

# Public Document Pack

## MINUTES OF THE MAYOR AND CABINET

Wednesday, 4 December 2024 at 6.00 pm

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

ALSO PRESENT: Jeremy Chambers, Emma Campbell Smith and Jennifer Daothong

Apologies for absence were received from Councillor Edison Huynh

### 1. Minutes

Moved, seconded and RESOLVED that the minutes of the previous meeting be agreed as a true and accurate record.

### 2. Declarations of Interests

Councillor Walsh declared an interest in Item 10. He is a resident of one of the streets within the review area.

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

The Mayor and Cabinet moved, seconded and RESOLVED to approve:

1. the responses provided by the Executive Director of Place to the recommendations of Overview and Scrutiny Committee on the development of Inclusive Economy Lewisham; and
2. the responses provided by the Executive Director of Place to the recommendations of Overview and Scrutiny Committee on the development of Inclusive Economy Lewisham; and
3. the response to the Public Accounts Select Committee referral to Mayor and Cabinet on 28 November 2024.

### 4. Appointment of Director for Lewisham Homes

Having considered an officer report, the Mayor & Cabinet moved, seconded and RESOLVED to appoint Sandra Gray, Commercial Accountant, as a Director of Lewisham Homes Limited.

### 5. Permission to procure a new Framework Agreement for provision of services for adults with disabilities & extension of contracts

Having considered an open officer report and the corresponding confidential report at item 19, the Mayor and Cabinet moved, seconded and RESOLVED to:

- a) approve the procurement of a new Framework Agreement for the provision of supported living for adults with learning disabilities in Lewisham. The Framework Agreement will be between the Council and a list of awarded suppliers and will run

from 1 October 2025 until 30 September 2029. This will involve expenditure of approximately £12.3 million per annum.

b) approve the appointment of the preferred providers on to the framework agreement and any subsequent awards of contracts called off under the framework agreement provided that they are within authorised limits, each individual call-off contract does not exceed the value of £6.2 million over its term and that the total value of all contracts awarded over the term of the framework does not exceed £56 million.

c) delegate authority to the Executive Director of Adult Social Care And Health (in consultation with the Director of Law, Corporate Governance and Assistant Director Community Services and Disabilities) to select the preferred provider(s) onto the framework agreement and select the preferred provider for individual contracts called off under the framework agreement in accordance with the selection and award criteria published in the Tender documentation.

d) agree extensions for 22 supported living contracts to allow time for the new Framework to be established. These contracts will be prioritised for procurement under the new Framework. The total cost of these extensions is £13,773,981.10. The cost of each individual contract is set out in Appendix 1.

## **6. Re-procurement and award of the Primary Care Recovery Service (Adult Substance Misuse Service)**

Having considered an open officer report and the corresponding confidential report at item 18, the Mayor and Cabinet moved, seconded and RESOLVED that the procurement and award of contract to the Humankind Charity for the Primary Care Recovery Service (Adult Substance Misuse) for a period of 2 years at a total maximum cost of £1,612,706, and a total annual value of £806,353 under the Health Care Services (Provider Selection Regime) Regulations 2023 ("PSR") be approved.

## **7. Building for Lewisham: small and complex sites**

Having considered an open officer report, the Mayor & Cabinet moved, seconded and RESOLVED to:

- Declare the 8 sites listed in paragraph 5.3 of the report surplus to the Council's requirements.
- Approve the advertising of the 8 sites listed in section 5.3 of the report via the GLA Small Sites Small Builders portal.
- Delegate authority to the Executive Director of Place in consultation with the Director of Law and Governance and the Executive Director of Corporate Resources to approve the advertisement, negotiate disposal terms and enter into agreements for the disposal of the sites listed in paragraph 5.3 of the report.

- Delegate authority to the Executive Director of Place, in consultation with and the Cabinet Member for Inclusive Regeneration and Planning, the Executive Director for Finance, Digital and Corporate Resources and the Director of Law and Governance, to apply for, accept and enter into agreements for any local, regional or national or otherwise available grants to support the disposal of the sites to small builders.

## **8. Building for Lewisham (BfL) - Procurement Strategy and Programme Update**

Having considered an open officer report and the corresponding closed report at Item 21, the Mayor and Cabinet moved, seconded and RESOLVED to:

A. Procure an Investment Partner, to act as Main Contractor or Developer, for the Council's Building for Lewisham (BfL) major development projects as outlined in this report. Further approval will be sought from Mayor and Cabinet prior to entering into an overarching agreement with an Investment Partner (IP) as the delivery vehicle for current and future major projects.

B. Delegate authority to the Executive Director of Place, in consultation with the Executive Director of Finance, Digital and Corporate Resources and the Cabinet Member for Inclusive Regeneration and Planning, to bid for grant funding as required to assure delivery of the Achilles Street Regeneration Phases 1 - 3 and Thomas Lane Yard.

C. Note that the Council has submitted a bid for additional funding (top up) for Achilles Estate regeneration from the London Estate Regeneration Fund (LERF) as outlined in Part 2 and if the bid is successful, delegate approval of the entry into the grant agreement to the Executive Director of Place in consultation with the Executive Director of Finance, Digital and Corporate Resources.

D. Note the progress of the Building for Lewisham (BfL) programme since July 2024 and the ongoing risks and market challenges that are impacting the delivery of the programme and the steps being taken to seek to address and mitigate them.

E. Note the impact of the changes announced in the Chancellor's Budget to Right to Buy and the likely impact on the programme and schemes reliant on future receipts which will need to be reassessed due to potential funding gaps negatively impacting their viability.

F. Note that the Investment Partner (IP) procurement will be in the form of a Competitive Procedure with Negotiation or Competitive Flexible Procedure to select a partner. The two schemes, Achilles Street Regeneration Phase 1 and Thomas Lane Yard, are to be used as part of the selection of an Investment Partner (IP), as the "contracting" element and other sites will be proposed for the "development" element.

G. Note that the Investment Partner contract approach will enable individual call offs for pre-contract design services and for works. Each call off will be subject to sufficient capacity within the overall programme budget, viability parameters for each relevant phase or project, and relevant approvals required.

## **9. Economic Development Strategy Adoption**

Having considered an officer report, the Mayor and Cabinet moved, seconded and RESOLVED to:

- Approve adoption of Inclusive Economy Lewisham' as Lewisham's economic development strategy for the five-year period 2025 to 2030.
- Delegate authority to the Executive Director Place to oversee the delivery and implementation of the strategy.
- For Mayor and Cabinet to receive annualised progress reports on the implementation of the strategy and progress towards the ten impact measures contained in the strategy.

## **10. Catford and Crofton Park review and revised Sustainable Streets Programme**

Councillor Walsh recused himself on the basis that he lived on one of the streets within the area under review. He left the room for the duration of this item.

Having considered an officer report, the Mayor and Cabinet moved, seconded and RESOLVED the following:

- Revised Sustainable Streets Programme: to approve the updated programme outlined in Section 5 and Appendix A, which aims to deliver consultation and implementation of CPZ areas by summer 2025.
- Expansion of Honor Oak Sustainable Streets: to approve the expansion of the recently implemented Sustainable Streets in Honor Oak to Tatnell Road, Lessing Street, Grierson Road, Gabriel Street, Honor Oak Park, and Riseldine Road, with Sustainable Streets measures introduced to meet the demand identified in the six-months consultation review, as detailed in Section 6.
- Amendment of Implementation Procedure: to approve the proposed amendment additional to the existing procedure to implement Sustainable Streets, which will enable officers to review, consult on, and implement or amend parking restrictions within micro-cluster areas of up to four streets. This process will be initiated upon resident requests, and is intended to address and alleviate immediate parking pressures effectively.
- Updates to the Parking Policy: In response to growing parking pressure in the Borough, to convert all limited waiting bays to short-term pay-to-park parking bays for its optimisation. Changes proposed to the existing policy are outlined in Section 7 and Appendix D.
- To introduce multi-vehicle ownership levy to all variants of Resident permit holders. Outlined in Section 8 and Appendix E.

## 11. Setting the Council Tax Base 2025/26

Councillor Walsh rejoined the meeting for the commencement of this item.

Having considered an officer report, the Mayor and Cabinet moved, seconded and RESOLVED to:

1. note the Council Tax Base calculation for 2025/26, as set out in the annual Council Tax Base government return, attached at Appendix A;
2. recommend Council agree a Council Tax Base of 92,585.3 Band D equivalent properties for 2025/26;
3. recommend Council agree a budgeted Council Tax collection rate of 96.0%;
4. recommend that Council agree no changes be made to the Council Tax Reduction Scheme (CTRS) for 2025/26, that eligible claimants make a minimum contribution of 25% towards their council tax;
5. recommend that Council agree the continuation of the discretionary Council Tax discount of 100% for care leavers up to the age of 25, as set out in section five of the report;
6. recommend that Council agree that the existing policy of a 0% discount for second homes be continued for 2025/26, as set out in section five of the report;
7. recommend that Council agree a 100% premium be applied to second homes after one year, as set out in section five of the report;
8. recommend that Council 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 in section five of the report;
9. recommend that Council agree that the existing policy of a 0% discount applied immediately for empty homes – Class C (a substantially empty and unfurnished property) be continued, as set out in section five of the report;
10. recommend that Council agree that the Long Term Empty Property homes premium of: 100% for properties empty between one and five years, 200% for those empty for over five years, and 300% for properties that remain empty for 10 years or more continues, as set out in section five of the report;
11. recommend that Council agree the continuation of the existing policy of a 25% 'sanctuary' discount to ensure residents eligible for a single person discount are not financially worse off as a result of housing a refugee, as set out in section five of the report;

12. recommend that Council agree the continuation of the discretionary War Disablement Pensions and War Widow Pensions scheme discount as set out in section five of the report;
13. note the proposed 2025/26 National Non Domestic Rate (NNDR) estimated net yield of £60m, based on current information available.
14. recommend that Council agree to delegate the approval of the final 2025/26 NNDR1 form to the Executive Director for Corporate Resources for submission by the deadline of 31 January 2025.

## **12. Period 6 Budget Monitoring**

Having considered an officer report, the Mayor and Cabinet moved, seconded and RESOLVED to note the current financial forecasts for the year ending 31 March 2025 and that work continues to bring forward further cost reduction measures to address the current financial position and deliver on those already proposed.

## **13. Procurement of Civil Enforcement Services**

Having considered an open officer report and the corresponding confidential report at Item 20, the Mayor and Cabinet moved, seconded and RESOLVED to award the contract to Marston Holdings Ltd, to deliver the Civil Enforcement contract. The estimated average annual cost of the new contract will be £5.4m, and the total estimated cost of the contract may reach £60m (excluding inflation), after taking into consideration additional expenditure for further enforcement activity, which is within the maximum budget as set out in the Mayor and Cabinet permission to procure report dated 11 January 2023. The contract will be for five years, commencing 1 April 2025 to 31 March 2030, with options to extend up to five years following this.

## **14. Savings and Overspend Reduction Measures for 24/25 pressures and 25/26 Budget gap**

The Mayor introduced the Budget and highlighted the cost pressures facing all councils, including Lewisham. She stressed the need for government support and summarised some of Lewisham's key achievements in spite of financial pressures, including the delivery of social homes, the borough's award winning parks, installation of EV chargers and bike hangars, planting of over 4000 trees and whips, delivery of libraries and Youth Services, improvements to the borough's schools, supporting residents into employment and housing 129 refugee families. Having considered an officer report, the Mayor and Cabinet moved, seconded and RESOLVED to:

1. Note and endorse the budget reduction proposals of £0.850m presented in Appendix 1, the detail of which was considered in detail and approved on 7 February 2024, enabling these to be taken forward and form part of the budget setting process for 2025/26.
2. Note the £20.629m of General Fund and £4.195m of Housing Revenue Account proposals in Appendix 3a and 3b which are for officers to proceed with the preparation of these, consulting where required, to enable immediate delivery is in hand where these are for 2024/25 and will be actioned before the 1 April 2025 where these are for 2025/26, and will go forward to the next stage of the budget preparation process.
3. In relation to CYP06, note that this is an officer key decision, and ask officers to proceed with the 2025/26 saving and bring back the second year proposals for 2026/27 as part of reviewing the savings for that year.
4. Note the Housing Select Committee's comments on saving CR08 (Subsidy reduction), and note that the officer report tabled at this meeting responded to this in full. This proposal is an officer decision to agree to it proceeding to the next stage of the budget preparation process.
5. Regarding the proposals totalling £5.833m for the General Fund and £0.163m for the Housing Revenue Account contained in Appendices 2a and 2b;
  - Approve savings CR05 and CR06 (Employers Pension Contribution), CYP08 (Sufficiency Strategy and IAS), and H02 (Homeownership Charges) to go forward to the next stage of the budget preparation process.
  - Authorise officers to undertake the public consultation required in relation to savings item H08 (EV charging on housing estates), noting that Sustainable Development Select Committee has asked that residents form part of this process, and delegate to the Executive Director for Place in consultation with the Cabinet Member for Cabinet Member for Better Homes, Neighbourhoods and Homelessness to implement the saving.
  - Approve the saving item P03 (Leisure Concessions) to go forward to the next stage of the budget preparation process, but ask that officers bring forward options, based on the referrals from scrutiny, as part of setting the sales, fees and charges in the budget for 2025/26.
  - Approve the saving item P01 (Assembly Programme) to go forward to the next stage of the budget preparation process, and ask that there is a

strategic review of all the Council's processes for engagement carried out, and that officers report back to Mayor and Cabinet with the outcome. Note that Safer and Stronger Communities Select Committee is undertaking a review in January 2025 as part of their workplan.

**15. Permission to procure 15-year Leisure Management Contract**

Having considered an officer report, the Mayor and Cabinet moved, seconded and RESOLVED to:

- approve the procurement of a new 15-year Leisure Management Contract commencing 1 April 2026 and approve the award of contract provided that the contract sum does not exceed agreed budgets.
- delegate authority to Executive Director for Place (in consultation with Director of Law and Corporate Governance and the Director of Community Services) to select the preferred provider in accordance with the selection and award criteria published in the tender documentation and agree to enter into the final form of contract.
- delegate authority to Executive Director for Place (in consultation with Director of Law and Corporate Governance and the Director of Community Services) to finalise the procurement route to market based on obtaining the desired outcomes.
- where necessary, agree in principle to dispose of land (via provision the of leases solely for the length of the contract) and authorise Executive Director of Place in consultation with the Cabinet Member for Communities and Culture, Director of Law and Corporate Governance and Director of Communities, Partnerships and Leisure to advertise any disposal of open space as required by section 123(2A) of the Local Government Act 1972
- delegate authority to Executive Director Place, in consultation with the Cabinet Member for Communities and Culture, to consider and determine any objections made in response to any advert for the disposal (via provision the of leases solely for the length of the contract) in accordance with recommendation 4 above.
- subject to the responses to the advertisement above, and to compliance with best consideration requirements in section 123(2) Local Government Act, delegate authority to the Executive Director Place in consultation with the Director for Law and Corporate Governance and Director of Community Services to agree lease terms and enter into a lease with the selected provider.

**16. The change of use of open space adjacent to Watergate School to enable the construction of a new school building**



Having considered an officer report, the Mayor and Cabinet RESOLVED to approve the change of use of Open Space between Sedgehill and Oakview roads (parcel of land highlighted yellow in Appendix A) to accommodate a new building for Watergate School, following the public consultation exercise set out in sections 5 & 6 of the report.

The meeting ended at 18:55