

# MINUTES OF THE MAYOR AND CABINET

Wednesday, 29 January 2025 at 6.00 pm

PRESENT: Councillors Mayor Brenda Dacres, Chris Barnham, Paul Bell, Will Cooper, Amanda De Ryk, Edison Huynh, James-J Walsh and Sakina Sheikh

ALSO PRESENT: Chief Executive, Head of Legal Services and Deputy Monitoring Officers, and Senior Committee Manager.

Apologies for absence were received from Councillor Louise Krupski, Councillor Oana Olaru-Holmes and Councillor Kim Powell

## 1. Minutes

Moved, seconded, and RESOLVED that the Minutes of the meeting of the Mayor and Cabinet held on 4 December 2024 be agreed as a true and accurate record.

## 2. Declarations of Interests

No interest was declared.

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

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

- i. To note the response that follows in relation to the Public Accounts Select Committee referral to Mayor and Cabinet on 26 September 2024.
- ii. To note the responses provided by Director of Housing Strategy to the recommendations of the Private Rented Sector in Lewisham Task and Finish Group.

## 4. Young Mayor and Advisors - annual report

Having considered an officer report and an illustrative presentation, the Mayor and Cabinet made congratulatory remarks in relation to efforts made by the Young Mayor and Young Advisors over the past nine months since the Young Mayor Election and inauguration in February 2024.

The Mayor and Cabinet moved, seconded, and RESOLVED to agree the Lewisham Young Mayor's budget proposals set out in section 8 of the report.

## 5. Confirmation of Class E Article 4 Direction

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

- i. To note the responses to the consultation set out in section 5 of the report.
- ii. To authorise the Director of Law and Corporate Governance to confirm the non-immediate Article 4 Direction, which removes permitted development rights for the change of use from commercial, business and service use (Use Class E) to residential use (Use Class C3).
- iii. To authorise the Director of Planning to carry out the statutory notification of the decision to confirm the Article 4 Direction.
- iv. To note the financial and legal implications of making the Article 4 Direction set out in Sections 6 and 7 of the report.

## **6. School Minor Works Programme 2025**

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

- i. To approve the procurement of contractors and award of contracts to deliver the School Minor Works Programme 2025 subject to receipt of the School Condition Allocation (SCA) 2025/26 as set out in section 5 of the report.
- ii. To delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred contractors and agree final forms of contract to deliver the School Minor Works Programme 2025.
- iii. To approve the procurement of a consultant and award of contract to provide building surveyor-led multidisciplinary services and undertake a new set of condition surveys for the School Minor Works Programme over a period of four years from 2026 to 2029 with the option to extend for a further year, as set out in section 8 of the report.
- iv. To delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred building surveyor-led multidisciplinary services consultant and agree final form of contract, as set out in section 8 of the report.
- v. To approve the overall budget for the SMWP25 as set out in section 10 of the report.
- vi. To approve the applications for the Public Sector Decarbonisation Scheme – Phase 4 (PSDS 4) for grant funding of £1,195,000, noting that this will require council contributions of £846,575 split across financial years in 2026 and 2027 as set out in Section 11 of the report.

## **7. Garage Sites Asset Review**

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

- i. To note the ongoing review of garage sites, which includes assessments and recommendations on usage, condition, and potential reallocation or disposal.
- ii. To agree that 14 garage sites from Batch 01 be declared as surplus to operational requirements and authorise their disposal.

- iii. To delegate authority to the Executive Director for Corporate Resources, in consultation with the Executive Director of Place and the Director of Law and Corporate Governance, to finalise and agree on disposal terms for these surplus assets.
- iv. To approve the allocation of £548,856 to fund targeted refurbishments for priority garages identified for retention. It is proposed that these funds will be replenished using a portion of the capital receipts generated from the disposal of non-strategic garage sites.

**8. Contract extension for Lewisham's Substance Misuse and Sexual Health Service for Young People (Insight Lewisham)**

Having considered an officer report, the Mayor and Cabinet moved, seconded, and RESOLVED to approve the extension of the contract for a Young People's Substance Misuse and Sexual Health Service with WayThrough (previously known as Humankind) for a period of two years, from 1st April 2025 until 31st March 2027. The cost of the contract during this extension period will be £916,096 (£458,048 per year), or £2,718,921 over the five-year lifetime of the contract (1st April 2022 to 31st March 2027).

**9. Corporate Performance Dashboard Q2**

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

- i. To note updates on the performance indicators, trend analysis and narrative against key performance indicators aligned with Lewisham's Corporate Priorities.
- ii. To approve the publication of the Quarter 2 Corporate Performance Dashboard on the Council's website by the 31st January 2025.

**10. Approval to procure the appointment of external enforcement agents for the collection of council tax and business rates**

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

- i. To approve the procurement of three external Enforcement Agents for collection of Council Tax and Business Rates. Each contract will be for 3 years, with an option to extend the contract for up to a further 2 years. The combined estimated value of the 3 contracts is £1,995,000.
- ii. To approve the 3-month extension of the Council's current contracts with Newlyn, Equita and Ross and Roberts, who deliver service of collection of Council Tax and Business Rates. This will allow officers to run a procurement process through a minicompetition via the enhanced CCS Framework and then mobilise the contract. The combined value of these extensions across the 3 contracts is £85,000.
- iii. To approve the use of the Crown Commercial Service (CCS) framework agreement RM6226 Debt Resolution Services, Lot 5: Enforcement Services, to procure this service.

- iv. To approve the award of three contracts to the preferred service providers for the provision of Enforcement Agents for collection of Council Tax and Business Rates. The total contract value of £1,995,000 will be split among the selected service providers, provided the amount remains within authorised limits. It is not possible to project the costs for each external Enforcement Agency as this is dependent on the number and value of cases referred for collection and the performance of each agency.
- v. To delegate authority to select the three preferred service providers following the outcome of this process to the Executive Director for Corporate Resources (in consultation with the Director of Law and Corporate Governance and the Head of Revenues and Benefits) in accordance with the selection and award criteria published in the tender documentation and agree final form of contract.

**11. Permitted Extension of the Change, Grow, Live Contract (Adults Substance Misuse Service)**

Having considered an officer report, the Mayor and Cabinet moved, seconded, and RESOLVED to approve extension of 2 years to the contract for an Adult Substance Misuse Service with Change, Grow, Live from 1st April 2025 to 31st March 2027, for an overall value of £3,890,072.

**12. Contract Award: Extra Care Services at Conrad Court**

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

- (i) To award a contract to Housing 21 for the delivery of Extra Care services at Conrad Court for three years up to 30 April 2028, at an annual cost of £820,635.92, and a total of £2,461,907.76 for the full 3 years of the contract noting that the contract will be entered into after 24th February 2025.
- (ii) To delegate to the Executive Director for Adult Social Care & Health to agree the details of the contract terms.

**13. Adopt the Local Development Scheme Update**

Having considered an officer report, the Mayor and Cabinet moved, seconded, and RESOLVED to note the revised content and timetable of the Local Development Scheme, as set out in Appendix 1, and approve the LDS (January 2025) for formal adoption and publication, taking effect Feb 2025.

**14. Investment in Council Housing Using Warm Homes Social Housing Fund Wave 3**

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

- i. To approve the application for £11,441,176 funding under the Warmer Homes Social Housing Fund as part of a three-year programme valued

- at £20,882,353 to retrofit 1,100 properties within the Council's housing stock, and
- ii. To delegate approval to the Executive Director of Housing, in consultation with the Executive Director for Corporate Services, to enter into the grant agreement.

**15. Land-led Development Agreements - proposals for land sales and development agreements with private sector partner**

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

- i. To note the history of the development of a new build scheme on the sites at Willow Way and Parker House.
- ii. To note the negotiations between officers and the developers/owners of the sites at Willow Way and Parker House.
- iii. To note the positive outcomes sought for the Council in the proposed partnership working with the developers/owners of the sites at Willow Way and Parker House.
- iv. To approve the Budget set out in the Part 2 report.
- v. To approve the proposed funding strategy and financial model.
- vi. To delegate authority to the Executive Director of Place in consultation with the Executive Director for Corporate Resources and the Director for Law and Governance to approve that the terms of and the grant agreement be entered into as part of the funding strategy.
- vii. To delegate authority to the Executive Director of Place to approve the final terms of and execute the land sales/development agreement in consultation with the Cabinet Member for Inclusive Regeneration and Planning, the Executive Director for Finance, Digital and Corporate Resources and the Director for Law and Governance on the basis of the principles set out in the report.

**16. Local Plan - approval to consult on modifications**

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

- i. To note the new Local Plan's positive and rapid progress through the statutory independent examination in public process;
- ii. To note and welcome the Inspectors' Post-Hearing Letter/ communication, particularly in respect of the scope and content of the necessary Main Modifications, and the anticipated timetable for the remainder of the examination process and the path towards adoption;
- iii. To commend to Full Council that the proposed Main Modifications to the new Local Plan, and its accompanying Integrated Impact Assessment and Habitats Regulations Assessment be released for public consultation.
- iv. To agree to a further recommendation that allows for the correction of minor errors. Accordingly, to delegate to the Director of Planning, in consultation with the Cabinet Member for Inclusive Regeneration and Planning, powers to undertake any non- material amendments as

necessary to the relevant documents in advance of their publication for consideration by Full Council (11 February 2025), and subsequently for the purpose of consultation.

## **17. Consultation Report for Determined Admissions Arrangement 2026-27**

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

- i. To approve the admissions arrangements for mainstream community nursery, primary, secondary schools and sixth forms for academic year 2026/27 as set out in Appendix 1.
- ii. To approve the Published Admissions Number (PAN) for each community mainstream school in the borough for academic year 2026/27.
- iii. To approve revisions of the admissions arrangements for 2024/25 and 2025/26 as highlighted in arrangements for 2026/27 in relation to:
  - Primary school admission
  - Junior school admission
  - Secondary school admission
  - Admission of sixth form
  - Omissions from the arrangement
  - The reduction of the in-year Published Admissions Numbers at Forster Park Primary School to 45.
  - The pan London Admissions Schemes for reception and secondary transfer and a local scheme for in year admissions for academic year 2026/27.

## **18. Capital investment to develop provision for children with complex mental health needs and challenging behaviour 2025-29 (see Supplementary Agenda)**

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

- i. To approve decision to submit a bid for funding to the DfE Capital investment to develop provision for children with complex mental health needs and challenging behaviour 2025-29.
- ii. To agree that in the event the bid is successful, previous agreed funds from the disposal of assets to be utilised by Phase two and three (as funds permit).

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

Having considered an officer report, the Mayor and Cabinet moved, seconded, and RESOLVED that it be agreed that decisions taken under in Part 1 of the agenda were sufficient to dispense of the need to go into a closed section to the consider the corresponding Part 2 reports.

## **20. School Minor Works Programme 2025 - PART 2**

- 21. Garage Sites Asset Review - PART 2**
- 22. Contract Award: Extra Care Services at Conrad Court - PART 2**
- 23. Land-led Development Agreements - proposals for land sales and development agreements with private sector partner - PART 2**

The recommendation to this Item 23 was considered and approved in the open part of the meeting under Item 15.