

# MINUTES OF THE MAYOR AND CABINET

Wednesday, 13 March 2024 at 6.00 pm

PRESENT: Councillors Brenda Dacres, Chris Barnham, Paul Bell, Juliet Campbell, Will Cooper, Amanda De Ryk, Louise Krupski, Kim Powell and James-J Walsh

ALSO PRESENT: Jennifer Daothong - Chief Executive. Jeremy Chambers – Director of Law and Corporate Governance, Emma Campbell Smith – Head of Governance and Committee Services.

## 1. Minutes

The Minutes of the meeting on 7 February 2024 were agreed and signed as a true and accurate record.

## 2. Declaration of Interests

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

The proposed response to the Public Accounts Select Committee's comments on Social Value was MOVED by Cllr De Ryk, SECONDED by Cllr Bell and AGREED.

## 4. Permission to consult on the preferred option to integrate the new core early childhood offer within the Family Hubs model

It was MOVED by Cllr Barnham, SECONDED by Cllr De Ryk and RESOLVED that Mayor and Cabinet approve recommendations to carry out a public consultation on the preferred option – option 1 - to insource the existing early childhood offer, redesign it to deliver the new core early childhood offer from 1 October 2024 following an initial scoping options appraisal process, and integrate into the Family Hub offer by 1 April 2025, creating a seamless offer for families.

## 5. Supported housing and rough sleeping contracts

It was MOVED by Cllr Bell, SECONDED by Cllr Cooper and RESOLVED that Mayor and Cabinet:

1. Approve the procurement of and award of contract for the supported housing service at Honor Lea and Rokeby House, for a period of 10 years with a break clause at 5 years, at a total maximum cost of £9,222,266, and a total annual value of £922,266 under the Health Care Services (Provider Selection Regime) Regulations 2023 ("PSR").
2. Approve the entry into a lease with the provider of the supported housing service for a term reflecting the period of the contract referred to in 1 above.

3. Delegate authority to the Executive Director for Community Services (in consultation with the Director of Integrated Commissioning and the Director of Law and Corporate Governance) to select the preferred service provider and agree final form of contract and lease provided that it meets the requirements of the PSR.

It was also MOVED, SECONDED and RESOLVED that Mayor and Cabinet:

1. Approve the procurement of and award of contract for the 'Lewisham Assessment and Recovery Centre' supported housing service for a period of 10 years with a break clause after the first 5 years, at a total cost of £5,624,580 and an annual cost of £562,458, under the PSR.
2. Delegate authority to the Executive Director for Community Services (in consultation with the Director of Integrated Commissioning and the Director of Law and Corporate Governance) to select the preferred service provider and agree final form of contract provided that it meets the requirements of the PSR.
3. Approve the extension of the Lewisham Young Person's Specialist Service contract, with 'Single Homeless Project (SHP)', for 1 year until 1st of April 2026 at a value of £557,496.
4. Agree to give officers approval to directly award Bench Outreach a 3-year contract for a High Needs Housing First service for rough sleepers. This service will be entirely funded by the Single Homeless Accommodation Program (SHAP) grant. The value will be £396,123 for the 3-year period, £132,041 each year.

## **6. EICR FRA Fire Doors - approval to procure and award**

It was MOVED by Cllr Cooper, SECONDED by Cllr Bell and RESOLVED that Mayor and Cabinet:

1. Approve the procurement of the following contracts:
  - Electrical Installation Condition Report (EICR) and Smoke Detection compliance programme, for a period of three years, commencing May 2024 to April 2027, with a total contract value of £7.8m via a mini competition under the South East Consortium Electrical Works Framework Agreement
  - Fire Door Supply & Installation programme, for a period of 3 years, commencing May 2024 to April 2027, with a total contract value of £7.5m via a mini competition under the Fusion 21 Framework for Building Safety and Compliance, Lot 8 – Passive Fire Protection – Fire Doors.
  - Fire Risk Assessments and Fire Door Surveying programme, for a period of 3 years, commencing September 2024 to August 2027, with a total contract value up to £1.5m via a mini competition under the Fusion 21 Framework for Building Safety and Compliance, Lot 6 – Fire Risk Assessments

2. Approve the award of contracts to the preferred contractors in relation to the contracts set out above, provided the contract values are within authorised limits as set out in the recommendation.
3. Delegate authority to the Executive Director for Housing (in consultation with Director of Law and Corporate Governance and the Head of Compliance for Housing Quality & Investment) to select the preferred contractors for each contract set out in recommendation 2.1.1 in accordance with the award criteria published in the tender documentation and agree final form of contract.

## **7. Extension of the Main Grants Programme 2022-25**

It was MOVED by Cllr Campbell, SECONDED by Cllr Cooper and RESOLVED that Mayor and Cabinet to approve

1. An extension of the current Main Grants Programme from 1st April 2025 - 31st March 2026, to the value of £2,329,308
2. A reduction to the overall programme of £130,000 through the removal of the Partnership grants from 1st April 2025

## **8. Neighbourhood CIL funding programme 2**

It was MOVED by the Mayor, SECONDED by Cllr Walsh and RESOLVED that Mayor and Cabinet:

1. Agree the use of NCIL receipts from April 2020 to March 2023 of £2,761,239 to deliver the NCIL 2 programme.
2. Delegate authority to Executive Director of Place to top up this amount with NCIL receipts from Feb 2024 to end of March 2024 when reconciled.
3. Agree the use of 12% of the NCIL total as an administration fee to fund the delivery of the programme.
4. Agree the proposed modifications to the existing NCIL strategy outlined in Section 6.
5. Agree the proposed timetable and allocation outline in Section 7, with a programme launch in May 2024.

## **9. Lewisham Modern Slavery Report 2024-25**

It was MOVED by Cllr Campbell, SECONDED by Cllr Bell and RESOLVED that Mayor and Cabinet approve the Modern Slavery Statement for 2024-2025 as appended to the report.

## **10. Climate Emergency Action Plan update 2023/24**

Cllr Krupski gave a detailed introduction to the report, reiterating the council's ambition to continually reducing the borough's carbon footprint. She explained that grant funding was needed to cover heat pump installation and essential repairs prior to heat pumps being installed, however the grant funding that was available was insufficient and available through a competitive process with other councils. She thanked officers for their ongoing work to tackle the climate emergency, a sentiment which was echoed by the Mayor.

It was MOVED by Cllr Krupski, SECONDED by Cllr De Ryk and RESOLVED that Mayor and Cabinet note the update provided on the original 2020 Action Plan and:

1. Agree the proposed set of refreshed actions for 2024.
2. Agree the use of the proposed Climate Key Performance Indicators alongside future reporting on the actions.
3. Agree that from 2025 onwards the annual update to Mayor and Cabinet on the action plan is moved from March to June each year to allow the information to capture a full financial year of delivery.

## **11. Cost of Living Outlook for Lewisham**

Cllr De Ryk moved and introduced the report. She thanked officers and partners for the "excellent and thoughtful body of work" that was a whole council response to a crisis faced by too many residents.

She criticised the government for providing short term funding, which hampered the council's ability to implement sustainable solutions, and was likely to cease. She anticipated that the cost of living crisis would not go away with a slowdown in inflation. The Mayor and Cabinet heard that the council would need to do what it could to fund prevention measures in the face of a worsening crisis. She hoped that, following a general election, the new government would have a public health approach to poverty.

Cllr Barnham seconded the proposals.

Cllr Krupski highlighted the the work of the climate resilience team in supporting those in fuel poverty and reducing carbon footprint.

Cllr Powell commended the council on its work to tackle food insecurity, mentioning its work in supporting food projects to help the community.

Cllr Bell shared that he had attended a relaunch of community space in Lewisham shopping centre, which provided a warm bank and public health space. He referenced Lewisham's new Health and Wellbeing strategy which recognised that poverty is a key shaper of life chances.

Cllr Barnham informed the meeting that the Household Support Fund had been used to feed almost 11k children in Lewisham every school holiday since

pandemic. It had also been used during term time to give £0.5m to early years and secondary schools to support children whose families were not eligible for FSM, but who would otherwise go hungry, and to provide food parcels to families.

The Mayor thanked Cllr De Ryk for her summary, and thanked the former Mayor for his work to tackle the cost of living crisis. She stressed that the messaging needed to be clear with families that there was no stigma attached to asking for support. Lewisham was, like other councils, crying out for the Household Support Fund to be continued. She criticised the government for using it as a political football, only offering a 6 month extension as a late addition to the Budget. The Mayor also called for the government to make its data available to local authorities to enable better support to be provided in the community.

It was MOVED, SECONDED and RESOLVED that Mayor and Cabinet:

1. Note the research and analysis undertaken in the report in relation to the outlook of poverty in Lewisham Council.
2. Agree that officers explore how a longer-term strategy can be put in place together with resourcing options.

## **12. Watergate School Expansion - Contract Award Report PART 1**

It was MOVED by Cllr Barnham, SECONDED by Cllr Krupski and RESOLVED that Mayor and Cabinet:

1. Approve the revised overall budget and programme for the Watergate School Expansion scheme, as set out in Part 2.
2. Approve the award of the contract to the preferred contractor to complete the design and build of the proposed Watergate School Expansion scheme provided the contract value is within authorised limits set out in Part 2 of the report.
3. Delegate authority to the Executive Director for Children and Young People (in consultation with Director of Law and Corporate Governance and Elections and Executive Director for Place) to select the preferred contractor in accordance with the selection and award criteria published in the tender documentation and agree the final form of contract.
4. Note that the proposed scheme involves the construction of a school building on open space and that this land must be appropriated before works can commence on it. No works will take place on this land unless and until authority is received for the land appropriation. This will require Planning Permission and authority from Mayor and Cabinet.
5. Approve the public consultation on the intent to appropriate open space, as set out at paragraph 5.6 in the report.

6. Approve the engagement of the preferred contractor to progress the proposed design for the scheme up to a value not exceeding the allowance set out in Part 2 of the report.
7. Agree the recommendations in the Part 2 report.

### **13. Besson Street - Appropriation for Planning and Funding Strategy PART 1**

The Mayor introduced the report.

Cllr Bell, as a ward councillor for Telegraph Hill, thanked the Mayor for driving this forward. Although physical work on the development had yet to start, he was pleased that work was progressing behind the scenes.

It was **MOVED** by the Mayor, **SECONDED** by Cllr Barnham and **RESOLVED** that Mayor and Cabinet:

1. Agree to the appropriation of the Council owned land shown on Appendix 1 (Besson Street site plan), for planning purposes under Section 122 of the Local Government Act 1972 as it is no longer required for the purpose for which it is currently held and it is believed that the appropriation will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 and allow the Council to use its powers under section 203 of the Housing and Planning Act 2016 to override any easements and other rights of the affected neighbouring properties that may be infringed upon.
2. Delegate authority to the Interim Executive Director Place in consultation with the Director of Law and Corporate Governance and the Executive Director of Corporate Resources to:
  - deal with any necessary arrangements to record the appropriation for planning purposes;
  - negotiate and enter into agreements and payment of compensation for the release of third-party rights; and/or
  - take all necessary steps to settle claims for compensation under section 204 of the Housing and Planning Act 2016.
3. Delegate authority to the Interim Executive Director of Corporate Resources, in consultation with the Executive Director of Place, to approve the extension to the term of the loan agreement with no increase to the total loan from 1 March 2024 to the 31 August 2024 in line with the land transfer date.
4. Agree the recommendations in the Part 2 report.

### **14. School Minor Works Programme - approval to procure PART 1**

It was MOVED by Cllr Barnham, SECONDED by Cllr Cooper and RESOLVED that Mayor and Cabinet:

1. Approve the procurement of contractors to deliver the School Minor Works Programme 2024 subject to the receipt of the School Condition Allocation (SCA) 2024/25 as set out in section 5 of the report.
2. Approve the award of the contract for Roof Package 1 to the preferred contractor for the provision of works as set out in section 5 of the report, provided the contract value is within authorised limits set out in Part 2 of the report.
3. Delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Director of Inclusive Regeneration) to select the preferred contractor and agree final form of contract for Roof Package 1, provided it meets the requirements of the selection and award criteria published in the tender documentation.
4. Note the proposed use of the anticipated School Condition Allocation (SCA) 2024/25 funding to deliver the proposed programme of works for the School Minor Works Programme (SMWP) 2024, including Roof Package 1 and other below threshold contracts, as set out in section 5 of the report.
5. Note the potential use of an additional contingency of £250,000 from the Children and Young People Asset Management Fund, should this be required.
6. Agree the recommendations in the Part 2 report.

**15. Provision of Bus Shelters and On-street Advertising Contract Extension  
PART 1**

It was MOVED by Cllr Krupski, SECONDED by Cllr Powell and RESOLVED that Mayor and Cabinet:

1. Agree permission to extend the current contract for five years from 2030-35 to the Bus Shelters, Street Furniture and On-street Advertising Contract with JC Decaux, subject to officers including terms to include stronger provisions and controls regarding the advertising of products that are potentially detrimental to the health and wellbeing of residents, and following confirmation from Planning that the digital advertising displays comply with Planning Approval and the Council's Lighting Policy requiring applicants to protect local character, residential amenity and the wider public, biodiversity and wildlife from light pollution and nuisance.
2. Delegate permission for the Executive Director of Place to agree and sign off a revised contract specification between the council and JC Decaux.
3. Agree the recommendations in the Part 2 report.

## **16. New Cross Road Budget and Update PART 1**

The Mayor introduced and moved the recommendations in the report, which were seconded by Cllr Walsh.

Cllr De Ryk informed the meeting that the site demonstrated some of difficulties faced by local authorities when trying to bring forward their own sites on which to build much needed housing. The reasons for this, she explained, included being constrained by lack of grant funding, as well as systemic issues with high construction costs.

It was MOVED, SECONDED and RESOLVED that Mayor and Cabinet

1. Approve the budget increase as set out in the Part 2 report; noting that the Council is obliged under the terms of the contract dated 3 October 2022 with Charles Edwards Ltd to pay the contractor increased costs associated with prolongation and party wall matters and the steps being taken to mitigate the Council's liability for increased costs as set out in the Part 2 report.
2. Delegate to the Executive Director of Place to agree the associated contract variation required.
3. Note how the scheme is being sufficiently progressed to meet BSA deadline of 6 April 2024 and prevent further significant cost increases.

## **17. Exclusion of Press and Public**

It was MOVED, SECONDED and RESOLVED to exclude the press and public.

## **18. Watergate School Expansion - Contract Award PART 2**

Considered alongside the Part 1 report at Item 12.

## **19. School Minor Works Programme - approval to procure PART 2**

Considered alongside the Part 1 report at Item 14.

## **20. Besson Street - Appropriation for Planning and Funding Strategy PART 2**

Considered alongside the Part 1 report at Item 13.

## **21. Provision of Bus Shelters and On-street Advertising Contract Extension PART 2**

Considered alongside the Part 1 report at Item 15.

## **22. New Cross Road Budget and Update PART 2**

Considered alongside the Part 1 report at Item 16.



**23. Parking Services Procurement PART 2**

The recommendations were agreed.