

<b>OVERVIEW &amp; SCRUTINY BUSINESS PANEL</b>		
<b>Report Title</b>	Decisions made by Mayor and Cabinet on 14 January 2015	
<b>Key Decision</b>		Item No. 5
<b>Ward</b>	All	
<b>Contributors</b>	Chief Executive/Head of Business and Committee	
<b>Class</b>	Part 1	Date: 27 January 2015

## 1. Recommendation

To consider key decisions made by the Mayor and Cabinet on 14 January 2015 which will come in to force on 28 January 2015.

## 2. Background

2.1 The Mayor and Cabinet considered the following key decisions on 14 January 2015.-

2.2 The notice of decisions made in respect of the reports are attached as an Appendix. Under the provisions of Standing Orders Part IV E 14, members may call in an executive decision within 7 days. If these reports are not called in they will come into force on 28 January 2015.

- (i) Borough 20 mph Speed Limit
- (ii) River Corridors Improvement Plan
- (iii) Local Flood Risk Strategy
- (iv) New Homes, Better Places Phase 3 Update
- (v) Homelessness, Lewisham Homes Property Acquisition; update on current initiatives and future additions options
- (vi) Redevelopment Heathside and Lethbridge Phase 4 Update
- (vii) Housing Regeneration Leaseholder BuyBacks
- (viii) Adoption of Lewisham Community Infrastructure Levy Charging Schedule
- (ix) Planning Obligations SPD Adoption
- (x) London Councils' Grants Scheme
- (xi) Redress Schemes for Letting Agency Work and Property Management Works
- (xii) Provision of Grounds Maintenance Services Lewisham Homes



## NOTICE OF DECISIONS MADE AT THE MAYOR & CABINET

### 1. **Boroughwide 20 mph speed limit**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Alan Smith the Mayor agreed:

- i) the proposed approach for the implementation of a 20mph limit on all borough roads, including the proposed programme for planning and delivery of the new limit and mitigation;
- ii) to authorise officers to initiate the statutory procedures to extend the coverage of 20mph limits to all roads for which Lewisham is the Traffic and Highway Authority;
- iii) to the preparation of a communication and publicity campaign to be carried out in parallel with the statutory procedures and scheme implementation;
- iv) that the impact of the implementation of a borough wide 20 mph limit be monitored and reported to Mayor & Cabinet; and
- v) to the use of £1.13m from reserves to fund (i) to (iv) above.

### 2. **River Corridors Improvement Plan**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Alan Smith the Mayor agreed:

- (i) the draft River Corridors Improvement Plan SPD for public consultation  
in accordance with the Statement of Community Involvement,  
and  
recommend that the Council do the same; and
- (ii) to delegate authority to the Executive Director for Resources and Regeneration to make any minor changes to the text and format of the document prior to the document going to public consultation.

### **3. Local Flood Risk Strategy**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor agreed

- (i) the draft Local Flood Risk Management Strategy for public consultation, and recommended that Full Council do the same; and
- (ii) to delegate power to the Director of Resources and Regeneration to make any minor changes to the text and format of the document prior to the document going to public consultation.

### **4. New Homes, Better Places Phase 3 Update**

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

- (i) noted the progress made in delivering new Council homes in the Borough;
- (ii) noted the progress made in reviewing sites for their potential for new build housing;
- (iii) approved the proposal for the ten sites identified below, to proceed with more detailed design and resident consultation exercises, with a view to developing them to the point that they would constitute phase three of the New Homes, Better Places programme. The ten sites proposed for this phase would provide up to 124 new homes.

New build schemes (98 homes):

- Eliot Bank, Forest Hill Ward (21 homes)
- Hillcrest Clubroom, Sydenham Ward (7 homes)
- Kenton Court, Bellingham Ward (29 homes)
- Greystead Road, Forest Hill Ward (30 homes)
- Somerville Court, Telegraph Hill Ward (11 homes)

Conversions programme (26 homes):

- Foreman House, Telegraph Hill Ward (2 homes)
- Slaithwaite Community Room, Lewisham Central Ward (1 home)
- Sector J Club Room, Telegraph Hill Ward (4 homes)
- Honor Oak Housing Office, Telegraph Hill Ward (6 homes)

- Pepys Housing Office, Evelyn Ward (13 homes)

- (iv). noted that the previously agreed tenure split of 80% rented and 20% sale is maintained and that the location of the units proposed for sale will be presented to Mayor and Cabinet in the next update report. This will take into account the market conditions at the time and professional sales advice;
- (v) noted that final approval to proceed with these sites is expected to be sought in September 2015;
- (vi) agreed that in order to maintain maximum pace with delivering the programme, planning permission be sought for the demolition of Kenton Court and Somerville, as soon as possible after they have been decanted and to delegate authority to the Executive Director of Customer Services to let a demolition contract in situ;
- (vii) noted the progress made by Phoenix Community Housing in developing plans for a 60 unit extra care scheme at Hazelhurst Court in Bellingham, as set out in section 10, and;
- (viii) approved the use of Section 106 funding to support the delivery of that scheme, as set out in section 10 and delegates authority to the Executive Director for Customer Services, in consultation with the Director of Regeneration and Asset Management and Head of Law, to finalise the terms of that grant agreement.

## **5. Homelessness, Lewisham Homes Property Acquisition; update on current initiatives and future addition options**

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

- (i) noted the continuing extreme levels of demand faced by the Council from homeless households in the borough, and the progress in previously agreed measures that have been implemented to meet that demand;

- (ii) agreed to extend the previously agreed budget for capital works for Hamilton Lodge and 118 Canonbie Road, as set out in section 5 of the report;
- (iii) noted the business case for an additional programme of property acquisition, to be carried out by Lewisham Homes, as set out in section 6 of the report
- (iv) agreed that the Council provides a loan of up to £20m to Lewisham Homes, on the terms set out at section 8 of this report, to enable Lewisham Homes to acquire up to 100 new units as an additional intervention to help manage homelessness demand, and that the authority to finalise the terms of the loan agreement be delegated to the Executive Director for Resources and Regeneration;
- (v) agreed to the proposed changes to the Management Agreement between the Council and Lewisham Homes and to Lewisham Homes' Articles of Association as set out in section 9 to enable Lewisham Homes to acquire and own property, and to initiate discussions with the HCA regarding obtaining Registered Provider status, and agreed that authority to finalise and approve further minor amendments as a result of discussions with Lewisham Homes' Board in this regard be delegated to the Executive Director for Customer Services; and
- (vi) noted the timetable and scope of the proposed project to review and consider an extension of Lewisham Homes' Management Agreement after its expiry in 2017, including the potential ways in which Lewisham Homes might further evolve to help meet the Council's housing priorities, as set out at section 10 of the report.

## **6. Redevelopment Heathside and Lethbridge Phase 4 Update**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor,

- (i) subject to Secretary of State's consent under Section 19 of the Housing Act 1985 being obtained, agreed to the appropriation of the Council owned land within Phase 4 of the Heathside and Lethbridge Estate re-development scheme, shown in bold edging on the plan attached to the report, from housing purposes to planning purposes under Section 122 of the Local Government Act 1972; and
- (ii) approved the making of an application to the Secretary of State under Section 19 of the Housing Act 1985 for consent to the appropriation.

## **7. Housing Regeneration leaseholder BuyBacks**

Having considered both an officer open and confidential report, and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor,

- (i) agreed that any properties in the schemes set out which were previously sold under the Right to Buy be repurchased by the Council at market value (to include 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 Corporate Asset Services in consultation with the Head of Law to negotiate, agree and conclude the acquisition terms.
- (ii) noted the financial information provided;
- (iii) agreed that the budgets already programmed into the Capital programme be brought forward to 2015/16 to enable the buy backs to proceed.
- (iv) agreed to delegate authority to the Executive Director for Resources and Regeneration to agree the programming of the required budget.

## **8. Adoption of Lewisham Community Infrastructure Levy Charging Schedule**

Having considered an officer report and a presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor:

- (i) approved the:
  - Lewisham Community Infrastructure Levy (CIL) Charging Schedule as set out at appendix 1 to the report
  - Lewisham CIL Regulation 123 List as set out at appendix 2 to the report.
  - Lewisham CIL Installments Policy as set out at appendix 3 to the report; and
- (ii) recommended that Full Council adopt the:
  - Lewisham Community Infrastructure Levy (CIL) Charging Schedule as set out at appendix 1 to the report
  - Lewisham CIL Regulation 123 List as set out at appendix 2 to the report.

- Lewisham CIL Installments Policy as set out at appendix 3 to the report.  
With an implementation date of 1<sup>st</sup> April 2015.

## **9. Planning Obligations SPD Adoption**

Having considered an officer report and a presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor:

- approved the Planning Obligations SPD;
- recommended that Council adopt the Planning Obligations SPD; and
- delegated power to make any minor editorial changes to the text and format of the document prior to consideration by full Council, to the Executive Director for Resources and Regeneration.

## **10. London Councils' Grants Scheme**

Having considered an officer report and a presentation by the Cabinet Member for the Third Sector and Community, Councillor Joan Millbank, the Mayor:

- agreed the overall expenditure for the London Councils Grants Scheme in 2015/16 of £10.5m; and
- agreed a sum of £306,024 in respect of the London Borough of Lewisham's contribution.

## **11. Redress Schemes for letting Agency Work and Property Management Works**

Having considered an officer report and a presentation by the Cabinet Member for the Public Realm, Councillor Rachael Onikosi, the Mayor:

- agreed to delegate the implementation and enforcement arrangements for The Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to Belong to a Scheme etc.) (England) Order 2014 (2014 No.2359), to the Executive Director of Community Services in consultation where appropriate with the Head of Strategic Housing;
- agreed that the penalty for non-compliance with the Order shall be £5000; and
- agreed to authorise the Executive Director for Community Services, in consultation with the Head of Strategic Housing, to

periodically review the monetary penalties for non-compliance with the Order, taking the recommendations of Department of Communities and Local Government guidance into account and to subsequently determine an alternative penalty level if considered appropriate. This will include any decision on whether to allow any penalty reduction for 'prompt' payment or a penalty reduction or waiver in extenuating circumstances.

## **12. Provision of Grounds Maintenance Services Lewisham Homes**

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

- (i) approved, in principle, Lewisham Homes to take over the management of the estates element of the grounds maintenance service either in partnership with an external contractor or deliver it internally through their Direct Labour Organisation (DLO); and
- (ii) approved the consultation proposals as outlined in paragraph 5 of the report.

**Barry Quirk  
Chief Executive  
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15 January 2015**