

Ricketts, Jack

From: Ricketts, Jack
Sent: 12 January 2021 08:18
To: Bevan, Simon
Subject: RE: Ricketts, Jack_Role and Reorganisation

Categories: Egress Switch: Unprotected

Morning Simon

I'm not sure if you had a chance to read the email I sent yesterday, which you asked for when we spoke on Friday.

Can I ask if you've had any thoughts on whether you'd like to progress this project without further delay and whether I can run it until the end of the year, just to get it back on track whilst everyone is busy?

I understand that there is a meeting with dxw this afternoon and this would be a perfect opportunity to formally progress the AH service.

If possible, could you let me know one way or the other by lunchtime today please, as I would like to prepare for [REDACTED].

[REDACTED]

[REDACTED]

Thank you

j

From: Ricketts, Jack
Sent: Monday, January 11, 2021 12:32 PM
To: Bevan, Simon <Simon.Bevan@SOUTHWARK.GOV.UK>
Subject: RE: Ricketts, Jack_Role and Reorganisation

Morning Simon

Following our call on Friday afternoon, below is a summary of the situation with the AH monitoring project.

2016 - Southwark made several promises after the Ombudsman found that we had failed to properly monitor AH.

2017 - An audit of 11,999 properties found that it was not possible to link the newly created addresses of properties held by housing associations and the council, with the reference on historic planning applications and legal agreements.

2018 – Planning department agreed to procure the services of an agency to help design and develop an AH monitoring service. This was delayed for 12 months following the award of contract.

2019 - The research outlined why it will never be possible to link existing properties with historic planning records - there is a disconnect between the planning and the physical / build world. Dxw and I designed and developed a service to resolve this issue and handed it over to the council in December 2019.

2021 - This service still has not been used by the planning department.

2016 - 2021 - Five years on, we are still not monitoring AH, as promised.

This delay has now been picked up by the 35% campaign, councillors and the housing scrutiny committee.

Over the past 12 months +, [REDACTED]

[REDACTED] [publicly available on YouTube](#) – 45 minutes in. (I would be happy to talk you through the various inaccuracies).

[REDACTED]

Further delay is likely to result in increased interest from the 35% campaign and the media (local news and journals such as Inside Housing), and most likely a second complaint to the ombudsman (we would be in no position to justify the five year delay and I understand that a repeat offence carries a harsher penalty).

Last year we won a number awards and good press for this work, to not be using the service that we paid £230k of public money for would be embarrassing for both the department and council. Additional embarrassment will come from spending further public money, persisting to try and do this in a way that we have proved, categorically, doesn't work.

Juliet and Tom have a considerable work load at the moment, with the NSP, back office and RIPA projects, transformation, website, energy and climate change, not to mention any childcare arrangements that have been impacted by the current lockdown. There are therefore not in a position to focus on his work and move it forward with pace. However, I have 100% capacity, the knowledge and experience to get it back on track quickly.

I would like to work on this for the next couple of months with someone from the policy team so that it can be smoothly handed over, with continuity, whilst also developing agile project management skills and knowledge in the policy and digital transformation team.

[REDACTED]

I understand that there is a meeting tomorrow afternoon with dxw, so if this time-limited solution is acceptable, could you let me know by lunchtime tomorrow.

Many thanks

Regards

j

From: Bevan, Simon <Simon.Bevan@SOUTHWARK.GOV.UK>

Sent: Wednesday, January 6, 2021 1:47 PM

To: Ricketts, Jack <Jack.Ricketts@southwark.gov.uk>

Subject: RE: Ricketts, Jack_Role and Reorganisation

Jack

I would be happy to meet you. Could we do this tomorrow at 3.00 pm or Friday at 3.00 pm?

Regards

Simon

From: Ricketts, Jack <Jack.Ricketts@southwark.gov.uk>
Sent: Monday, January 4, 2021 1:13 PM
To: Bevan, Simon <Simon.Bevan@SOUTHWARK.GOV.UK>
Cc: Andrew Alleyne <Andrew.Alleyne@gmbactivist.org.uk>
Subject: Fwd: Ricketts, Jack_Role and Reorganisation

Good afternoon Simon

I hope you had a nice break over the Christmas holiday.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

However, I would like to offer a potential solution. Given Cllr Situ's email of the 8 December, asking the department to implement and further develop the affordable housing monitoring work, I would like to request that I be allowed to lead on it for the next two months, until the end of the financial year. [REDACTED]

[REDACTED]

The advantages are as follows:

- The securing, recording and monitoring of affordable housing is a S106 function and the enforcement of any actual or suspected breach of obligations is a joint S106, planning enforcement and legal function.
- This project should ideally be led by the S106/Enforcement team, who, as defined by the GDPR, are the legally responsible data controllers and processors, rather than any team who are only consumers of the data. This would maximise efficiency and accuracy of this work, whereas any alternative would only dilute its effectiveness, along with its funding.
- A change in personnel at this time would impact the delivery of the service.
- I have been involved with this work since the Jam Factory / LDHA case first came to light in 2015 and have established very good relationships with stakeholders, especially the council's specialist lawyer, delivery partner and housing associations.

-The existing monitoring service, which was delivered in December 2019, was my initiative and I led on the design and delivery of the service. I therefore have the domain knowledge, vision and experience to not only implement this service, but continue to develop it at pace.

-This solution would allow the planning department to very quickly address the wishes of Cllr Situ and the concerns of the 35% Campaign, preventing the inevitable media interest and any potential follow up from the LocalGov Ombudsman (which i understand may involve a financial penalty for a repeat offence).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am in a position to implement the existing service and put together a proposal for you, for further development, this week (w/c 4 January). I would also like to suggest working closely with a member of the policy team, for the next two months. This would help develop skills accross the department; build understanding within the policy team which will enable them to quickly scale the service to employment / workspace monitoring; and ensure any transition of the AH service is a smooth one.

I hope that this suggestion is received positively.

Thank you

Regards

j

