

# Public Document Pack

## MINUTES OF THE MAYOR AND CABINET

Wednesday, 11 November 2015 at 6.00 pm

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

ALSO PRESENT: Councillor Jim Mallory, Councillor Jamie Milne, Councillor Jacq Paschoud and Councillor John Paschoud.

### 285. Declaration of Interests

Councillor Janet Daby declared a personal interest in Item 5 as Chair of the Trustees Steering Group for Goldsmiths Community Centre.

### 286. Minutes

RESOLVED that the minutes of the meeting held on October 21 be confirmed and signed as a correct record subject to the following typographical corrections to Minute 277(5):

- b) Wild **Goose** Drive, Telegraph Hill
- i) Honor Oak Community & Youth Centres, Telegraph Hill

### 287. Outstanding Scrutiny Matters

The Mayor received confirmation that there had been no slippage since the last report.

RESOLVED that the report be noted.

### 288. Matters Raised by Scrutiny and other Constitutional Bodies

*Decisions made at Mayor and Cabinet on 21 October 2015 – Community Budget: Establishment of a joint committee between Lambeth, Lewisham and Southwark*

In response to the written request from the Business Panel, the Mayor agreed that the Head of Law be asked to ensure a proper framework was set up to regulate joint committees created as part of Partnership working arrangements.

*Decisions made at Mayor and Cabinet on 21 October 2015 – Lewisham 2020*

In response to the written request from the Business Panel, the Mayor observed the 2020 document was guided by Councillor input and would help to shape officer savings proposals, being additional to existing processes. Scrutiny would retain its vital role and the new document would serve to ensure a strategic approach was taken over a longer period rather than taking an individual year approach.

The Mayor noted the request to establish a new strategic document and agreed there should be a refreshed Lewisham's Community Strategy in the long term but believed there was insufficient available capacity to undertake that task immediately. The Mayor noted the request made by the Business panel and pledged to return to that request at a future date.

#### *Other Scrutiny Matters*

Having considered officer reports, the Mayor, agreed that officers be required to prepare responses to the following submissions by Scrutiny bodies:

Overview & Scrutiny Committee – London Fire Brigade  
Overview & Scrutiny Committee – Devolution  
Sustainable Developments Select Committee – Publishing Viability Assessments  
Sustainable Developments Select Committee – S106 funds and CIL

RESOLVED that:

- (1) The Head of Law be asked to prepare a framework to regulate joint committees created as part of Partnership working arrangements;
- (2) The Business Panel referral on Lewisham 2020 be noted;
- (3) The Executive Director for Community Services be asked to prepare a response to the Overview & Scrutiny Committee's referral on the London Fire Brigade;
- (4) The Executive Director for Resources & Regeneration be asked to prepare a response to the Overview & Scrutiny Committee's referral on Devolution;
- (5) The Executive Director for Resources & Regeneration be asked to prepare a response to the Sustainable Development Select Committee's referral on Publishing Viability Assessments;
- (6) The Executive Director for Resources & Regeneration be asked to prepare a response to the Sustainable Development Select Committee's referral on the use of Section 106 funds and the Community Infrastructure Levy update.

#### **289. Voluntary Sector Accommodation Implementation Plan update**

The report was presented by the Cabinet Member for the Third Sector, Councillor Joan Millbank, who outlined the consultation process and confirmed changes had been made to the original proposals following detailed consideration of the responses received. She also set out the context of Central Government funding reductions which had impacted on the provision of all local services. She stressed that the majority of the centres reviewed would continue to function, either in their current building or in a new building funded by the provision of new affordable homes. She concluded by acknowledging the process had not been easy and there was deep personal attachment to various centres from individuals who had devoted a lot of time

and effort in supporting their local community.

The Executive Director for Community Services's representative then outlined the proposals for each centre and explained how the original plan for the rationalisation of community provision had changed since July 2014. She clarified that the Honor Oak consultation meeting on September 4 had been called by the Association rather than the Council and all three Ward Councillors had been in attendance.

The Mayor was then addressed by ten speakers representing six of the centres.

Yvonne Peart of the Honor Oak Community Association called upon the Mayor to reconsider the proposals for her centre and asked that a bid for a Community Asset Transfer should be entertained.

Kristina Green representing Wesley Halls reinforced their written representation saying they had no objection to the housing provision as long as the existing community building was retained. She was supported by Helen Bashford of Brighter Horizons, one of the Wesley Halls user groups, who said the existing building was ideal for wheelchair users.

Sarah Hanks, Julia Adam and Celia Holman made a joint presentation on Brandram Road calling for the retention of their centre. They expressed interest in agreeing a full repairing lease but said they needed more time to confirm the arrangement and would be helped by a Council agreement to a sliding scale lease agreement. Officers indicated they could give further consideration to a sliding scale agreement.

Jackie Bishop, the Chair of the Pensioners Forum said her group had been based in the Saville Centre for 9 years and asked the Mayor to reconsider his proposals, as she did not believe the alternatives identified would be appropriate. She was supported by Bridget Sam Bailey of the Artful Dodgers, a self support group for heart disease sufferers who also said identified alternatives could not be used by her group.

Bishop Justus Mugbeh of the Milton Court TRA pleaded for the retention of the Woodpecker Community Centre, saying it was a vital community hub in an area of high deprivation.

Ken Wakeman spoke about the Barnes Wallis Community Centre, explaining he had been the voluntary unpaid manager there for 11 years and he called for the retention and expansion of the Centre.

The Mayor then received the views of Councillors Dromey and Best in support of the officer proposals before considering each facility individually and agreeing the recommendations shown in section 6 of the report.

Having considered an officer report, and presentations by the Cabinet Member for the Third Sector, Councillor Joan Millbank, and ten representatives on behalf of six Community Centres, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the consultation feedback as summarised in section 6 of the report and the full submissions in appendices B & B1-3 be noted; and.

(2) the recommendations for each of the 16 community centres:

Barnes Wallis Community Centre: Telegraph Hill Ward  
Brandram Rd Community Hall: Blackheath Ward  
Champion Hall: Bellingham Ward  
Clare Hall: Brockley Ward  
Evelyn Community Centre: Evelyn Ward  
Ewart Rd Club Room: Crofton Park Ward  
Goldsmiths Community Centre: Whitefoot Ward  
Honor Oak Community Centre: Telegraph Hill Ward  
Lethbridge Club Room: Blackheath Ward  
Saville Centre: Rushey Green Ward  
Scotney Hall: New Cross Ward  
Sedgehill Community Centre: Bellingham Ward  
Venner Rd Hall: Sydenham Ward  
Wesley Halls: Downham Ward  
Woodpecker Community Centre: New Cross Ward

as shown in section 6 of the report be approved and officers be instructed to proceed to the next stage of implementation.

#### **290. Public Accounts Select Committee Income Generation Referral**

Councillor Kevin Bonavia said he appreciated the work done by the Public Accounts Select Committee and would ensure a full response was given. The Mayor said income generation had to be given a higher profile and therefore he would be giving responsibility the oversight of corporate efforts to attract income to Councillor Bonavia.

Having considered an officer report, the Mayor,

RESOLVED that the views and recommendations of the Committee set out in the main report at Appendix A be received and the Executive Director for Resources and Regeneration be asked to prepare a response to the Review's recommendations for Mayoral consideration.

#### **291. Lewisham 2020 5 year Forward view**

The Mayor indicated his response to the Business Panel's views on this item was as shown above in these minutes.

Having considered an officer report and a presentation from the Cabinet Member for Policy and Performance, Councillor Joe Dromey, the Mayor, for the reasons set out in the report:

RESOLVED that the council's five year forward view summary be approved.

## **292. Children and Young People Plan 2015-2018**

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Paul Maslin, the Mayor for the reasons set out in the report:

RESOLVED that:

- (1) the Children and Young People's Plan 2015-18 be received and submitted to Council for approval; and
- (2) authority be delegated to the Executive Director for Children and Young People to make amendments to the Plan in the light of further comments and data received, prior to it being placed before Council.

## **293. Annual Complaints Report**

The Executive Director for Customer Services's representative informed the Mayor that the report had not yet been considered by the Public Accounts Select Committee.

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

RESOLVED that the contents of the report be noted and no amendments be made to the Council's complaints policy following consideration of the contents and the concerns raised by the Independent Adjudicator.

## **294. Annual Parking Report**

The Executive Director for Customer Services's representative informed the Mayor that the report had been considered by the Sustainable Development Select Committee which had no comments to make.

Having considered an officer report and a presentation from the Cabinet Member for the Public Realm, Councillor Rachel Onikosi, the Mayor agreed that:

- (1) the progress of the 2014/15 CPZ programme be noted.
- (2) the priority list for 2015/16 CPZ programme be noted.
- (3) the annual financial performance as set out be noted; and
- (4) contractor performance as set out be noted.

## **295. Heathside and Lethbridge Phase 5 & 6 Decant**

Having considered both an open and 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 progress of the Heathside and Lethbridge regeneration scheme be noted;
- (2) having considered the responses to the statutory Section 105 consultation, the Council should carry out the decant of Heathside and Lethbridge Phase 6 tenants.
- (3) where necessary, Notice of Seeking Possession be served and possession proceedings brought against secure tenants in Lethbridge Close Phase 6 blocks under ground 10 of Schedule 2 to the Housing Act 1985;
- (4) secure tenants in Lethbridge Close Phase 6 blocks are re-housed as set out;
- (5) home loss and disturbance payments are made to displaced secure tenants and leaseholders where appropriate in accordance with the Land Compensation Act 1973; and
- (6) the financial information provided be noted and the changes to the proposed budget requirements set out in the confidential report be approved.

#### **296. Financial Forecasts**

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

RESOLVED that: the current financial forecasts for the year ending 31 March 2016 and the action being taken by the Executive Directors to manage down the forecasted year-end overspend be noted.

#### **297. NNDR LLW accreditation discount**

The Mayor praised this initiative and said he believed it should be the subject of widespread publicity.

Having considered an officer report, and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, supported by Councillor Joe Dromey, who credited LB Brent with the original idea, the Mayor for the reasons set out in the report:

RESOLVED that:

- (1) a one off discount in NNDR based on the cost of accreditation in 2016/17 be offered to businesses that become accredited by the Living Wage Foundation and who meet the criteria set out;
- (2) a discount be offered set at one of the options indicated;
- (3) the discount be offered on a 'first come first served' basis until the

Council's overall contribution equals £20,000 within the 2016/17 financial year and once the Council's £20,000 contribution has been reached, to offer no further discounts; and

(4) the scheme be reviewed in 2016/17 to determine whether it should be offered in future years.

## **298. Location Priority Policy and Procurement Strategy**

The Acting Monitoring Officer confirmed there was no requirement for this item to be the subject of further ratification at Council. Although the Housing Strategy was reserved to Council, its supporting policies and detailed service delivery plans were not subject to Council decision.

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:

- (1) the consultation undertaken on the Location Priority Policy and the Temporary Accommodation Procurement Strategy be noted;
- (2) the scrutiny of the Location Priority Policy and Temporary Accommodation Procurement Strategy by Housing Select Committee on 27 October 2015 be noted;
- (3) the Location Priority Policy, attached as Appendix A, be approved;
- (4) the Temporary Accommodation Procurement Strategy, attached as Appendix C, be approved;
- (5) following necessary approvals the Location Priority Policy and Temporary Accommodation Procurement Strategy be published in November 2015.
- (6) authority be delegated to the Executive Director for Customer Services to make any minor changes to the Location Priority Policy and Temporary Accommodation Procurement Strategy and to prepare for publication.

## **299. Housing Led Regeneration**

The Mayor was addressed by Andy Black, a Witney Path resident, who stated many of the Freeholders and Tenants of Witney Path and Shifford Path were concerned that their views had not been adequately sought or represented during the process of surveys and sought the reassurance of the Cabinet that a dialogue would be opened up with the residents of both streets regarding the housing stock transfer, condition of the estate and relationships with L&Q and Lewisham Homes.

The Mayor was also addressed by Ward Councillor, John Paschoud, who gave the proposals a cautious welcome.

The Mayor, as a past councillor for the former Sydenham East Ward, said he very aware of the complexity of the issues in the locality involving, as it did, leaseholders, freeholders and tenants, but believed the opportunity existed to find a solution which would benefit the entire area

Having considered both an open and a confidential officer report, and presentations by the Cabinet Member for Housing, Councillor Damien Egan, and from a local resident, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the work and consultation with residents carried out so far on the Bampton estate be noted;

(2) Officers proceed to develop a proposal for new council homes as set Out;

(3) Officers proceed to develop a proposal for a wider regeneration scheme with L&Q as set out;

(4) Officers develop these proposals in consultation with residents and statutory consultation under Section 105 of the Housing Act 1985 be carried out on the proposals and reported back to Mayor and Cabinet;

(5) Officers look at procurement options and delivery structure for both proposals; and

(6) an Equalities Analysis Assessment be undertaken on the proposals and reported back to Mayor and Cabinet at the same time as the results of the Section 105 consultation.

(7) the financial and commercial advice provided to date be noted;

(8) authority be delegated to the Executive Director for Customer Services and Executive Director for Regeneration and Resources to commence discussions with L&Q with a view to developing a commercially sound approach for a wider regeneration scheme on the Bampton estate; and

(9) the initial budget as set out be approved.

### **300. Sheltered Housing Investment and Improvement Programme**

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:

(1) the findings of the consultation exercise that has been carried out with the tenants of the Council's 18 sheltered housing schemes, as set out be noted;

- (2) on the basis of these consultation results, an enhanced housing management service, funded by service charges to tenants and the existing management fee to Lewisham Homes, be introduced in all 18 schemes, and that the transfer be approved;
- (3) the current floating support service be transferred to Lewisham Homes (with staff transferring under TUPE arrangements where applicable and subject to staff consultation), and is expanded in a manner that directly addresses the concerns raised by tenants during consultation, as outlined;
- (4) officers estimate that the new service charge to tenants will be £23.62 per week, to be implemented from April 2016, be noted, subject to further and final consultation with tenants as part of the Council's annual rent and service charge setting process;
- (5) a service charge assistance fund be implemented for any existing tenants not in receipt of housing benefit who experience financial hardship as a result of this new service charge, in the manner set out; and
- (6) the finalisation of the transfer and proposals for the new service be delegated to the Executive Director for Customer Services as advised by the Executive Director for Resources and Regeneration.

### **301. Hornimans loan facility**

The Mayor said he was a past member of the Horniman's fund raising committee and he believed it had a proven track record in attracting funding.

Having considered an officer report, and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor, for the reasons set out in the report:

RESOLVED that:

- (1) a £670,000 interest bearing loan facility to Horniman Museum and Gardens be approved for the development of its gallery spaces to be paid back over a period of no more than 15 years, subject to Heritage Lottery funding of £3.3m being granted and other pledged funding of at least £730,000 being received; and
- (2) authority be delegated to the Executive Director for Resources and Regeneration responsibility to finalise the terms of the loan agreement with the Horniman Museum and Gardens.

### **302. 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

19 ICT Shared Service

20. Heathside and Lethbridge Decant part 2

21. Housing Led Regeneration part 2

### **303. ICT Shared Service**

Having considered a confidential officer report, and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) Lewisham Council establishes a shared service with Brent from 1 April 2016 subject to the London Borough of Brent agreeing to the Shared ICT Service structure in substantially the same form as set out ;

(2) A Shared ICT Service with the London Borough of Brent in the form set out be approved with Brent acting as the legal 'host' of the shared service and employing all the staff of the shared service and entering into contracts on behalf of the shared service where it is for the benefit of both Councils;

(3) The Shared ICT Services Agreement in the form set out in annex A be approved and any final minor amendments required to the agreement be delegated to the Executive Director for Customer Services on the advice of the Head of law.

(4) A Joint Committee in accordance with the Terms of Reference as set out in annex B be approved, to compose of two members from each Council, to set the strategic direction for the shared service and that the Cabinet Member for Resources and the Cabinet Member for Policy and Performance should represent Lewisham on this committee;

(5) Shared ICT Services Management Board made up of an Executive Director, or their appointed nominee, from each Council be approved;

(6) Where Brent will be entering into a contract on behalf of the shared service, the procurement of the contracts where the value to the Council is £500,000 or below, be procured in accordance with Brent's Contract Procedure Rules and the Procurement Protocol and awarded by the Executive Director of each Council;

(7) Mayoral decisions relating to Lewisham's ICT infrastructure should be delegated to the Joint Member Committee except for a small number of critical decisions that shall be reserved to the Mayor:

- expanding the shared service to other partners or withdrawing from the

- partnership;
- altering the terms and conditions of the partnership;
- setting the annual budget;
- disposing of Intellectual Property Rights; and
- awarding of contracts above £500,000.

(8) decisions taken by the Joint Committee and the Council's officer on the Shared Service Management Board will be subject to member scrutiny by Brent and Lewisham according to their respective constitutions;

(9) the budget for 2016/17 for the shared service be £3.4m with a financial contribution from Lewisham of £1.7m to cover the fixed costs of the shared service (variable costs will be met by individual Councils). These figures are consistent with the ICT savings agreed at Mayor and Cabinet on 30 September. Agreement of the budget for subsequent years shall be brought back for a decision from the Mayor;

(10) the interim arrangements set out be approved;

(11) the London Borough of Brent's report to their Executive requesting approval to the Shared ICT Service with the London Borough of Lewisham be noted.

#### **304. Heathside and Lethbridge Decant Part 2**

Commercially sensitive financial information on the scheme was considered in conjunction with the Open report on the same matter.

#### **305. Housing Led Regeneration part two**

Commercially sensitive financial information on the scheme was considered in conjunction with the Open report on the same matter.

The meeting closed at 9.06pm.