

# Public Document Pack

## MINUTES OF THE MAYOR AND CABINET

Wednesday, 22 March 2017 at 6.00 pm

PRESENT: Sir Steve Bullock (Mayor), Councillors Alan Smith, Chris Best, Kevin Bonavia, Janet Daby, Joe Dromey, Damien Egan, Paul Maslin, Joan Millbank and Rachel Onikosi.

ALSO PRESENT: Councillor Brenda Dacres, Councillor Alan Hall, Councillor John Muldoon and Councillor Jacq Paschoud.

### 590. Declaration of Interests

None were made.

### 591. Minutes

RESOLVED that the minutes of the meetings held on February 15, February 22 and March 1 2017 be approved.

### 592. Outstanding Scrutiny Matters

RESOLVED that the report be noted.

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

#### *Sustainable Communities Strategy*

Councillor Alan Hall, Chair of the Overview & Scrutiny Business Panel, presented the referral, asking the Mayor to consider the replacement of the Sustainable Communities Strategy which had been launched in 2008.

The Mayor acknowledged the Strategy had been written in a completely different political and economic environment and he asked officers to report back to him after considering whether the Strategy could be updated or should be differently replaced.

RESOLVED that the Executive Director for Resources and Regeneration prepares a response to the referral for Mayoral consideration.

### 594. Young Mayor Budget

The Young Mayor's Budget was presented by three of the Young Advisors, Orlando Miller (age 19), Maria Peeva (age 15) and Emmerson Sutton (age 10) who answered questions from the Cabinet on the proposals.

The Mayor thanked the outgoing Young Mayor and his team for their contributions throughout the year and stated he was satisfied their funding proposals were worthwhile. The Mayor noted that Emmerson was the youngest person to have ever addressed a Mayor & Cabinet meeting.

Having considered an officer report and legal addendum, and presentations by the Deputy Mayor, Councillor Alan Smith, and by three Young Advisors, the Mayor

RESOLVED that the following Young Mayor's budget proposals be approved:

Young People's Funding Pot	£10000
Supporting Young People's Emotional Wellbeing	£15000

#### **595. Resettlement of Refugee Households**

The report was introduced by Councillor Kevin Bonavia who praised the involvement of faith and community groups in assisting with the resettlements. The Mayor added that the way in which entire project had been progressed made him feel proud of Lewisham

Having considered an officer report, and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor agreed that:

(1) responsibility be delegated to the Executive Directors for Customer Services and Resources and Regeneration to enter into a formal agreement with the Home Office's Refugee Resettlement Unit to resettle refugee households referred from the Vulnerable Children Resettlement Scheme (VCRS) in Lewisham;

(2) responsibility be delegated to the Executive Directors for Customer Services and Resources and Regeneration to resettle these VCRS refugee households in the same proportion as the two Government announcements in respect of the SVPR programme and VCRS schemes which has set national targets to resettle 20000 individuals under SVPR and 3000 individuals under VCRS; and

(3) responsibility be delegated to the Executive Directors for Customer Services and Resources and Regeneration to resettle potentially more than 10 refugee families in total, as funding and feasibility allows.

#### **596. School Place Planning Strategy 2017-2022**

Having considered an officer report, and a presentation by the Cabinet Member for Children and Young People, Councillor Paul Maslin, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the results of the consultation period regarding the draft Place Planning Strategy 2017-2022 be noted; and

(2) the Place Planning Strategy 2017-2022, as detailed in Appendix 1, is approved and adopted.

## **597. Ashmead Primary School and Addey and Stanhope School Expansions Feedback**

The Executive Director for Children and Young People's representative pointed out paragraph 4.7.2 of the report should have said '2017' rather than '2011'. He also added that four additional representations in support of the Ashmead proposals had been received after the consultation deadline.

Having considered open and confidential officer reports, and a presentation by the Cabinet Member for Children and Young People, Councillor Paul Maslin, the Mayor, for the reasons set out in the report,

RESOLVED that:

(1) the results of the representation period regarding the proposal to expand Ashmead Primary School from 1 to 2 forms of entry with effect from September 2017 be noted;

(2) the results of the representation period regarding the proposal to expand Addey and Stanhope School from 4 to 6 forms of entry with effect from September 2018 be noted.

(3) Ashmead Primary School be expanded from 1 to 2 forms of entry with effect from September 2017;

(4) Addey and Stanhope School be expanded from 4 to 6 forms of entry with effect from September 2018; and

(5) further details on the likely cost of expanding both schools and the procurement route for the construction works are dealt with in a separate confidential report.

## **598. Brasted Close Housing Development**

The report was presented by Councillor Egan who praised Lewisham Citizens for their involvement in the scheme and for attending the Cabinet meeting.

The Mayor received a representation in support of the scheme from Lewisham Citizens representatives, Reverend Michael Kingston, Katy Milner and Pastor Steve Laurence. Ward members, Councillor Rachel Onikosi and Councillor Chris Best both offered their support for the initiative. In response the Mayor. In response the Mayor thanked all involved for their contributions and warmly endorsed the proposals.

Having considered an open and a confidential officer report and presentations by the Cabinet Member for Housing, Councillor Damien Egan, and by three representatives of Lewisham Citizens, the Mayor, for the reasons set out in the report,

RESOLVED that:

(1) the work carried out by officers, the London Community Land Trust and

Lewisham Citizens to develop plans for the site be noted and applauded;

(2) having considered the responses to the further statutory Section 105 consultation, the garage site on the Brasted Close estate shown by heavy outline on an attached plan be declared surplus to the Council's requirements;

(3) having considered the confidential information a long-term lease of not less than 125 years be entered into with the London Community Land Trust for the site;

(4) the financial arrangements detailed in the confidential report be approved;

(5) authority be delegated to the Executive Director for Resources and Regeneration, in consultation with the Executive Director for Customer Services and the Head of Law, to negotiate and agree the final terms of the lease and all other associated legal agreements with the London Community Land Trust; and

(6) the information contained in relation to the DCLG Community Housing Fund be noted and officers consider options for using this grant to enable the two current community-led developments in Lewisham, at Brasted Close and at Church Grove with RUSS.

#### **599. Excalibur Update**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report,

RESOLVED that:

(1) the update on the regeneration scheme be noted;

(2) an application be made to the Secretary of State pursuant to paragraph 4(2) of Schedule 5A of the Housing Act 1985 to serve further Initial Demolition Notices on all secure tenants within Phase 4;

(3) subject in the case of Phase 4 to the Secretary of State's consent being obtained, Initial Demolition Notices be served on all secure tenants within Phases 4 and 5 in order to suspend the requirement for the Council to complete right to buy applications for as long as the Notices remain in force;

(4) having noted the results of the section 105 of the Housing Act 1985 consultation carried out with Council tenants as set out, the management of the remaining Council owned properties on the estate be transferred to Lewisham Homes until the regeneration scheme is completed, and that the transfer should take place on or after 3rd April 2017.

#### **600. Lewisham Homes Management Agreement**

In agreeing the recommendations, the Mayor said he regarded Lewisham Homes as a success story and he offered his thanks to the staff and their

Board.

Having considered an officer report and tabled addendum and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report,

RESOLVED that:

- (1) the outcome of consultation carried out with Council tenants pursuant to section 105 of the Housing Act 1985 contained in Appendix 1 be noted;
- (2) having regard to the results of this consultation, subject to the approval of the Secretary of State, an extension of the Lewisham Homes Management Agreement be approved for a period of up to ten years with the termination provisions set out at paragraph 4 and on the terms and conditions set out in the revised Management Agreement which was approved by the Mayor on the 18 May 2016;
- (3) an application be made by officers to the Secretary of State pursuant to paragraph section 27 of the Housing Act 1985 to seek approval for the revised Management Agreement; and
- (4) authority be delegated to the Executive Director for Resources and Regeneration with the advice of the Head of Law to finalise the revised Management Agreement and schedules.

#### **601. New Homes Programme Update**

Having considered an open and a confidential officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report,

RESOLVED that:

- (1) the progress update on the New Homes, Better Places Programme be noted;
- (2) having considered the responses to the statutory Section 105 consultation on the proposed development at Endwell Road, Lewisham Homes prepare and submit a planning application for nine new Council homes on the site;
- (3) the information which identifies a gap in housing provision for adults with autism be noted;
- (4) the confidential valuation and commercial advice obtained be noted
- (5) the land between 30 and 32 Stanstead road, be declared surplus to the Council's requirements
- (6) in principle to dispose of the land on a 125 year lease to Birnbeck Housing Association subject to a final decision on the disposal being made following consideration of any responses in respect of the necessary open space

notices;

(7) officers be authorised to proceed to publish open space notices in respect of the proposed disposal; and

(8) a further report be received from officers on the responses to the open space notices prior to a final decision being made on the disposal.

#### **602. Response to Housing SC Referral Handyperson Service**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor,

RESOLVED that the proposed response be approved and reported to the Housing Select Committee.

#### **603. Future of Handypersons Service**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report,

RESOLVED that:

(1) the results of the resident survey undertaken in September 2016 be noted;

(2) following the referral by the Housing Select Committee on 16 November 2016 to Mayor and Cabinet on 7 December 2016 Lewisham Homes advertises the service at an hourly rate to cover costs;

(3) the Council stops the direct provision of the handyperson service and achieves a saving of £151,000 and Lewisham Homes advertises this service on their website from April 2017 at a charge to cover the costs, with the proposed charge from April of £40 plus VAT; and

(4) officers through the Council's clienting arrangements ensure Lewisham Homes produce a clear breakdown of costs and the services offered, as recommended by Housing select committee on 7 March 2017

#### **604. Annual Lettings Plan 17-18**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report,

RESOLVED that:

(1) the lettings outcomes for 2015/16 and 2016/17 and the position on the housing register be noted;

(2) the Lettings Plan for 2017/18 set out in Appendix 1 be approved.

## **605. Private Rented Sector Discharge Policy**

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report,

RESOLVED that:

(1) the continuing housing pressures in the borough, including the reduced supply of social housing, the increase in homelessness and the large number of homeless households living in temporary accommodation be noted;

(2) the impacts of national government housing policies and the ongoing impacts of welfare reform be noted which have contributed to this situation and mean that the housing pressures are likely to continue.

(3) having considered the results of the consultation and the Equality Analysis Assessment, the Private Rented Sector Offers Policy be approved; and

(4) authority be delegated to the Executive Director for Customer Services to make any minor changes required to the policy.

## **606. Deptford Anchor**

The report was introduced by the Deputy Mayor who recounted that the Council had been instrumental in the delivery of the feasibility study.

The Executive Director for Resources and Regeneration's representative confirmed the proposed consultation was on options for siting of the anchor and not on whether it should be returned.

Councillor Brenda Dacres and Councillor Joe Dromey, Ward Councillors, thanked the Deputy Mayor and the Deptford Society for providing the focal point in ensuring the anchor, which was removed in 2013, could be restored.

In agreeing the re-siting proposal the Mayor delegated authority to the Executive Director for Resources and Regeneration to finalise financial arrangements which could include locally raised contributions and crowd funding.

Having considered an officer report and presentations by the Deputy Mayor, Councillor Alan Smith, and by Councillor Brenda Dacres, a ward councillor, the Mayor agreed that:

(1) the feasibility study for the return of the Deptford Anchor to the junction of Deptford High Street and New Cross Road where it was removed in 2013 as part of the OLF funded high street regeneration programme and the financial and other implications set out be noted;

(2) the anchor be returned to its previous location at the junction of Deptford High Street and New Cross Road;

(3) the Executive Director of Resources and Regeneration be given delegated authority to agree financial arrangements.

**607. Our Lady St Philip Neri - Land Transfer**

Having considered an officer report, and a presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor, for the reasons set out in the report:

RESOLVED that

(1) subject to consent from the Secretary of State to the disposal being obtained under Schedule 1 of the Academies Act 2010, the transfer of that part of the existing school site shown outlined in red on the plan attached in Appendix 1 be approved to The Roman Catholic Archdiocese of Southwark (as trustees for the charitable foundation known as the Education Commission) for nil consideration for the duration of the lifetime of the school on that site;

(2) an application be made to the Secretary of State for Education under Schedule 1 of the Academies Act 2010 for the transfer of the site on the terms set out; and

(3) authority be delegated to the Executive Director for Resources and Regeneration, in consultation with the Executive Director for Children & Young People and the Head of Law, to agree the final terms of the transfer.

**608. Management Report**

Having considered an officer report, and a presentation by the Cabinet Member for Member for Policy & Performance, Councillor Joe Dromey, the Mayor:

RESOLVED that the report be noted.

**609. Local Authority Governor Nominations**

Having considered an officer report, and a formal presentation by the Cabinet Member for Children & Young People, Councillor Paul Maslin, the Mayor:

RESOLVED that the following persons be nominated as local authority governors for the schools indicated:

Ms. Mel Church	Sandhurst Juniors
Ms Alyson McGarrigle-	Rushey Green
Dame Erica Pienaar DBE	John Ball
Ms. Dinah Griffiths	Childeric

**610. Response to SDSC on Planning**

Having considered an officer report and presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor



RESOLVED that the report be approved and forwarded to the Sustainable Development Select Committee,

**611. CYP Select Committee Referral Transition Review**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Children & Young People be asked to prepare a response for Mayoral consideration.

**612. Comments of the Sustainable Development Select Committee on housing zones**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Resources and Regeneration be asked to prepare a response for Mayoral consideration.

**613. Comments of the Sustainable Development Select Committee on changes to Post Office Services in Lewisham**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Customer Services be asked to prepare a response for Mayoral consideration.

**614. Comments of the Sustainable Developments Select Committee on home energy conservation**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Resources and Regeneration be asked to prepare a response for Mayoral consideration.

**615. SSCSC Referral Local Assemblies Review**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Community Services be asked to prepare a response for Mayoral consideration.

**616. SSCSC Referral NPS and CRC**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Community Services be asked to prepare a

response for Mayoral consideration.

**617. HCSC health and adult social care integration review**

Having considered the Select Committee's report, and a presentation by Councillor John Muldoon, the Chair of the Healthier Communities Select Committee, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Community Services be asked to prepare a response for Mayoral consideration.

**618. HSC housing and mental health review**

Having considered the Select Committee's report, the Mayor:

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Community Services be asked to prepare a response for Mayoral consideration.

**619. Exclusion of Press and Public**

RESOLVED that in accordance with Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012 and 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 paragraphs [3, 4 and 5] of Part 1 of Schedule 12(A) of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

31. Brasted Close

32 New Homes Programme

**620. Brasted Close Housing Development Part 2**

This report was considered in conjunction with the Part 1 item on the same topic.

**621. New Homes Programme Update Part 2**

This report was considered in conjunction with the Part 1 item on the same topic.

The meeting closed at 8.24pm