

SEI - HACAS Report

2.1 That the programme for Phase 1 of the Southwark Estate Initiative be immediately scaled down as follows:

- i) Kingswood – that this scheme is pursued.
- ii) Linden Grove – that the demolition and new build contract for Council and Registered Social Landlord homes continue to be developed in full consultation with the project team
- iii) Coopers Road – that the demolition and new build contract for Council and Registered Social Landlord and Housing for Sale homes continue to be developed in full consultation with the project team
- iv) Lamps Court – that the land be disposed of to a Registered Social Landlord for housing and a new primary health care facility development
- v) Nelson Square – that phase 2 of the refurbishment contract be progressed
- vi) East Dulwich – that this scheme is not pursued
- vii) St Olave's, Lewes and Fair Street - that this scheme is not pursued
- viii) Giles, Carton and Darnay - that this scheme is not pursued
- ix) Wooddene - that this scheme is pursued
- x) Heygate – that plans for the estate continue to be developed in full consultation with local residents as part of the regeneration of the Elephant and Castle on the understanding that there will be a home for residents who wish to return to the area.

2.2 That the Council adopts a policy of affording to all residents in lawful occupation of dwellings in all the SEI estates which require to be vacated the opportunity to remain in the area to be developed or rehabilitated on the same tenure basis that they currently hold. To this end in respect of Council Leaseholders, the Director of Housing is instructed to identify suitable dwellings which may be offered to leaseholders in cost free exchange for their present leasehold interest

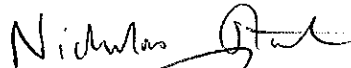
2.3 That secure tenants in all the relevant estates displaced will have the right to return to one of the new dwellings constructed pursuant to the local scheme.

2.4 Committee does not accept the situation as reported in paragraph 4.4 of the directors report and he is instructed to implement members decisions and produce an urgent report on the impact of the decanting programme upon the

Council's obligations in respect of housing allocations generally, towards the homeless, those in overcrowded conditions and similar unsatisfactory situations

- 2.5 That it is the Council's intention to re-use the total capital receipts received where legally permissible. That Officers urgently seek the written opinion of the DETR and the District Auditor on the re-use of capital receipts.
- 2.6 The Council also requires clear advice as to the availability of expenditure by registered social landlords as part of the non-public sector contribution to the Scheme for purposes of paragraph 93 of the Local Authorities (Capital Finance) Regulations 1997.
- 2.7 The Director is instructed to take, in respect of the SEI only such steps as are necessary to comply with the above paragraphs of this resolution.
- 2.8 The Council is concerned at the failure to comply in full, or at all, with some or all of its resolutions made on the 31st March 1999 in respect of Item 64.1 and requires an urgent report on this from the Chief Executive and Director of Finance.
- 2.9 Notes that the information provided to members does not yet allow for a clear financial assessment of this scheme and calls for the Chief Executive and Director of Finance to prepare a report on the financial implications of this scheme, in particular whether any savings generated could be redistributed to the Neighbourhoods to restore the Planned Preventative Maintenance budgets or if necessary whether the money set aside pending the House of Lords judgement could be used to finance any shortfall. The Chief Executive is asked to include in his report the information necessary to satisfy or progress the points made in paras 2.2 to 2.6
- 2.10 The Council intends to generate further or replacement capital receipts by substantially increasing sales of suitable vacant street properties that cannot be viably renovated on the open market and requires an urgent report on the implementation of this policy.
- 2.11 That the findings of the second stage of the HACAS review of the SEI be received, and a report be considered at a meeting of the Strategic Committee on 22nd March, which includes a programme for full and thorough tenant and resident consultation on all the options available.

Proposed



Seconded

