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MINUTES OF THE MAYOR AND CABINET

Wednesday, 20 September 2023 at 6.00 pm

PRESENT: Damien Egan (Mayor), Councillors Brenda Dacres, Chris Barnham, Paul Bell, Juliet Campbell, Sophie Davis, Louise Krupski, Kim Powell and James-J Walsh

ALSO PRESENT: Councillor Mark Ingleby (former Chair of Overview & Scrutiny), Jeremy Chambers (Director of Law and Corporate Governance), Emma Campbell Smith (Head of Governance and Committee Services), Katharine Nidd (Interim Director of Finance), Jennifer Daothong (Acting Chief Executive) and Patrick Dubeck (Director of Inclusive Regeneration).

1. Minutes

It was MOVED, SECONDED and RESOLVED that the Minutes of meeting of held on 18 July 2023 be agreed as an accurate record.

2. Declaration of Interests

None.

3. Matters Raised by Scrutiny and other Constitutional Bodies

Cllr Campbell introduced the response to the Community Food Growing Task and Finish Group (TFG).

Cllr Ingleby, former Chair of Overview & Scrutiny, was allowed 5 minutes to speak. He welcomed the Mayor & Cabinet's responses to both the Workspace and Community Food Growing TFGs.

Both responses were AGREED.

4. Approval of the Annual Besson Street Business Plan - PART 1

Having considered an open and closed officer report, Cllr Dacres MOVED, Cllr Krupski SECONDED and it was RESOLVED that Mayor & Cabinet

1. Agreed the sixth annual Besson Street Business Plan attached as Appendix A to the Part 2 report,
2. Delegated authority to the Interim Executive Director of Corporate Resources, in consultation with the Interim Executive Director of Place, to implement the Besson Street Business Plan once finalised,
3. Agreed to reduce the Council's financial threshold of a 7% IRR so that the scheme can proceed with an IRR of 6% or above.
4. Agreed a revised finance strategy to permit the Council to input up to 50% of the debt funding required during the development phase and to delegate authority to the Interim Executive Director of Corporate Resources, in consultation with

the Interim Executive Director of Place, to vary (if required) the Hold Co agreement to reflect this revised strategy,

5. Delegated authority to the Interim Executive Director of Corporate Resources, in consultation with the Interim Executive Director of Place, to approve and implement (based upon professional advice) a first buyer, second buyer structure to improve tax efficiency and to vary (if required) the legal agreements to reflect this new structure; and
6. Delegated, to the Interim Executive Director of Corporate Resources, in consultation with the Interim Executive Director of Place, the further extension/s necessary to the longstop date of the Option Agreement for Besson Street such that the longstop date for exercise of the option and subsequent land transfer is extended to align with the anticipated date for satisfaction of the Final Viability Test, currently expected to be August 2024

5. Home Park and Edward Street Developments - PART 1

Having considered an open and closed officer report, Cllr Dacres **MOVED**, Cllr Barnham **SECONDED** and it was **RESOLVED** that Mayor and Cabinet noted:

1. The background to this contract with a total scheme cost of £34m to invest in modular homes on the Home Park and Edward Street sites, split £13.5m and £20.5m respectively with the delivery of the development tasked to Lewisham Homes
2. The intended outcome to bring forward 31 social homes on the Home Park site within the HRA and 34 social/temporary accommodation homes on the Edward Street site within the General Fund.
3. That the appointed contractor, very late in the offsite construction and site preparation phases, has gone into administration leaving the commissioned units incomplete and not meeting the contracted specifications.
4. Following the company's collapse into administration, the extensive work undertaken to explore options for continuing the schemes or mitigating the loss the Council from aborting them.

6. Permission to procure - Integrated Community Equipment Service

Having considered an open officer report, it was **MOVED** by Councillor Bell, **SECONDED** by Councillor Dacres and **RESOLVED** that:

1. officers be authorised to run a procurement for the Integrated Community Equipment Service that is due to expire on 31 March 2024 through a further competition tender via the Kent framework agreement. The new service will be for a period of three years, with an option to extend for a further two years at a total estimated cost of £10.5m over the full 5-year period of which £3.5m is LBL commissioned and £7m is ICB commissioned.
2. the use of KCS Professional Services Abe approved – Integrated Community Care Equipment Framework Y21006 to undertake a mini competition.
3. the award of contract to the preferred provider be approved, provided the contract value is within authorised limits.
4. Authority be delegated to the Executive Director for Community Services (in

consultation with the Director of Law and Corporate Governance and Associate Director, Community Support and Care to select the preferred provider in accordance with the selection and award criteria published in the tender documentation and agree final form of contract.

7. Review of all Supported Housing Contracts

Having considered an open officer report, it was **MOVED** by Councillor Bell, **SECONDED** by Councillor Krupski and **RESOLVED** that Mayor and Cabinet

1. approve the removal of supported housing funding for the Phoenix Futures Bromley Road contract from April 2024. This contract has a value of £250,036 a year. The service is under contract until April 2027.
2. approve the uplift to Lewisham supported housing contracts by a value negotiated with each provider (as set out in table 1) to meet the specific pressures for each service. These uplifts total £481,412 a year, funded by the £250,036 from the Phoenix Futures contract, and £236,000 additional system investment of £236,000 laid out in table 3; and
3. approve a smaller one-off payment to providers for 23/24 in recognition of the current and urgent inflationary pressures identified, laid out in table 4, totalling £250,000.

8. Lewisham Homes Legacy Company

Having considered an open officer report, it was **MOVED** by Councillor Davis, **SECONDED** by Councillor Bell and **RESOLVED** that Mayor and Cabinet:

1. Approve the interim Business Plan for the Lewisham Homes legacy company for the period 1 October 2023 – 31 March 2024;
2. Note the development of the management agreement and associated schedules between the Council and Lewisham Homes;
3. Note the amended Articles of Association for Lewisham Homes;
4. Approve the appointment of the Council officers Simon Williams, Head of Housing Finance, and Fenella Beckman, Director of Strategic Housing, as directors of Lewisham Homes with effect from the company's Annual General Meeting (AGM) on 29 September 2023;
5. Delegate any necessary finalisation of arrangements and the implementation of the interim Business Plan and the management agreement and associated schedules to the Executive Director for Housing in consultation with the Executive Director for Corporate Resources and the Director of Law and Corporate Governance

9. Catford Regeneration Partnership Limited (CRPL) Appointment of Directors

Having considered an open officer report, it was **MOVED** by Councillor Dacres, **SECONDED** by Councillor Barnham and **RESOLVED** that Mayor and Cabinet:

1. approve the appointment of Nick Penny and Melanie Dawson as a Directors of Catford Regeneration Partnership Limited (CRPL),

2. agree that Nick Penny and Melanie Dawson are indemnified as Directors in accordance with the attached Deed of Indemnity agreed at the inception of the Company; and
3. note that a review of the company is proposed, and that the outcome together with a new business plan will be reported to Mayor and Cabinet in due course.

10. Statement of Community Involvement for adoption

Having considered open officer report, it was **MOVED** by Councillor Dacres, **SECONDED** by Councillor Barnham and **RESOLVED** that Mayor and Cabinet adopt the Statement of Community Involvement.

11. Investing in Good Jobs and Skills

Having considered an open officer report, it was **MOVED** by Councillor Powell, **SECONDED** by Councillor Dacres and **RESOLVED** that Mayor and Cabinet:

1. approve the allocation of £1,967,944 of Section 106 monies to fund employment and training programmes, ensuring the continuation of the Lewisham Works service; and
2. approve acceptance of a UK Shared Prosperity Fund 'People and Skills' grant of £525,000 to deliver support to economically inactive residents.

12. Treasury Management Strategy Mid-Year Review

Having considered an open and closed officer report, it was **MOVED** by the Mayor, **SECONDED** by Councillor Barnham and **RESOLVED** that Mayor and Cabinet

1. Note the report, in particular the macroeconomic updates, Treasury Management Outturn 2022/23, performance of investments to date, the revised forecast Capital Programme 2023-27 and borrowing forecast in line with the Chartered Institute of Public Finance and Accountancy's (CIPFA); and
2. Approve, and recommend that Council approves, the updated Treasury Management Strategy 2023/24.

13. Corporate Performance Report Q4

Having considered an open officer report, it was **MOVED** by the Mayor, **SECONDED** by Cllr Barnham and **RESOLVED** that Mayor and Cabinet:

1. approve updated Q4 2022 performance dashboard for publication on the Council's website; and
2. note the timetable for bringing forward the next quarterly updates for the 2023/24 financial year

14. Exclusion of Press and Public

It was MOVED by the Mayor, duly SECONDED and RESOLVED that 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, as amended by the Local Authorities (Executive Arrangements) (Access to Information) (Amendments) (England) Regulations 2006 and the public interest in maintaining the exemption outweighed the public interest in disclosing the information:

15. Approval of Annual Besson Street Business Plan - PART 2

16. Home Park and Edward Street Developments - PART 2

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The report was discussed in closed session. The recommendations were agreed in the open part of the meeting.

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