee's concerns about the consultation period running through the school holidays.

In response, the Deputy Mayor, Councillor Chris Best confirmed the Select Committee's point had been accepted and the consultation period had therefore been extended from 12 to 14 weeks.

Having considered an officer report, and a presentation by the Chair of the Healthier Communities Select Committee the Mayor and Cabinet agreed that the Select Committee be informed that their comments had been accepted and a decision had been taken to extend the consultation from 12 to 14 weeks with a further report being made to Mayor & Cabinet in October 2019.

**60. Neighbourhood Community Infrastructure Levy Strategy**

Councillor Patrick Codd, the Vice Chair of the Sustainable Development Committee, presented his Committee's referral and confirmed the proposals had been welcomed.

The Mayor then presented the proposals explaining a formula had been proposed based on both a development and deprivation index. He thanked Councillor Codd for the Select Committee's support.

The Interim Head of Planning added Officers had drafted Guidance documents for both Elected Members and the public. He stated 25% of CIL receipts would be directed to the NCIL process rather than the stipulated 15%.

Having considered an officer report, and a presentation by the Vice Chair of

the Sustainable Development Committee and the Mayor, the Mayor and Cabinet, for the reasons set out in the report by a vote of 7-0,

RESOLVED that:

(1) to the extent that it is an executive function the proposed NCIL Strategy be approved and Council be recommended to do the same;

(2) to the extent that it is an executive function the allocation of 25% of CIL to the NCIL process be approved and Council be recommended to do the same;

(3) the Interim Chief Executive be authorised to direct officers to develop guidance, a set of criteria, and governance process to support the implementation of the NCIL Strategy; and

(4) the Interim Chief Executive be authorised to allocate NCIL amounts to projects up to a maximum amount of £500,000 with approval through the Regeneration and Capital Delivery Board.

#### **61. Cycle Superhighway 4 Implementation works**

Having considered an officer report, and a presentation by the jobshare Cabinet Member for Environment & Transport, Councillor Brenda Dacres, the Mayor and Cabinet, for the reasons set out in the report by a vote of 7-0,

RESOLVED that:

(1) the implementation of the scheme within the London Borough of Lewisham, as set out in Appendix 1 be approved; and

(2) officers be authorised to enter into a Section 8 of the Highways Act 1980 Agreement to allow TfL's highways contractor to carry out the CS4 works on London Borough of Lewisham highway.

#### **62. Lewisham Homes Business and Delivery Plan 2019-22**

Councillor Paul Bell presented the report and stated the Plan fully supported the Corporate Strategy objective of tackling the housing crisis. He welcomed Margaret Dodwell, the Chief Executive of Lewisham Homes to the meeting. She said Lewisham homes was now into a second term of managing Lewisham's housing and was committed to playing a full role as provider as well as manager.

The Mayor added that his Manifesto objectives were fully reflected in the Business and Delivery Plan and he commended it to the Cabinet.

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 7-0,

RESOLVED that:

(1) the performance of Lewisham Homes against its targets, as set out in the report and appendices be noted;

(2) the new Corporate Plan 2019-22 Building our Future in Appendix 1 be received; and

(3) the Business Plan for 2019-20 in Appendix 2 be reviewed and approved.

**63. Re-commissioning of Healthwatch NHS Complaints Service Lewisham**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Chris Best, the Mayor and Cabinet, for the reasons set out in the report by a vote of 7-0

RESOLVED that a procurement exercise be carried out that will retender the Healthwatch Lewisham and NHS Complaints Advocacy Services securing a provider that delivers best value.

**64. Award of contract for NHS Health checks programme**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Chris Best, the Mayor and Cabinet for the reasons set out in the report by a vote of 7-0

RESOLVED agreed that a contract be awarded to One Health Lewisham Ltd (OHL) for the entire NHS Healthchecks programme, for a term of 2 years with the potential for 2 further years' extension at the Council's discretion, at a value of up to £1,400,000.

**65. Re-commissioning of Building Based Day Services for Older Adults**

The Deputy Mayor made a full presentation about the consultation events which were to take place prior to any final decisions being reached and indicated she would be in attendance at some of the planned meetings.

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Chris Best, the Mayor and Cabinet for the reasons set out in the report by a vote of 7-0

RESOLVED

(1) the wide range of community based activities now available to older adults in Lewisham as set out be noted;

(2) the details of the current building-based day service offer for older adults commissioned at Cedar Court, Cinnamon Court and the Calabash Centre and the ongoing reduction in usage as set out be noted;

(3) the proposal that the three services should be commissioned as a single

offer at one location with a potential saving of £135,000 be noted;

(4) the proposal that the single location should be the Calabash Centre, George Lane, Lewisham be noted;

(5) there will no longer be a specific stand-alone BAME day service;

(6) officers commence a formal consultation with service users, their families and key stakeholders the results of which will be reported back to Healthier Communities Select and Mayor and Cabinet in October 2019, the consultation period having been extended from 12 to 14 weeks to reflect comments from HCSC about consultation over the summer; and

(7) existing contracts with Hestia at Calabash and with Housing 21 at Cinnamon Court and Cedar Court be extended up until the end June 2020 (6-9 months) to support the consultation and the implementation of any potential outcomes.

**66. Response to Overview and Scrutiny Committee - Council's Procurement Procedures**

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

RESOLVED that the report be approved and forwarded to the Overview & Scrutiny Committee.

**67. Response to comments by Overview and Scrutiny Committee on Legal advice**

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

RESOLVED that the report be approved and forwarded to the Overview & Scrutiny Committee.

**68. Response to HCSC referral re Health Visitors**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Chris Best, the Mayor and Cabinet:

RESOLVED that the report be approved and forwarded to the Healthier Communities Select Committee.

**69. Response to Sustainable Development Select Committee - Fire Safety in Lewisham**

Having considered an officer report, and a presentation by the Cabinet Member for Housing, Councillor Paul Bell, the Mayor and Cabinet:

RESOLVED that the response be approved and forwarded to the Sustainable

Development Select Committee.

**70. Director of Planning three responses to Select Committees**

**Response to Comments of Sustainable Development Select Committee on Neighbourhood CIL – on New Cross Framework and Station Opportunity - on Planning Annual Monitoring Report and on Pubs**

An addendum containing a response to the Select Committee's referral on pubs was available and considered at the meeting.

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

RESOLVED that the four responses be approved and forwarded to the Sustainable Development Select Committee.

**71. New Homes Programme Update – Bampton Estate**

Cabinet Member for Housing, Councillor Paul Bell confirmed residents had opted for a smaller scheme with more tree planting.

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 7-0

RESOLVED that:

(1) the strategy to revise the scheme for new housing at Bampton Estate be endorsed in response to comments raised during the planning process for the previous scheme for 50 new over 60s housing units (Planning Application reference DC/18/106504) submitted in March 2018.

(2) approval be given to submit a new planning application for a revised scheme, noting the reduction from 50 to 39 homes and the change from over 60s sheltered homes to over 55s general needs housing.

(3) the 39 new homes will be social rented housing let to over 55s at London Affordable Rent levels.

(4) planning application DC/18/106504 be withdrawn once the new application for 39 homes has been validated.

(5) the Section 105 Consultation undertaken in 2017 remains valid and that the changes to the scheme do not necessitate a repeat of this consultation.

(6) the development of a local lettings plan that will give priority to Northmoor tenants, if they would like to move into the new homes and downsizing tenants living on the Bampton Estate be approved.

**72. 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

- 20. New Homes Programme Update – Bampton Estate part 2
- 21. Integrated Housing IT System Approval
- 22. Church Grove - Agreeing Lease for Development to Start

### **73. New Homes Programme Update – Bampton Estate part 2**

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 7-0:

RESOLVED that:

- (1) the revised scheme has reduced costs compared with the previous application and the scheme has a stated positive NPV;
- (2) the cost for the architects and other professional services required to submit a revised scheme was approved in the 2nd PID report submitted in February 2019 with the PID not covering the Post-Contract programme costs, fees or any works including detailed design and build of the homes.
- (3) the revised scheme which retains 19 Bampton Road negates the need to purchase from L&Q and demolish 19 Bampton Road (stated sale price plus all associated legal/valuation costs and demolition).
- (4) the revised scheme provides 39, 1-bedroom social rent housing units and these are to be let at London Affordable Rent (LAR) levels and the scheme appraisal assumes a stated LAR rental income of per unit, per week plus service charge;
- (5) a decision by Mayor and Cabinet on 11 July 2018 approved a construction budget for the Bampton scheme.
- (6) Parts 1 (public) and 2 (closed) of this item be jointly considered in order to reach a decision on whether to progress the revised scheme to planning.

### **74. Integrated Housing IT System Approval**

Having considered a confidential officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report by a vote of 7-0:

RESOLVED that:

- (1) the contents of the report and the business case for commencing the procurement of an Integrated Housing IT System be noted;
- (2) the commencement of a tender exercise in order to procure an Integrated Housing IT System be approved;
- (3) authority be delegated to the Executive Director for Customer Services to finalise the tender documents; and
- (4) authority be delegated to the Executive Director for Customer Services to award the contract to the winning bidder resulting from the competitive tender, and as recommended by the appointed procurement evaluation panel.

**75. Church Grove - Agreeing Lease for Development to Start**

Councillor Sophie McGeevor declared a prejudicial interest as a member of RUSS and withdrew from the meeting during consideration of this item.

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 7-0:

RESOLVED that:

- (1) the principles guiding the changes to the lease and the Development Agreement for the Church Grove site as set out be noted;
- (2) authority be delegated to the Director of Regeneration and Place, in consultation with the Head of Law, to agree the necessary amendments to the terms of the Development Agreement and lease with RUSS in line with the principles set out.

The meeting closed at 7.29pm.