

MINUTES OF THE MAYOR AND CABINET

Wednesday, 15 January 2020 at 6.30 pm

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

218. Declaration of Interests

None were made.

219. Minutes

RESOLVED that the minutes of the meeting held on December 11 2019 be confirmed and signed as a correct record.

220. Matters Raised by Scrutiny and other Constitutional Bodies

No matters were raised.

221. Outstanding Scrutiny Matters

RESOLVED that the report be noted.

222. Comments of the Sustainable Development Select Committee on cycling

RESOLVED that the Select Committee's comments be received and the Executive Director for Housing, Regeneration and Environment be asked to provide a response.

223. Comments of the Sustainable Development Select Committee on parking policy

RESOLVED that the Select Committee's comments be received and the Executive Director for Housing, Regeneration and Environment be asked to provide a response.

224. Achilles Street Estate Regeneration Ballot Results

The report was presented by the Cabinet Member for Housing, Councillor Paul Bell who highlighted the strong vote in favour in a ballot with a very high turn out.

Local member Councillor Joe Dromey praised the Cabinet Member and officers who had secured an overwhelming mandate in the face of noisy opposition. He urged the next steps be taken with a spirit of involvement with

the local community in the design and development process. He drew attention to the community co-design process that had taken place at Tidemill

The Mayor added his congratulations to all involved especially the residents and promised efforts would continue to reduce the housing waiting list.

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 10-0:

RESOLVED that:

(1) the results be noted of the Resident Ballot for Estate Regeneration on the Achilles Street Estate, where 72.8% of residents who voted, voted "Yes" with a turnout of 92%.

(2) the Council and Lewisham Homes should now develop the proposals for regenerating the Achilles Street Estate in line with the information set out in the Council's Landlord Offer to residents, that was agreed by Mayor and Cabinet in September 2019;

(3) authority be delegated to the Executive Director for Housing Regeneration and Environment to carry out a statutory s105 consultation on the proposals for regenerating the Achilles Street Estate with the results of that consultation being reported back to Mayor and Cabinet for consideration.

(4) engagement is continuing with residents on the estate as set out;

(5) repairs will continue to take place on the estate, and that Lewisham Homes are currently working to assess what essential works may be required should demolition take place as proposed;

(6) new secure lettings be stopped on the Council properties in Azalea House, Austin House, Fenton House and 363 New Cross Road, and to use any voids that arise for temporary accommodation for homeless households or other residential uses as identified by the Council's housing services; and

(7) a further report be presented setting out the position and requirements for the residential and commercial land assembly.

225. Adopting a Residents Charter for Estate Regeneration

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 10-0:

RESOLVED that:

(1) the responses received from the Residents' Charter consultation be noted;

(2) the final principles set out should be adopted as the Residents' Charter for

all residents in Lewisham whose homes will form part of Council led estate regeneration schemes; and

(3) a final Residents' Charter document should be created that includes the agreed principles alongside explanatory text, and authority be delegated to the Director of Regeneration and Place to work in conjunction with the Director of Strategy & Communications to approve the final version.

226. Housing Strategy

The report was presented by Councillor Paul Bell who indicated the Strategy had been considered by the Housing Select Committee and no specific comments had been raised.

The Strategy was praised by the Mayor who reported Lewisham's efforts had received national attention.

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 10-0:

RESOLVED that:

(1) the support of the Housing Select Committee on the draft strategy consultation document be noted,

(2) the key themes, main priorities for action and strategic objectives for the proposed Housing Strategy 2020-26 contained within the document at appendix A

(3) an eight week consultation, as detailed, be approved.

227. Building for Lewisham part 1

The Mayor praised what he believed was an exciting and realistic programme and he recorded his thanks to the Mayor of London and the GLA for ensuring money was made available to build new homes.

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 10-0:

RESOLVED that:

(1) the update provided for the Council's initial housebuilding programme be noted;

(2) Lewisham Homes, in collaboration with officers of the Council, will consult will local residents, ward councillors, local amenity groups and other relevant stakeholders about the Council's intention to redevelop these sites within the Building for Lewisham Programme;

- (3) the scope of the Building for Lewisham Programme be approved;
- (4) officers will return to Mayor and Cabinet to agree the addition or removal of specific schemes to/from the Building for Lewisham Programme beyond feasibility;
- (5) authority be delegated to the Executive Director for Housing Regeneration and Environment to initiate and carry out any s105 consultation required on sites within the Building for Lewisham programme, at the appropriate time;
- (6) the result of the s105 consultation will be referred back to Mayor and Cabinet for consideration and approval to continue with the development;
- (7) authority be delegated to the Executive Director for Housing Regeneration and Environment to approve the submission of proposals for planning permission and discharge of conditions, non-material amendments and section 73 applications - where applicable - as part of the programme and authorises Lewisham Homes to act on behalf on the Council with respect to all of the above, subject to approval of any s105 consultation required;
- (8) the request for feasibility budgets be noted for:
 - (a) Acquisitions programme (via Lewisham Homes);
 - (b) Identified sites where some feasibility work has begun (via Lewisham Homes);
 - (c) Site identification as part of the Council's ongoing pipeline;
- (9) the risks highlighted with regard to the delivery of this programme be noted and a report will return to Mayor and Cabinet on a quarterly basis to monitor progress;
- (10) this item is accompanied by a Part 2 report outlining the financial parameters of the programme as well as requests for additional spend on rooftop extensions and Canonbie Road;
- (11) officers will return to Mayor and Cabinet to approve the allocation of budgets for the purpose of commencement of building work;
- (12) a number of other schemes sit within the programme but will be the subject of separate Mayor and Cabinet reports.

228. Parking Policy update

The report was presented by Councillor McGeevor who said it would contribute to a pledge to make the borough carbon neutral by 2030.

The Mayor added that critical action needed to be taken and the tough measures enacted to combat the declared climate emergency had ensured Lewisham was now one of the leading boroughs in London in efforts to protect the environment.

Having considered an officer report, and a presentation by the Cabinet Member for Environment & Transport, Councillor Sophie McGeevor, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that:

(1) the results of the public consultation and recommendations from SDSC following from the meeting on 4 December 2019, be noted;

(2) the following updates to the Council's parking policy, included in the updated Parking Policy document be approved:

i. The introduction of an emissions based charging scheme for parking permits, as set out in the charging bands proposal in Appendix 4 as amended at the meeting. A separate £50 surcharge for diesel vehicles should also be implemented, but diesel vehicles that conform to the most recent vehicle emissions standards (Euro VI standards or higher) should be exempted. This exemption standard should be reviewed annually and revised per the latest research and emissions standards. Any refunds that need to be issued will incur a £15 administration cost;

ii. To automatically provide ten hours of visitor parking credit annually free of charge to all households when they purchase at least one paid annual resident parking permit as detailed in and to increase the cost of visitor permits as set out in that section and in Table 1;

Current cost	Proposed cost
1 hour	£1.40 £1.60*
Book of 10 vouchers	£10.00 - £16.00
5 hours	£2.80 - £3.20
Daily	£5.60 £6.40
Weekly	£20.00 - £25.60

*sold as part of a book of 10 permits

iii. To approve the proposal to harmonise the rate for PCNs at the Band A rate across the borough, as detailed in section 6.6. Approval for this will then need to be sought from London Councils;

iv. To provide only mandatory, enforceable disabled parking bays (and no longer provide advisory disabled parking bays), as detailed in section 6.7;

v. To amend the application criteria for disabled bays to new criteria set out in Appendix 6;

vi. To increase the tariff for pay and display parking to £0.50 for each 15 minute period for both cash and cashless payments as shown in section 6.8;

vii. To rationalise the number of pay and display machines in the borough as shown in section 6.8; and

- viii. To make the minor amendments, as detailed in section 6.11;
 - ix. Remove the limit on the number of 'floating car club permits' issued to car club operators, with this monitored closely by officers, as set out in section 6.12.
 - x. Approve the updated parking policy which incorporates the above amendments, as presented in Appendix 9.
- (3) the responses in sections 6.6, 6.7 and 10 to the views expressed on Wednesday 4 December 2019 by the Sustainable Development Select Committee be approved

229. 2020 21 Council Tax Base

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 10-0:

RESOLVED that:

- (1) the Council Tax Base calculation for 2020/21, as set out in the annual Council Tax Base government return, attached at Appendix A be noted;
- (2) Council be recommended to agree a Council Tax Base of 90,099.3 Band D equivalent properties for 2020/21;
- (3) Council be recommended agree a budgeted Council Tax collection rate of 97.0%;
- (4) Council be recommended to agree no changes be made to the Council Tax Reduction Scheme (CTRS) for 2020/21, that eligible claimants make a minimum contribution of 25% towards their council tax;
- (5) Council be recommended to approve the continuation of the discretionary Council Tax discount of 100% for care leavers up to the age of 25, as set out;
- (6) Council be recommended to agree that the existing policy of a 0% discount for second homes for 2019/20 be continued for 2020/21, as set out;
- (7) Council be recommended agree that the existing policy of a 0% discount for empty homes Class A (an empty property undergoing structural alteration or major repair to make it habitable) be continued, as set out;
- (8) Council be recommended to agree that the existing policy of a 100% discount awarded for a period of four weeks and then a 0% discount thereafter, for empty homes – Class C (a substantially empty and unfurnished property) be continued, as set out;
- (9) Council be recommended agree to increase the Long Term Empty Properties homes premium as set out in the 2019/20 Council tax Base Report,

from 50% to 100% from 1 April 2020, for properties empty between 2 and 5 years, and 200% for those empty 5 year or more with further incremental increases in future years, as set out;

(10) the proposed 2020/21 National Non Domestic Rate (NNDR) estimated net yield of £70m be noted, based on current information available; and

(11) Council be recommended agree to delegate the approval of the final 2020/21 NNDR1 form to the Interim S151 Officer for submission by the deadline of 31st January 2020.

230. Beckenham Place Park Swimming Concession

Having considered an officer report, and a presentation by the Cabinet Member for Environment & Transport, Councillor Sophie McGeavor, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that the procurement of a concession contract for lake activities in Beckenham Place Park with the minimum criteria outlined be approved.

231. Proposal to Transfer Management of Five Community Centres

The report was presented by Councillor Slater who stated he had received a number of communications expressing concern but that he was able to address these by setting out clearly in a Transfer Agreement the future arrangements that would be made.

Councillor Bell said in his role as a Telegraph Hill ward councillor he supported the transfer to Lewisham Homes and was happy the Honor Oak and Barnes Wallis centres would be retained for local use.

The Mayor concluded by underlining the continuing role of the Management Committees at the centres.

Having considered an officer report, and a presentation by the Cabinet Member for Community Sector, Councillor Jonathan Slater, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that:

(1) the transfer of management responsibility of the five centres listed be approved as from 1 April 2020, to include the ability for Lewisham Homes to make decisions on the community use of the centres and any change to the existing occupational arrangements; and

(2) delegated authority be given to the Executive Director for Community Services in consultation with the Head of Law for decisions about the nature and terms of agreement for the proposed transfer of responsibility.

232. Former Wide Horizon Sites part 1

Having considered both an open and 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 10-0:

RESOLVED that:

- (1) the three sites be declared surplus to the Council's requirements.
- (2) the Executive Director for Housing, Regeneration and Environment be authorised to seek authority to dispose of the three sites from the Secretary of State for Education;
- (3) Subject to that authority being obtained, authority be delegated to the Executive Director for Housing, Regeneration & Environment to agree the most appropriate method of disposal, and to dispose of the sites.

233. Response to Select Committee Surrey Canal Triangle Design Framework

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 10-0:

RESOLVED that the response be approved for reporting to the Select Committee against each of the matters raised.

234. Addey & Stanhope Instrument of Government

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Chris Barnham, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that the Instrument of Government for Addey and Stanhope School be made by Local Authority order dated 15 January 2020.

235. Local Authority Governor Nominations

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Chris Barnham, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that:

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

the following persons be nominated as a local authority governor for the schools concerned:

Mr. Olanrewaju Sharafa	Chelwood Nursery
Mr. Volker Kauschel	Sydenham

236. Local Authority Member Appointment Abbey Manor College

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Chris Barnham, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that Adam Bates be appointed as a Local Authority appointed member to the Abbey Manor College Management Committee. Abbey Manor College is Lewisham's Pupil Referral Unit.

237. Response to Public Accounts & Audit Panel Resourcing of Financial Services and Audit

Having considered an officer report, and a presentation by the Cabinet Member for Finance & Resources, Councillor Amanda De Ryk, Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that the proposed actions and response set out in section 5 be reported to the Public Accounts Select Committee.

238. Article 4 Direction 27 Longton Avenue

The Mayor stated that this item had been withdrawn as Officers had found found reasonable grounds to refuse the prior approval application and had informed the applicant accordingly. The Mayor said he would be drafting a letter to the Secretary of State to close the loophole whereby applicants were allowed to destroy buildings of historical significance with only the means of demolition being at issue. The Deputy Mayor added her thanks for the vigilance of the Sydenham Society which had highlighted the threat to the building at Longton Avenue.

239. 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

- 23. Permission to Procure Refugee Resettlement Service
- 24. Building for Lewisham part 2
- 25. Creekside Acquisition Opportunity
- 26. Former Wide Horizon Sites part 2

240. Permission to Procure Refugee Resettlement Service

In presenting the report, Councillor Bonavia highlighted the Mayor's Manifesto commitment to support refugees.

Having considered a confidential officer report and a presentation by the Cabinet Member for Democracy, Refugees & Accountability, Councillor Kevin Bonavia, the Mayor and Cabinet for the reasons set out in the report by a vote of 10-0:

RESOLVED that

- (1) the background and context of the current Refugee Resettlement Programme and associated support service be noted;
- (2) the drivers for re-procuring at this time be noted;
- (3) officers be authorised to begin tender activity to re-procure this service.

241. Building for Lewisham 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 10-0:

RESOLVED that:

- (1) the content and recommendations within Part 1 of this item be noted;
- (2) the overall viability of the remainder of the Council's initial housebuilding programme under the 2014-2018 administration as listed be noted;
- (3) the impact on the Council's Housing Revenue and General Fund prudential borrowing required to deliver the Building for Lewisham Programme be noted;
- (4) the inclusion of 5 sites at Mill Gardens, Elderton Road, Burnt Ash Garages, Dacres Road and Valentine Court as part of the Building for Lewisham programme be approved to deliver around 73 new homes;
- (5) stated expenditure be approved to fund costs of directly delivering the 5 sites listed above up to tender, subject to s105 consultation and successful grant of planning permission;
- (6) authority be delegated to the Executive Director for Housing Regeneration and Environment and the Council's Section 151 Officer to approve minor scheme-level variation on the financial performance of individual schemes up to 10% of approved budgets;
- (7) additional stated expenditure be approved to fund pre-contract works for the proposed new build development at Canonbie Road as listed in Table 5 of this report to be delivered directly by the Council;
- (8) additional feasibility work is required on 10 sites listed to establish whether more units to be delivered within the Building for Lewisham Programme;

- (9) stated expenditure be approved to fund the additional feasibility studies on 10 sites referenced above which will be used to further examine future opportunities and add detail to schemes where more information is required;
- (10) the feasibility budget for the 10 sites referenced above will be held by the Executive Director for Housing Regeneration and Environment and be made available to Lewisham Homes on a scheme by scheme basis, including the transfer of budget between schemes;
- (11) the results of the initial feasibility studies and acknowledges that the results of all feasibility will be presented to Mayor and Cabinet as part of a quarterly update on the Building for Lewisham programme;
- (12) stated maximum expenditure be approved to fund feasibility and technical studies into the use of rooftop development on as yet unidentified sites to support additional density on existing Council-owned stock, as detailed;
- (13) this budget will be held by the Executive Director for Housing Regeneration and Environment and be made available to Lewisham Homes on a scheme by scheme basis;
- (14) stated expenditure be approved to fund the examination of future acquisition opportunities on packages of homes or land to be delivered by either Lewisham Homes or a third party on behalf of Lewisham Council and/or Lewisham Homes as detailed;
- (15) authority be delegated to the Executive Director for Housing Regeneration and Environment and the Council's Section 151 Officer to authorise Lewisham Homes to enter into negotiations of land or packages of homes to be delivered by either Lewisham Homes or a third party on behalf of Lewisham Council prior to acquisition;
- (16) officers will return to Mayor and Cabinet to agree the final purchase and acquisition of land or packages of homes to be delivered by either Lewisham Homes or a third party on behalf of Lewisham Council and/or Lewisham Homes;
- (17) stated expenditure be approved to support the Council's Housing Growth Team in acquiring specialist technical expertise required in order to undertake necessary studies and investigations as part of the Council's ongoing pipeline of future development sites;

242. Creekside Acquisition Opportunity

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 10-0:

RESOLVED that:

- (1) the existing sale agreement and lease in respect of the Council's land shown on an attached plan be terminated;
- (2) the freehold acquisition of land from IPE Creekside Ltd shown on an attached plan and funding for Lewisham Homes to enter in a building contract to deliver 56 new homes and commercial space to be delivered on 1 Creekside from IPE Creekside Ltd at a stated total scheme cost be approved;
- (3) the land be acquired from IPE Creekside Ltd for planning purposes pursuant to Section 227 of the Town and Country Planning Act 1990;
- (4) on practical completion of the development any commercial space on the Council's land will be appropriated from housing purposes under Part II of the Housing Act 1985 to the General Fund and the land to be acquired from IPE Creekside will be appropriated for housing purposes under Part II of the Housing Act 1985, excluding any commercial space on that land which will be retained in the General Fund; and
- (5) authority be delegated to the Executive Director for Housing, Regeneration & Environment to agree the final terms of the freehold acquisition and the grant of a lease to IPE Creekside Ltd for the remaining 340 sqm of commercial space within the development.

243. Former Wide Horizon Sites part 2

RESOLVED that the report be considered in conjunction with the Part 1 report.

The meeting closed at 7.23pm