

# MINUTES OF THE MAYOR AND CABINET

Wednesday, 3 November 2021 at 6.00 pm

PRESENT: Councillors Damien Egan (Mayor), *Brenda Dacres*, *Chris Barnham*, Chris Best, *Kevin Bonavia*, Andre Bourne, Patrick Codd, Kim Powell and Amanda De Ryk.

Apologies for absence were received from Councillor Paul Bell.

## **553. Declaration of Interests**

None were made.

## **554. Minutes**

RESOLVED that the minutes of the meeting held on October 6 2021 be confirmed and signed as a correct record.

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

No matters had been raised by Scrutiny or other Constitutional Bodies.

## **556. Endorsement of the Lewisham Biodiversity Partnership's - A Natural renaissance for Lewisham (2021-26)**

The report was introduced by Councillor Patrick Codd who reinforced Lewisham's commitment to become a carbon neutral borough by 2030. He thanked the multiple residents and community groups who had contributed to the Biodiversity Plan.

Having considered an open officer report, and a presentation by the Cabinet Member for Environment and Transport, Councillor Patrick Codd, the Mayor and Cabinet for the reasons set out in the report and by a vote of 5-0:

RESOLVED that: the 'A Natural Renaissance for Lewisham' document be endorsed and the strategic aspirations of the Lewisham Biodiversity Partnership as a formal step in demonstrating due regard to the purpose of conserving biodiversity.

## **557. NCIL borough recommendations for funding**

The report was introduced by Councillor Powell who pointed out more than 120 applications had been received and 25 had been selected for approval.

Having considered an open and a confidential officer report, and a presentation by the Cabinet Member for Business and Community Wealth Building, Councillor Kim Powell, the Mayor and Cabinet for the reasons set

out in the report and by a vote of 6-0:

RESOLVED that the allocation of NCIL Borough Wide funding to the list of recommended projects found in section 8 be approved.

#### **558. Leisure Management Arrangements**

The report was introduced by Councillor Bourne who welcomed the possibility of a new purpose built leisure centre in the south of the borough. This was dependent on the outcome of a feasibility study and in the interim the Bridge would remain closed.

Councillor Chris Best thanked the Cabinet Member for the level of engagement which had taken place with local Councillors.

Having considered an open officer report, and a presentation by the Cabinet Member for Culture, Councillor Andre Bourne, the Mayor and Cabinet, for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

- (1) the progress made since the report to Mayor and Cabinet of 13 January 2021 be noted;
- (2) the commissioning of a detailed feasibility study to explore the delivery of a new leisure centre in the south of the borough be approved; and
- (3) The Bridge Leisure Centre remains closed while the feasibility study is undertaken.

#### **559. GLA Affordable Housing Grant 2021-26**

Having considered an open officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

- (1) the acceptance by the Council of £69.945 million in grant funding from the GLA through the AHP 2021-26 be approved;
- (2) authority be delegated to the Executive Director for Housing, Regeneration and Public Realm in consultation with the Executive Director for Corporate Resources and Director of Law, Governance and Elections to approve the terms of and to enter into the grant agreement for the AHP 2021-26 programme funding;
- (3) authority be delegated to the Director for Inclusive Regeneration to substitute, amend and reconfigure the schemes within the AHP 2021-2026 programme, subject to remaining within the financial parameters of the AHP 2021-26;

(4) authority be delegated to the Director for Inclusive Regeneration to authorise the submission of a further bid through the Continuous Market Engagement (CME) process for the AHP 2021-26 for a minimum of a further 58 social rented homes, subject to the said bid being within the Building for Lewisham agreed financial hurdles and parameters;

(5) £550,000 of S106 funds be allocated to the Achilles Street Regeneration Project; and

(6) all schemes referenced shall come forward to subsequent Mayor and Cabinet meetings for their necessary approvals as the projects progress.

## **560. Right to Buyback Programme**

Having considered 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 and by a vote of 6-0:

RESOLVED that:

(1) the purchase of up to 100 homes to let as London Affordable Rented homes be approved utilising right to buy receipts and Housing Revenue Account borrowing and to note that if GLA Right to Buyback grant is secured this will replace the use of Right to Buy receipts;

(2) the purchase of up to 20 four bed homes for the Afghan Refugee programme be approved utilising GLA Right to Buyback grant and General Fund Borrowing, subject to securing GLA grant and the costs being contained within the programme budget;

(3) authority be delegated to the Director of Inclusive Regeneration to approve the purchase of individual properties, and associated administrative, refurbishment or alteration/extension works costs for the Buyback Programme subject to the costs being contained within the programme budget;

(4) authority be delegated to the Executive Director for Housing, Regeneration & Public Realm in consultation with the Executive Director for Corporate Resources and Director of Law, Governance and Elections to bid for and accept any local, regional or national financial grants to support the delivery of the Buyback Programme;

(5) all properties acquired under the Buyback Programme will be added to and managed by Lewisham Homes under the existing Management Agreement;

(6) a stated budget from Housing Revenue Account (HRA) borrowing to match fund Right to Buy (RtB) receipts of up to a stated sum be approved for the 100 home buyback programme. The use of HRA borrowing and/or RtB Receipts will reduce if GLA grant is awarded to support this Buyback Programme; and

(7) a stated budget of General Fund borrowing for the 20 home Afghan Refugee buyback programme be approved match funding GLA grant. If the GLA grant is not awarded, for this element of the programme, the 20 larger homes for families from Afghanistan, will be omitted from the programme owing to prohibitive financial viability.

#### **561. Supported housing and floating support permissions to award contracts**

Having considered an open and a confidential officer report, and a presentation by the Cabinet Member for Health & Adult Social Care, Councillor Chris Best, the Mayor and Cabinet for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

(1) to award a contract to Hestia to deliver a male only high needs mental health supported housing service. The contract will be for an initial period of 3 years, commencing on 1st April 2022, with an option to extend for up to a further 2 years up to a maximum contract value of £2,097,035 - £419,407 pa;

(2) to award a contract to Single Homeless Project to deliver a Young Persons Assessment Centre and Next Steps Care Leaver Service for an initial period of 4 years, commencing on 1st April 2022 with an option to extend for up to a further 2 years up to a maximum contract value of £2,124,683 - £354,113 pa;

(3) to award a contract to Single Homeless Project to deliver a Single Adults Community Recovery & Re-integration service for an initial period of 4 years commencing on 1st April 2022, with option to extend for up to a further 2 years up to a maximum contract value of £2,329,560 - £388,260 pa;

(4) to award a contract to Thames Reach to deliver a Tenancy Sustainment & Resettlement service for singles for an initial period of 3 years, commencing on 1st April 2022 with an option to extend for up to a further 2 years up to a maximum contract value of £1,399,468 - £279,866 pa;

(5) direct negotiations be entered into with a supplier following a failed tender exercise for a Mental Health Community Recovery service; and

(6) award of this contract be delegated to the Executive Director for Community Services once direct negotiations have concluded on the advice of the Director of Law, Corporate Governance and Elections.

#### **562. Adults Core Substance Misuse Contract Award**

Having considered an open and a confidential officer report, and a presentation by the Cabinet Member for Health & Adult Social Care, Councillor Chris Best, the Mayor and Cabinet for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

(1) Change, Grow, Live be appointed to deliver the Core Contract Service for Adults with Alcohol and Substance Misuse for an initial period of 3 years, commencing on 1st April 2022, with an option to extend for a further 1 + 1 years at an annual contract value of £2,281,700 up to a maximum contract value of £11,408,500 over a full 5 year period; and

(2) the current 2021-22 contract value is £2,429,208, fully funded from a combination of main Public Health Grant, the Mayor's Office for Policing and Crime (MOPAC) grant via the London Crime Prevention Fund, Rough Sleeping Drug & Alcohol Treatment Grant via Public Health England and Section 31 Grant for additional drug treatment, crime and harm reduction activity via Public Health England with there being no contribution from the Council's General Fund budgets.

### **563. Shared Ownership Strategy**

Having considered an open officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

(1) Lewisham Council become a provider of Shared Ownership homes within the London Borough of Lewisham;

(2) the proposed Shared Ownership Policy set out at Section 5 be approved;

(3) the process of marketing, sale and management of Shared Ownership homes to facilitate existing programmes through Lewisham Homes be approved;

(4) authority be delegated to the Executive Director for Housing, Regeneration and Public Realm in consultation with the Director of Legal, Corporate Governance and Elections, to agree a variation to the Council's Management Agreement with Lewisham Homes to appoint Lewisham Homes as the Council's sales and marketing agent for all the Council's Shared Ownership homes and to provide all necessary management services in this respect;

(5) authority be delegated to the Director of Inclusive Regeneration, in consultation with the Director of Law, Corporate Governance & Elections, authority to agree terms for the sale of the Shared Ownership homes developed through the Building for Lewisham programme, subject to a RICS valuation and the sales being in conformity with GLA funding, including all subsequent staircasing sales. This decision is dependent on Mayor and Cabinet accepting GLA AHP grant funding in the 2021-2026 Programme which is being considered by separate report on 3rd November 2021;

(6) GLA AHP 2021-2026 grant be applied, if accepted by Mayor and Cabinet by separate report on the 3 November 2021 to 171 Shared Ownership homes and that Right to Buy Receipts be applied to the remaining Shared Ownership

homes in the Building for Lewisham programme where GLA funding is unavailable with this application and any subsequent reallocation of these funds be delegated to the Executive Director for Housing, Regeneration and Public Realm; and

(7) authority be delegated to the Director of Inclusive Regeneration the ability to vary the rent on the unsold equity of these Shared Ownership homes, if necessary, to make them more affordable but within agreed viability assumptions.

#### **564. Building Security and Related Services Award of Contract**

Having considered an open 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 and by a vote of 6-0:

RESOLVED that officers be authorised to carry out an open tender exercise in order to procure building security and related services on the basis of a three year contract with an optional two year extension

#### **565. Approval to Tender works to refurbish the former Catford Constitutional Club**

Having considered 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 and by a vote of 6-0:

RESOLVED that:

(1) the pursuance of a tender process to engage a suitable contractor to undertake the refurbishment of the former CCC building be approved;

(2) authority be delegated to the Executive Director for Housing, Regeneration and Public Realm, in consultation with the Executive Director for Corporate Services, to approve the most suitable procurement route to seek a contractor for the refurbishment of the former CCC building.

(3) authority be delegated to the Executive Director of Housing, Regeneration and Public Realm, in consultation with the Executive Director for Corporate Services to approve the engagement of the most economically viable contractor to undertake the refurbishment of the former CCC building up to a maximum value with Pre-tender estimates and approval thresholds being outlined within Part 2 for reasons of commercial sensitivity; and

(4) Lewisham Council are already affiliated to the London wide Dangerous Structures Consortium framework contract that was retendered via an Official Journal of the European Union (OJEU) process by Hounslow Council and won by Wates Property Services Ltd on 18 March 2021 and note be taken changes made via the retendered process now include a Planned Works section that requires approval from Mayor and Cabinet for officers to use and authorisation for this is sought.

**566. Procurement of Housing Management System and implementation of a Customer Relationship Management System**

Having considered an open and 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 and by a vote of 6-0:

RESOLVED that:

- (1) the commencement of a tender exercise be approved to replace the incumbent Housing Management System with a Customer Relationship Management System;
- (2) authority be delegated to the Executive Director for Corporate Resources to approve the procurement process; and
- (3) authority be delegated to the Executive Director for Corporate Resources the decision to award the contract to the winning bidder resulting from the competitive tender

**567. Deptford High Street Conservation Area Article 4 Direction**

Having considered an open officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

- (1) the confirmation of the Deptford High Street and St Paul's Church Conservation Area Article 4 Direction be authorised; and
- (2) authority be delegated to the Director of Planning the power to carry out the statutory procedures to confirm the Deptford High Street and St Paul's Church Conservation Area Article 4 direction under the Town & Country Planning (General Permitted Development) (England) Order 2015

**568. CRPL - Appointment of Directors**

Having considered an open officer report, and a presentation by the Mayor, the Mayor and Cabinet for the reasons set out in the report and by a vote of 6-0:

RESOLVED that:

- (1) the appointment of David Austin and Zahur Khan as Directors of the Catford Regeneration Partnership Limited (CRPL) be approved;
- (2) David Austin and Zahur Khan be indemnified as Directors in accordance with the attached Deed of Indemnity agreed at the inception of the Company

**569. New Parking Enforcement arrangements on Lewisham Homes and RB3 managed Housing Estates - outcome of Section 105 consultation**

Having considered 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 and by a vote of 6-0:

RESOLVED that:

- (1) the results and feedback from the statutory Section 105 consultation with secure tenants, and the non-statutory consultation undertaken with leaseholders be received;
- (2) the introduction of TMOs for the purpose of managing and enforcing parking on Housing Estate land be approved and to note that this includes existing Housing Estate parking sites and any additional sites where new build developments are being constructed by Lewisham Homes;
- (3) authority be delegated to the Executive Director of Housing, Regeneration and the Public Realm to consider the outcome of the Statutory TMO consultation process and whether or not to approve the implementation of the new scheme;
- (4) Subject to the new scheme being implemented following consideration of the outcome of the Statutory TMO consultation process, officers be instructed to undertake a review of the parking charges for current Housing Estates within the first year of implementation of the new scheme and to agree that the scope of the review will involve moving to emissions-based parking permits on Housing Estates to align with all other permits issued in the borough and that the review will include an assessment of the socio-economic impacts of any emissions-based scheme, the results of the review to be reported back to Mayor and Cabinet prior to consideration by Mayor and Cabinet of any recommendations for a new charging structure; and
- (5) authority be delegated to the Executive Director of Housing, Regeneration and the Public Realm to carry out and consider responses to approve future Section 105 and TMO statutory consultations connected to the implementation of new parking enforcement sites on Housing Estate land and including new sites being introduced as a result of new build developments on Housing Estates.

**570. Exclusion of Press and Public**

The exclusion of the press and public was not required as all the items listed were taken into consideration before the decisions taken in the open session were agreed.

**571. Right to Buyback Programme (part 2)**

Item considered in conjunction with the Part 1 report.

**572. Supported housing and floating support permissions to award contracts (part 2)**

Item considered in conjunction with the Part 1 report.

**573. Adults Core Substance Misuse Contract Award (part 2)**

Item considered in conjunction with the Part 1 report.

**574. Approval to Tender works to refurbish the former Catford Constitutional Club (part 2)**

Item considered in conjunction with the Part 1 report.

**575. Procurement of Housing Management System and implementation of a Customer Relationship Management System (part 2)**

Item considered in conjunction with the Part 1 report.

**576. New Parking Enforcement arrangements on Lewisham Homes and RB3 managed Housing Estates - outcome of Section 105 consultation (part 2)**

Item considered in conjunction with the Part 1 report.

**577. NCIL borough recommendations for funding (part 2)**

Item considered in conjunction with the Part 1 report.

The meeting closed at 6.44pm