

## **RECORD OF CABINET MEETING DECISIONS - WEDNESDAY, 18 SEPTEMBER 2024**

Record Prepared by: Chief Executive  
 Date Published: 18 September 2024  
 Deadline for Call-in: 5pm on 24 September 2024  
 Implementation of Decisions: 25 September 2024

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<b>Item No</b>	<b>Report Title</b>	<b>Record of Decision</b>	<b>Subject to Call in?</b>
5	<b>Our Greenwich Annual Plan 24/25</b>	<b>Agreed</b> the <i>Our Greenwich</i> Annual Plan for 2024-26	Yes
6	<b>Woolwich Estates - Maryon Road &amp; Grove</b>	<p><b>Agreed</b> to continue with the development of the Maryon Road and Maryon Grove site (part of the former Woolwich Estates) pursuant to the Development Agreement in place noting the intent to vary the tenure mix as set out in para 4.17 of this report which shows 50% of the homes will be affordable across the three ‘Woolwich Estates’ schemes.</p> <p><b>Noted</b> that the Paragon Asra Housing Limited's Shared Ownership Units on Morris South, Maryon Road and Maryon Grove will become social rented homes and will be subject to the Council’s nomination agreement.</p>	Yes

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		<p><b>Noted</b>, Currie &amp; Brown, on the Council’s behalf, have undertaken a due diligence review of Lovell Partnerships Limited’s viability and underlying assumptions as part of the options assessment. The approach and assumptions were found to be reasonable.</p> <p><b>Delegated</b> authority to the Director of Regeneration, Enterprise and Skills to enter into a Deed of Variation (and/or such other legal documentation as may be required) to amend the Development Agreement so as to:</p> <ul style="list-style-type: none"> <li>• change the tenure mix as proposed;</li> <li>• reinstate an overage<sup>[1]</sup> provision for this phase;</li> <li>• make use of an updated financial model to ascertain viability and land value; and</li> <li>• undertake a viability assessment to consider the Council purchasing the private sale units, and if viable, authority to acquire these properties.</li> </ul> <p><b>Noted</b> the varied tenure mix proposed in this report will result in a reduction in the number of units to be received by the Council from that agreed by Cabinet in July 2022, with a corresponding decrease in the price payable of c£10m.</p>	

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		<p><b>Noted</b> that this will ensure timely delivery of the new Council and Registered Provider homes and facilitates the creation of mixed and balanced communities at Maryon Road and Maryon Grove.</p> <hr/> <p><a href="#">[1]</a> Overage is a contractual mechanism that will allow the Council to benefit from any future increase in the value from the sale of units.</p>	
7	<p><b>Scheme And Estimate Report for Development of a New All-Through School for Secondary and Post 16 Pupils with Special Education Needs at Hargood Road</b></p>	<p><b>Agreed</b> the Scheme and Estimate for the development of a new all-through SEND School for secondary and post 16 students with special education needs at Hargood Road as set out in Appendix A to the report.</p> <p><b>Noted</b>, Cabinet approved funding for SEND provision in the Children Services School Placing and Capital Programme on 15 Nov 2023 earmarking a budget allocation for the construction of a new SEND school at Hargood Road.</p> <p><b>Approved</b> the budget allocation in line with the Scheme and Estimate by utilising DfE funding for Additional High Needs Grant announced in March 2024.</p> <p><b>Noted</b>, that in October 2023 the Leader of Council, approved a Contract Award to appoint Galliford Try Construction Limited for PCSA RIBA Stage 2-4; for the sum of £1,533,105 following a competitive tender via the Southern Construction Framework</p>	Yes

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		<p>(SCF).</p> <p><b>Noted</b>, that enabling and early works will be required during 2024/25 to facilitate the required opening date.</p> <p><b>Noted</b> that enabling works are already underway and have identified large scale ground contamination. The ground contamination risk is captured in section 10 of this report. Given the scale of contamination it is likely that the scheme costs will increase, however the precise scale is unknown at the time of writing this report. If this results in costs exceeding the scheme and estimate budget presented in Appendix A, budget will be drawn from the overall school's capital programme and this will be ratified in a future report.</p> <p><b>Authorised</b> the Director of Regeneration, Enterprise, and Skills in consultation with the Director of Children's Services to vary the scheme details in accordance with the priority projects set out in paragraphs 4.81 – 4.90 of the School Place Planning and Capital Programme 2022/23 - 2024/25 (as approved by Cabinet on 2nd November 2022) along with paragraphs 4.69 – 4.71 and paragraphs 4.81 – 4.83 of the School Place Planning and Capital Programme 2023/24 - 2025/26 26 (as approved by Cabinet on 15th November 2023).</p>	

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		<p><b>Noted</b> that the authority to the Director of Regeneration, Enterprise and Skills at paragraph 1.6 above to vary the scheme details does not include an authority to vary the scheme budget as approved under the Cabinet’s decision dated 15th November 2023.</p>	
8	<p><b>Adoption of the Statement of Community Involvement (SCI) and Developers' Engagement Charter (DEC)</b></p>	<p><b>Agreed</b> to adopt the Statement of Community Involvement (SCI) and Developers’ Engagement Charter (DEC)</p>	Yes
9	<p><b>Approval of Lease for Royal Hill, SE10</b></p>	<p><b>Agreed</b> to enter into a Lease to enable the long term occupation of the flats and shared house at Royal Hill, SE10 (the “Property”) which will be managed by Golden Lane Housing (GLH);</p> <p><b>Noted</b> the full Lease terms are a leasehold disposal at best consideration reasonably obtainable;</p> <p><b>Noted</b> a separate delegated authority decision has been taken by the Adult Social Care director in order to approve the management agreement for the Property which will be occupied by Greenwich residents with learning disabilities;</p>	Yes

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		<p><b>Agreed</b> that the information contained in Appendix I to this report be exempt from publication on the grounds that they contain information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended) and to agree that this exempt information contained in the confidential Appendices shall not be released to the press or public.</p>	
10	<p><b>Royal Greenwich Safeguarding Adults Board Annual Report 2023-24</b></p>	<p><b>Noted</b> the 2023/24 Royal Greenwich Safeguarding Adults Board Annual Report</p>	Yes
11	<p><b>2024/25 Q1 Budget Monitor</b></p>	<p><b>Noted</b> the Council's revenue position as at the end of Quarter 1 2024/25 (30 June 2024).</p>	Yes