



# AGENDA

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## MAYOR AND CABINET

**Date: WEDNESDAY, 23 FEBRUARY 2011 at 6.00 pm**

**Committee Rooms 1 & 2  
Civic Suite  
Lewisham Town Hall  
London SE6 4RU**

**Enquiries to: Kevin Flaherty  
Telephone: 0208 314 9327 (direct line)  
Email: kevin.flaherty@lewisham.gov.uk**

### MEMBERS

Mayor Sir Steve Bullock	(L)
Councillor Best	(L)
Councillor Egan	(L)
Councillor Fitzsimmons	(L)
Councillor Klier	(L)
Councillor Maslin	(L)
Councillor Millbank	(L)
Councillor Onuegbu	(L)
Councillor Smith	(L)
Councillor Wise	(L)

**Members are summoned to attend this meeting**

**Barry Quirk  
Chief Executive  
Lewisham Town Hall  
Catford  
London SE6 4RU  
Date: February 15 2011**



INVESTOR IN PEOPLE

The public are welcome to attend our committee meetings, however occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

## ORDER OF BUSINESS – PART 1 AGENDA

Item No		Page No.s
1.	Declarations of interest	1 - 3
2.	Outstanding scrutiny references	4
3.	Scrutiny Matters	5
4.	Budget 2011-12 Update	6 - 23
5.	Regeneration of Excalibur Estate - Update	24 - 37
6.	Re-Development of Heathside and Lethbridge: Section 105 Consultation and Phase 3 Decant	38 - 48
7.	Catford Town Centre business plan 2011-12	49 - 66
8.	Bakerloo line	67 - 78
9.	Positive Ageing Council	79 - 88
10.	Voluntary and Community Sector Main Grants and Arts Grants Programme - Criteria	89 - 128
11.	School Governor appointments	129 - 135
12.	Exclusion of the Press and Public	136
13.	Regeneration of Excalibur Estate - Phase 1 site disposal and Development Agreement	137 - 149



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# Agenda Item 1

MAYOR & CABINET		
<b>Report Title</b>	Declarations of Interests	
<b>Key Decision</b>		Item No. 1
<b>Ward</b>		
<b>Contributors</b>	Chief Executive	
<b>Class</b>	Part 1	Date: 23 February 2011

## **Declaration of interests**

Members are asked to declare any personal interest they have in any item on the agenda.

## **Personal interests**

There are two types of personal interest :-

- (a) an interest which you must enter in the Register of Members' Interests\*
- (b) an interest where the wellbeing or financial position of you, (or a "relevant person") is likely to be affected by a matter more than it would affect the majority of inhabitants of the ward or electoral division affected by the decision.

\*Full details of registerable interests appear on the Council's website.

("Relevant" person includes you, a member of your family, a close associate, and their employer, a firm in which they are a partner, a company where they are a director, any body in which they have securities with a nominal value of £25,000 and (i) any body of which they are a member, or in a position of general control or management to which they were appointed or nominated by the Council, and (ii) any body exercising functions of a public nature, or directed to charitable purposes or one of whose principal purpose includes the influence of public opinion or policy, including any trade union or political party) where they hold a position of general management or control,

If you have a personal interest you must declare the nature and extent of it before the matter is discussed or as soon as it becomes apparent, except in limited circumstances. Even if the interest is in the Register of Interests, you must declare it in meetings where matters relating to it are under discussion, unless an exemption applies.

## **Exemptions to the need to declare personal interest to the meeting**

You do not need to declare a personal interest where it arises solely from membership of, or position of control or management on:

- (a) any other body to which you were appointed or nominated by the Council
- (b) any other body exercising functions of a public nature.

In these exceptional cases, unless your interest is also prejudicial, you only need to declare your interest if and when you speak on the matter .

### **Sensitive information**

If the entry of a personal interest in the Register of Interests would lead to the disclosure of information whose availability for inspection creates or is likely to create a serious risk of violence to you or a person living with you, the interest need not be entered in the Register of Interests, provided the Monitoring Officer accepts that the information is sensitive. Where this is the case, if such an interest arises at a meeting, it must be declared but you need not disclose the sensitive information.

### **Prejudicial interests**

Your personal interest will also be prejudicial if all of the following conditions are met:

- (a) it does not fall into an exempt category (see below)
- (b) the matter affects either your financial interests or relates to regulatory matters - the determining of any consent, approval, licence, permission or registration
- (c) a member of the public who knows the relevant facts would reasonably think your personal interest so significant that it is likely to prejudice your judgement of the public interest.

### **Categories exempt from being prejudicial interest**

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

### **Effect of having a prejudicial interest**

If your personal interest is also prejudicial, you must not speak on the matter. Subject to the exception below, you must leave the room when it is being discussed and not seek to influence the decision improperly in any way.

### **Exception**

The exception to this general rule applies to allow a member to act as a community advocate notwithstanding the existence of a prejudicial interest. It only applies where members of the public also have a right to attend to make representation, give evidence or answer questions about the matter. Where this is the case, the member with a prejudicial interest may also attend the meeting for that purpose. However the member must still declare the prejudicial interest, and must leave the room once they have finished making representations, or when the meeting decides they have finished, if that is earlier. The member cannot vote on the matter, nor remain in the public gallery to observe the vote.

## **Prejudicial interests and overview and scrutiny**

In addition, members also have a prejudicial interest in any matter before an Overview and Scrutiny body where the business relates to a decision by the Executive or by a committee or sub committee of the Council if at the time the decision was made the member was on the Executive/Council committee or sub-committee and was present when the decision was taken. In short, members are not allowed to scrutinise decisions to which they were party.

# Agenda Item 2

MAYOR & CABINET		
<b>Report Title</b>	Outstanding References to Select Committees	
<b>Key Decision</b>	No	Item No. 2
<b>Ward</b>		
<b>Contributors</b>	Head of Business and Committee	
<b>Class</b>	Part 1	Date: 23 February 2011

## 1. Purpose of Report

To report on items previously reported to the Mayor for response by directorates and to indicate the likely future reporting date.

## 2. Recommendation

That the reporting dates of the item shown in the table below be confirmed.

<b>Report Title</b>	<b>Author</b>	<b>Date Considered by Mayor &amp; Cabinet</b>	<b>Scheduled Reporting Date</b>	<b>Slippage since last report</b>
Integrated Transport – Bakerloo Line Extension – Sustainable Development Select Committee	ED Regeneration	October 20 2010	February 23 2011	No
Mortgage Rescue Scheme – Housing Select Committee	ED Customer Services	December 1 2010	March 23 2011	No

## BACKGROUND PAPERS and AUTHOR

Mayor & Cabinet minutes, October 20 2010 and December 1 2011 available from Kevin Flaherty 0208 314 9327.



# Agenda Item 4

MAYOR & CABINET			
Report Title	2011/12 Budget Update		
Key Decision	Yes	Item No.	4
Ward	All		
Contributors	Executive Director for Resources		
Class	Part 1	Date:	23 February 2011

## REASONS FOR URGENCY AND LATENESS

Urgency: Given the significance of the financial constraints that the Council will face over the next four years, it is essential that the Mayor and his Cabinet are updated on any changes affecting the 2011/12 Budget prior to endorsement by full Council. The reason for lateness was to ensure that officers allowed as much time as possible to be given confirmation of the GLA precept for 2011/12.

### 1 SUMMARY

- 1.1 This report seeks the Mayor's approval to finalise the recommended 2011/12 budget for consideration and agreement by the Council on 1 March 2011.

### 2 PURPOSE

- 2.1 The purpose of this report is to finalise the 2011/12 budget for consideration by the Council on 1 March 2011. The main budget report was presented to Mayor & Cabinet on 17 February 2011.

### 3 RECOMMENDATIONS

That the Mayor:

- 3.1 Agrees that the Early Invention Grant proposal relating to 'Working with men' is to be reduced by £25k for 2011/12 and not the previously agreed £43k.
- 3.2 Considers the Section 25 Statement from the Chief Financial Officer. This is attached at Appendix A.
- 3.3 Re-affirms a recommended Council Tax for 2011/12 of £1,042.11 for the Council's element. This is an increase of 0%, based on a General Fund Budget Requirement of £281.099m for 2011/12.
- 3.4 Notes an overall increase in Council Tax for 2011/12 of 0%, which includes the Greater London Authority (GLA) precept being frozen at its existing 2010/11 level and agree to recommend to Council on 1 March 2011 the motion on the budget, attached at Appendix B.

### 4 UPDATE ON THE COUNCIL'S CURRENT FINANCIAL POSITION



4.1 This report updates the main 2011/12 Budget Report through considering the following areas:-

- Revenue Budget Savings
- The Greater London Authority Precept
- Council Tax Capping Principles
- Final Level of Council Tax

#### 4.2 **Revenue Budget Savings**

4.2.1 On 17 February 2011, the Mayor agreed revenue budget savings of £8.698m. The impact of Mayor's agreement means that an additional £206k will be funded from Corporate Provisions in 2011/12 on an ongoing basis and a further £124.5k on a once basis, to be determined at outturn.

#### 4.3 **The Greater London Authority Precept**

4.3.1 The Mayor of London will confirm his budget proposals following consultation and consideration will be given by the Assembly. At its meeting on 23 February 2011, the Assembly is expected to approve the Mayor's proposal to agree a precept of £309.82. This represents a freeze at the 2010/11 level. The Band D amount for the financial contribution to support the costs of staging the 2012 Olympic and Paralympic Games in London, remains at £20.

4.3.2 With the Greater London Authority (GLA) expected to confirm it's precept at last year's level, the figures for Council Tax recommended in the main Budget Report on 17 February 2011, will be confirmed. Accordingly, the Mayor is asked to agree to recommend to Council on 1 March 2011, the motion, attached at Appendix B.

#### 4.4 **Council Tax Capping Principles**

4.4.1 The Secretary of State for Communities and Local Government released a statement on 9 February 2011, setting out the Council Tax capping principles that will apply to local authorities' budgets for 2011/12.

4.4.2 An authority will be considered to have set an excessive increase if:

- (a) the amount calculated by the authority as its budget requirement for 2011/12 is more than 92.5% of:
  - (i) the authority's alternative notional amount; or
  - (ii) where no such amount has been specified for the authority, the authority's budget requirement for 2010/11; and
- (b) the amount calculated by the authority as its Band D council tax for 2011/12 is more than 3.5% greater than the same amount calculated for 2010/11.

4.4.3 Moving forward, the Government intends to end the capping regime and replace it with a more democratic and localised measure to allow local residents to veto excessive Council Tax rises via a local referendum.

#### 4.5 **Final Level of Council Tax**

- 4.5.1 Table 1 shows Lewisham's overall Council Tax Calculation for 2011/12 and calculation of the Council Tax for Band D for 2011/12, based on the recommended budget requirement of £281.099m. There are no changes to the figures reported in the main budget report.

**Table 1: Calculation of Council Tax Requirement and Band D based on spend of £281.099m for 2011/12.**

	£
Assumed Budget Requirement for 2011/12	<b>281,098,756</b>
<b>Less:</b> Revenue Support Grant	44,050,748
<b>Less:</b> Redistributed Business Rates	142,511,600
<b>Less:</b> Council Tax Freeze Grant	2,305,539
<b>Less:</b> Surplus in collection fund	17,700
Council Tax requirement	<b>92,213,169</b>
<b>Divide by:</b> Council Tax Base (Band D)	88,486.96
<b>Council Tax for Lewisham Services (Band D)</b>	<b>1,042.11</b>
<b>Add:</b> Precept demand from GLA (estimated)	309.82
<b>Total Council Tax (Band D)</b>	<b>1,351.93</b>

- 4.5.2 The final calculation of Council Tax for different Council Tax bands is shown in Table 2, based on the Band D calculated in Table 1.

**Table 2 – Council Tax for different Council Tax Bands in 2011/12**

	Property Value	Fraction	Lewisham Council Tax	GLA Precept	Total Council Tax
	£'000		£	£	£
A	Up to 40	6/9	694.74	206.55	901.29
B	40-52	7/9	810.53	240.97	1,051.50
C	52-68	8/9	926.32	275.40	1,201.72
D	68-88	9/9	1,042.11	309.82	1,351.93
E	88-120	11/9	1,273.69	378.67	1,652.36
F	120-160	13/9	1,505.27	447.52	1,952.79
G	160-320	15/9	1,736.85	516.37	2,253.22
H	Over 320	18/9	2,084.22	619.64	2,703.86

## Conclusion

- 4.6 This report sets out the updated information for the Mayor to make recommendations to Council to set the 2011/12 budget. This includes finalising statutory requirements and comments from consultation undertaken to allow Council on 1 March 2011 to make final decisions.

## 5 FINANCIAL IMPLICATIONS

- 5.1 This entire report is concerned with the Council's budget.

## **6 LEGAL IMPLICATIONS**

6.1 For the legal implications, these are set out in detail in the main Budget Report to Mayor & Cabinet on 17 February 2011.

## **7 HUMAN RESOURCES IMPLICATIONS**

7.1 There are no specific human resources implications directly arising from this report. Any human resources implications have been set out in the main budget report.

## **8 CRIME & DISORDER IMPLICATIONS**

8.1 There are no specific crime and disorder implications directly arising from this report. Any crime and disorder implications have been set out in the main budget report.

## **9 EQUALITIES IMPLICATIONS**

9.1 There are no specific equalities implications arising from this report.

## **10 ENVIRONMENTAL IMPLICATIONS**

10.1 There are no specific environmental implications directly arising from this report. Any environmental implications have been set out in the main budget report.

## **11 BACKGROUND DOCUMENTS AND ORIGINATOR**

<b>Short Title of Document</b>	<b>Date</b>	<b>Location</b>	<b>Contact</b>	<b>Exempt</b>
2011/12 Budget	M&C 17 February 2011	1st floor, Town Hall	Selwyn Thompson	No

### **For further information on this report please contact:**

Janet Senior, Executive Director for Resources on 020 8314 8013  
Selwyn Thompson Group Manager, Budget Strategy on 020 8314 6932

## APPENDIX A

### CHIEF FINANCIAL OFFICER'S STATEMENT REQUIRED UNDER SECTION 25 OF THE LOCAL GOVERNMENT ACT

This statement makes reference to the 2011/12 Budget Report to Mayor & Cabinet circulated to all Members.

Section 25 of the Local Government Act 2003 requires the Chief Financial Officer to report to an authority when it is making the statutory calculations required to determine its Council Tax. The Authority is required to take the report into account when making the calculations. The report must deal with the robustness of the estimates included in the budget and the adequacy of the reserves for which the budget provides. This Statement also reflects the requirements of CIPFA's current Local Authority Accounting Panel Bulletin on 'Local Authority Reserves and Balances'.

#### Generally

The Council is entering a period of significant change in the next 4 years when it is required to make an estimated £88m of cuts. This is unprecedented in recent times and will require the Council to manage its budget in a robust manner.

The Council continues to take a prudent approach towards financial planning. During these times, the Council will need to weigh up the need to hold reserves and balances whilst going through this period of increased risk to the delivery of the budget versus the need to use reserves and balances when considering the need to set a balanced budget.

In setting this budget, the Council will utilise circa £2m of corporate balances. The Chief Financial Officer feels this is a reasonable decision to take in these circumstances. The Council will still hold corporate balances and reserves, which should be adequate to deal with any risk associated with the delivery of this budget. The Council commenced measures to deliver a balanced budget for 2011/12 in November. This has ensured that a number of proposals have already been implemented. That said, there are still risks associated with delivering the scale of savings required. The Chief Financial Officer recommends that the un-earmarked reserves are held at the current level of £11.5m. Should the need arise to call upon these reserves during the year, consideration should be given to replenish these as soon as possible.

#### Pressures on the Council's Revenue Budget in 2011/12 include:

The 2011/12 budget pressures being recommended to the Mayor for approval remain the same as stated in the main budget report. Table 3 is a summary of the key budget pressures which are to receive corporate funding in 2011/12.

**Table 3: Summary of key budget pressures**

<b>Detail</b>	<b>£'000</b>
Actuarial Valuation	500
Concessionary Fares	2,000
Fair Employment	1,895
London Pensions Fund Authority	280
Single Status	2,000
Street Lighting PFI	675
<b>Total</b>	<b>7,350</b>

As part of the budget setting exercise there are a range of budget further risks which will need to be carefully monitored throughout the year. As set put in the main Budget Report to Mayor & Cabinet on 17 February 2011, these are as follows:

Adult Social Care Commissioning – Investment in the *Adult Social Care* budget has been made in the last 4 years, 2007/08 to 2009/10, to recognise the pressures facing the service. In line with national trends, services for Adult Social Care in Lewisham have experienced an increase in the number of clients and price increases over recent years. This is partly due to the fact that: people are living longer; medical advances mean the life expectancy of young adults with severe physical and learning disabilities has increased; there is an ageing population; and the number of people requiring care is increasing, resulting in more expensive intensive care packages to keep people in their own homes, if not placed in residential establishments. The costs of contracts with the independent and voluntary sector sometimes also outstrip assumed inflation. These factors are expected to continue to put pressure on Lewisham’s Adult Social Care services.

With forecast increases in the volume of clients and with above inflation increases in unit costs, additional provision for Adult Social Care is anticipated. It is likely that the service will continue to face a number of risks in managing its budget.

Adult Social Care – Transitional Cases – Some £650k was provided as part of the budget in 2010/11. Additional net costs of £1m are estimated for 2011/12. These are costs of young people who were formerly funded by the Children & Young People Directorate, usually in high cost residential placements, who are transferring to adult budgets on or after their 18th birthday. They include clients with a learning disability and with mental health problems.

Looked After Children – The past couple of years has been an increasingly sensitive time nationally to ensure that the risk of another Baby Peter case is minimised. This resulted in an increase in contacts and assessment activity with a subsequent increase in numbers of Looked after Children. In 2010 there has been some evidence of a decline from the levels in 2009. The work continues to ensure that the best use of scarce resources are made through effective placement decisions and procurement work. There are currently 482 children being cared for, over and above the budget provision for 460. The budget pressure relates to volume increases, inflationary pressures have been held over the last year. Efficiency savings proposed on this budget for 2011/12 are planned to be £600k, if this is not achieved it would create a further budget pressure.

Property Services – The current overspend in this area for 2010/11 is forecast at £260k, however this is benefiting from NNDR rebates and electricity refunds. As expenditure is already being kept to Health & Safety issues only there is no way of reducing this. The overspend is currently being offset by underspends within Programme Management. These underspends will be given up as part of the savings process next year.

Planning Services – This service is currently receiving £450k from reserves to support the consultancy service for the North Lewisham Master plan. The actual cost this year is £600k, with the additional cost being met from surplus income. However the CLG are currently consulting on proposals for local authorities to set their own charges on a cost recovery basis. If this goes ahead then in theory income can be increased to meet costs and there will no longer be a pressure within.

Redundancy – The Council will seek to minimise the impact of savings on services and jobs. However, two thirds of the Council's budget goes on staff salaries and wages, so it will not be possible to make savings of £88m over a 4 year period without an impact on jobs. The cost of redundancy depends on the age, seniority and length of service of the individuals affected, and it is not possible to calculate the overall financial impact at this stage.

## **Budget assumptions**

### Inflation

The Treasury continues to use the Consumer Prices Index (CPI) as its principal measure of inflation. CPI is similar to the previously used measure of inflation, the Retail Price Index (RPIX), but has a few fundamental differences – primarily much less weighting is given to housing related costs in CPI than in RPIX. The Government's target rate for CPI inflation is 2%.

The Consumer Price Index inflation has been announced as 4% in January 2011. This is an increase of 0.3% compared to December 2010. The Governor of the Bank of England has named three factors that can account for the current high level of inflation:

- the rise in VAT relative to a year ago,
- the continuing consequences of the fall in sterling in late 2007 and 2008,
- and recent increases in commodity prices, particularly energy prices.

Furthermore, the Retail Price Index (RPI), which includes housing costs, rose to 5.1% in January 2011 up from 4.8% in December 2010 from 4.7%. The main factors affecting the CPI also generally affected the RPI.

Further information on the impact of inflation on the Council's budget are included in the main budget report.

For financial planning purposes, the Council has previously assumed an average pay inflation of 1% per annum., which equates to approximately £1.8m. Given the financial constraints the Council is facing, it is expected that there will be a pay freeze for 2011/12. In line with the Government's expectations, there will be a pay award for those Council employees who earn less £21k. Therefore, a total of £400k is being set aside for these purposes. For financial planning purposes, the Council assumes a non-pay inflation of 2.5% per annum.

Moving forward, officers will need to closely monitor inflationary pressure on contracts, particularly for those areas which are viewed as being particularly sensitive to contract price changes, such as Adult Social Care.

### Capital Programme

The risks related to the Capital Programme are managed programme-wide and scheme by scheme. Officers review anticipated capital receipts quarterly and projections are updated and reported in the regular reviews of the programme to Mayor & Cabinet.

Service volume pressure – For several years, the Council has maintained a Medium Term Financial Strategy and corporate budget model by which it attempts to identify and anticipate financial pressures. This is rolled forward annually by way of a report entitled ‘the Financial Survey’, the last one of which, was published in July 2010 and covers the financial years 2011/12 to 2013/14. The Financial Survey also sets the framework for the following year’s budget strategy.

The overall financial standing of the authority – Issues concerning the level of borrowing and debt outstanding are considered in Section 11 of the 2011/12 Budget Report.

### Control

It will be essential that the Council maintains its strong systems for monitoring expenditure and controlling expenditure through Directorate cash limits. When a material variance is being reported during the year, action plans are carefully monitored to ensure that spend can be contained within overall cash limits by the year-end. In more serious cases, Directorate Expenditure Panels and Central Expenditure Panels can be (and in the past have been) imposed.

The monitoring of the delivery of savings/cuts will become more significant than in previous years due to the sheer scale of the savings cuts being delivered in 2011/12

During 2010/11, the Executive Director for Resources re-affirmed instructions to budget managers to ensure tight spending on budgets and focus on bringing a Council overspending position, back into line with budget.

For 2011/12, the budget holders within Directorates are again being requested to endorse their cash limits before the start of the financial year and provide confirmation of an ability to deliver their services within the agreed allocated resources. Tight control will need to be exercised over ongoing expenditure and the delivery of savings/cuts. Consideration will also need to be given to the continued use of Departmental Expenditure Panels (DEPS) and potentially Corporate Expenditure Panels (CEPS).

### **Conclusion**

The Council has a robust and sophisticated approach for producing and maintaining its annual budget. Its financial plans and strategies, as detailed in the Financial Survey 2011/14, have contributed to the achievement of the Council’s corporate objectives.

Tight control will need to be exercised over the budget for 2011/12 given the levels of risk, as set out earlier in this statement.

## APPENDIX B

### MOTION FOR THE MAYOR TO RECOMMEND TO COUNCIL

Having considered the views of consultees and all documents before him and all representations made to him, the Mayor agreed, and where appropriate, to recommend to Council, to:

#### 1. Budget 2011/12

##### Capital Programme

(1) note the 2010/11 Quarter 3 Capital Programme monitoring,

(2) recommend that Council approves the 2011/16 Capital Programme of £369.573m,

(3) recommend prudential borrowing be used essentially to provide bridging Finance for the Heathside & Lethbridge capital;

##### Housing Revenue Account

(4) recommend that Council sets an increase of dwelling rents of £3.88 per week or 4.99% in accordance with the Rent Restructuring formula, Department for Communities and Local Government (DCLG) guidance and tenant rent panel recommendations;

(5) recommend that Council sets an increase in the hostels accommodation charge by £3.61 per week or 7.12% in accordance with the Rent Restructuring formula;

(6) recommend that Council approves the following average weekly increases for dwellings for service charges to non Lewisham Homes managed dwellings (Brockley):

- caretaking £0.50
- grounds £0.45
- communal lighting No increase
- Tenants Levy No increase

(7) the introduction of a new service charge for Brockley tenants and leaseholders for Lumber Collection at £0.30 per week and window cleaning at £0.05 per week;

(8) the introduction of a new service charge for Brockley leaseholders for Resident Involvement at £0.22 per week and Customer Services at £0.33 per week;

(9) to note that a Council consultation report on service charges to tenants and leaseholders in the Brockley area was presented to area panel



members on 6 January 2011,

(10) increases in service charges to Lewisham Homes managed dwellings:

- Caretaking 8.82% (£0.44)
- Grounds Maintenance 2.30% (£0.02)
- Lumber Collection 15.38% (£0.04)
- Window Cleaning -66.67% (-£0.04)
- Communal lighting No increase
- Tenants Levy No increase

(11) the introduction of a new service charge for Lewisham Homes tenants for Block Pest Control at an average of £1.81 per week for those who receive the service;

(12) note that a Lewisham Homes consultation report on Service Charges to tenants and leaseholders was presented to area panel members on 8 December 2010;

(13) recommend that the Council approves the following average weekly percentage increases for hostels and shared temporary units for:  
Service charges ( hostels) - caretaking/grounds 3.6% (£0.45). The overall rise in Hostel Service Charge will therefore be £0.45 per week and increase the weekly charge from £12.41 to £12.86 per week.

\*In lieu of Council Tax 0.0% (£0.45)

\* Members should note that although no rise in Council Tax for 2011/12 is being recommended, the charge to residents will rise due to the reconfiguration of hostel units resulting in lower overall numbers of units upon which Council Tax can be recovered;

(14) recommend that Council approves an increase in garage rents by inflation of 4.6% (£0.35 per week) for Brockley residents and 22.47% (£1.78 per week) for Lewisham Homes residents;

(15) note that there are no proposals to increase charges for sheltered housing and very sheltered housing;

(16) note that there are no proposals to increase Linkline Charge to tenants for Line rental and maintenance;

(17) note that Private Sector Leasing rents moved to the Local Housing Allowance (LHA) rate as at January 2011 according to bed size or capped LHA Limit;

(18) Housing Revenue Account budget strategy proposals in order to achieve a balanced budget in 2011/12;

#### Dedicated Schools Grant

(19) recommend to Council that the Dedicated Schools Grant allocation of £225m be the Schools Budget for 2011/12;

#### General Fund Revenue Budget 2011/12

(20) note the overall variance against the agreed 2010/11 revenue budget,

(21) note the already approved revenue budget savings of £11.823m for 2011/12;

(22) agree and refer to Council further revenue budget savings of £8.698m for 2011/12 which include the following variations to the printed report:

CUS 04 withdraw £40,000 for 2011/12 relating to Environment Health Residential

CUS 46 withdraw £126,000 for 2011/12 and £42,000 for 2012/13 (reflected in recommendation 31) relating to Noise Patrol

COM 35 Mayors Fund and Localities to be amalgamated with the overall reduction of £135,000 maintained – net neutral.

(23) note the implications of the final Local Government Finance Settlement for 2011/12, including the changes to specific grants;

(24) recommend to Council to fund revenue budget pressures of £7.350m in 2011/12,

(25) subject to decisions on the above proposals, to recommend to Council to set a General Fund Budget Requirement of £281.099m for 2011/12;

(26) agrees that the Executive Director for Resources issues cash limits to all Directorates once the 2011/12 Revenue Budget is agreed;

#### Council Tax

(27) subject to decisions above, an increase of 0% in Lewisham's Council Tax element for 2011/12 is recommended to Council on 1 March 2011;

(28) subject to final notification from the Greater London Authority (GLA), agrees that the overall increase in Council Tax for 2011/12 is 0%, which includes the indicative GLA precept for 2011/12 being frozen at its existing 2010/11 level;

#### Future Years' Revenue Budgets

(29) notes the implications of the provisional Local Government Finance Settlement for 2012/13, including changes to specific grants,

(30) note the prospects for the revenue budget for 2012/13 and future years;

(31) subject to proper process as appropriate, refer to Council further revenue budget savings of £12.434m (£8.978m for 2012/13 and £3.456m for 2013/14),

(32) ask officers to continue to develop firm proposals to help meet the forecast budget shortfalls in future years;

#### Treasury Strategy

(33) recommends Council to approve the prudential indicators and authorised

Limits;

(34) recommends Council to approve the 2011/12 Treasury Management Strategy, including the Investment Strategy and the revised credit rating criteria

(35) recommend that the Council agrees the credit rating criteria set out but that it formally delegates responsibility for managing institutions which meet these criteria to the Executive Director for Resources;

(36) recommend Council to delegate to the Executive Director for Resources authority during 2011/12 to make amendments to the Borrowing and Investment Strategies provided there is no change to the Council's authorised limit for borrowing;

(37) recommends that the Council adopts the revision to the Minimum Revenue Provision (MRP) policy;

#### Specific Recommendations for Appendix Y8 – Fees and Charges

Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(38) approve the parking charges

(39) approve the school meals charges

(40) approve the early years nursery charges

(41) approve the highways charges

(42) approve the trade refuse charges

(43) approve the Community Education Lewisham charges

(44) approve the Registrars charges

(45) approve the Community Centres charges

(46) approve the pest control charges

(47) approve the local land charges

(48) approve the building control charges

(49) approve the court costs and debtors fees

(50) approve the recommendations in relation to libraries charges

(51) approve the proposed future policy for the review of Council charges;

#### Specific Recommendations for Appendix Y9 – Early Years

Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(52) the closure of Amersham Early Years Centre;

(53) the closure date for Amersham Early Years Centre be August 2011;

(54) a formal consultation to start with staff at all three remaining Early Years Centres (Honor Oak, Ladywell and Rushey Green) to reduce costs through re-organisation;

(55) note that the final decision about re-organisation is delegated to the Executive Director for Children and Young People;

(56) officers progressing proposals to grant to a private or voluntary sector the lease of Rushey Green EYC and bring back the results of the consultation before making the final decision on the granting of the lease;

(57) the exploration of options for the delivery of Council provided child care at Ladywell and Honor Oak Early Years Centres being provided by a third party that secures the continuation of the specialist provision for children with complex needs, with the results of the exploration of options being brought back, before making the final decision about third party provision;

Specific Recommendations for Appendix Y10 – Early Interventions Grant  
Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(58) note the establishment of the Early Intervention Grant and the significant reductions in available resources;

(59) agree that consultation begin on the proposed priorities for expenditure of the Early Intervention Grant and future service design and ask officers to bring a report back to the Mayor and Cabinet on the outcome of that consultation at the earliest opportunity;

(60) to discontinue grant funding/service agreements with those organisations set out in the annex to the report at Y10, as proposed, with effect from 31 March 2011 with the following exceptions:

Working with Men saving reduced by £18,000 for 2011/12 - once-off  
St James saving reduced by £45,500 for 2011/12 - once-off  
Metro Centre saving of £21,000 not taken for 2011/12 - once-off  
Voluntary Action Lewisham Phase 1 saving of £20,000 and £20,000  
2011/12 saving not to be taken - ongoing  
20% reduction for Youth Projects amounting to £40,000 not to be taken – once-off;

(61) continue funding for organisations as shown in the appendix to the report at Y10 and to reduce funding by 20% for those organisations where this is proposed as suggested, with effect from 31st March 2011;

Specific Recommendations for Appendix Y11 – Connexions  
Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(62) revoke the decision made on 17th November 2010 to reduce by 20%

the amount spent by the Borough on Information, Advice and Guidance (IAG) to young people by renegotiating its current contract for Connexions IAG delivery with the Borough's provider, Babcock PLC;

(63) that the contract for IAG with Babcock be not renewed or re-let.

#### Specific Recommendations for Appendix Y12 - Libraries

Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(64) note the budget strategy for the Library and Information Service;

(65) agree the closure of Blackheath Village Library, Sydenham Library, Crofton Park Library, New Cross Library and Grove Park Library with effect from 28 May 2011;

(66) request officers to pursue the potential for asset transfer to deliver community library services in the affected neighbourhoods, and report the outcome in due course to Mayor & Cabinet;

(67) instruct officers to immediately seek formal expressions from interested organisations with a view to agreeing terms if possible and report back by the 28 May 2011;

#### Specific Recommendations for Appendix Y13 – Adult Social Care

Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(68) agree a new pathway for users of adult social care be established and that the care management and assessment teams be restructured accordingly;

(69) note that a reablement service will be an essential component of the new adult social care pathway and agree that:

(i) 30% of the reablement service required be commissioned from the external market; and

(ii) from the date of implementation, all other domiciliary care services be commissioned from external providers

#### Specific Recommendations for Appendix Y14 – Fairer Charging

Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(70) increase the charge for meals from £3.00 to £3.50 from 1st April 2011;

(71) increase the percentage of net disposable income considered in Fairer Charging and Fairer Contributions assessments to 90% in April 2011 and 100% in April 2012;

(72) increase the maximum weekly charge for services from £290 to £395 in April 2011 and to £500 in April 2012;

(73) a minimum level of Disability Related Expenditure (DRE) should be taken

into account without the requirement to provide receipts, this rate to be £5 p.w. from 1 April 2011 and reviewed in April 2012;

(74) Disability Related Expenditure being taken into account for clients receiving or applying for a disability related benefit and that where clients do not apply for a disability related benefit consideration of DRE will be on a case by case basis;

(75) the Council's Fairer Contributions Policy will be based on 100% of service cost and that existing subsidies should be removed from in-house services over 3 years;

(76) the Income Support Buffer should remain at 35% in April 2011 but be reviewed for April 2012;

(77) carers services provided at home and reablement services to eligible clients will continue to be free for users;

(78) ask officers to develop options for charging for transport;

(79) ask officers to develop options for variable charges for meals prepared at Day centres;

(80) note that a post implementation review of the impact of the proposals on clients will be completed after 6 months of implementation.

#### Specific Recommendations for Appendix Y16, Y17 and Y18 – Loss of Grant 2011/14

Representations having been presented and considered, the Mayor's decision was to agree and refer to Council:

(81) the revenue reductions arising from the loss of grant set out in the report and more particularly in appendices Y16, Y17 and Y18;

(82) ask officers to conduct a review of the cumulative effect on disabled people of all public service cuts;

(83) ask officers to review the funding of supplementary schools and look at the impact caused by the loss of government grants;

(84) ask officers to report to the Constitution Working Party on the creation of a Remuneration Panel charged with reviewing the pay and conditions of senior officers; and

(85) ask the Constitution Working Party to undertake a fundamental review of the Council's governance arrangements; to include the consideration of the number of elected councillors;

(86) note that the impact of amending the proposals for General Fund reductions will require a further £206,000 to be found from corporate provisions in 2011/12, meaning £2.106 million will need to be found in future on an ongoing basis. In addition a further £124,500 will be funded on a one-off basis to be determined at out-turn.

2) It be noted that at its meeting on 20 January 2010, the Council calculated the number of 87,499 as its Council Tax base for 2010/11 in accordance with the Local Authorities

(Calculation of Taxbase) Regulations;

3) The following amounts be now calculated by the Council for the year 2011/12 in accordance with the Local Government Finance Act 1992:

a. £859,786,816 being the estimated aggregate of the amounts which the Council estimates for gross expenditure, calculated in accordance with Section 32(2) of the Act;

b. £578,688,060 being the estimated aggregate of the amounts which the Council estimates for income, calculated in accordance with Section 32(3) of the Act; This includes the Council Tax Freeze Grant income

c. £281,098,756 being the amount by which the aggregate of (a) above exceeds the aggregate of (b) above (net Expenditure), calculated by the Council, in accordance with Section 32(4) of the Act, as its budget requirement for the year;

d. £186,562,348 being the aggregate of the sums which the Council estimates will be payable for the year into its General Fund in respect of redistributed non-domestic rates and Revenue Support Grant, increased by the amount which the Council estimates will be transferred in the year from its Collection Fund to its General Fund in accordance with Section 97(3) of the Local Government Finance Act 1988;

e. £92,230,869 being the residual amount required to be collected from Council Tax payers. In addition to this income will be the Council Tax Freeze Grant of £2,305,329 which equates to 2.5% of the Council Tax charge.

f. £1,042.11 being the residual sum at (e) above, divided by the Council Tax base of 88,486.96 which is Lewisham's precept on the Collection Fund for 2011/12 at the level of Band D;

<b>Band</b>	<b>Council Tax (LBL)</b>
	<b>£</b>
A	694.74
B	810.53
C	926.32
D	1,042.11
E	1,273.69
F	1,505.27
G	1,736.85
H	2,084.22

Being the amounts given by multiplying the amount at (f) above by the number which, in proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation Band D, calculated by the Council in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands;

3) It be noted that for the year 2011/12, the Greater London Authority is currently consulting on the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992 (as amended), for each of the categories of dwellings shown below:-

<b>Band</b>	<b>GLA Precept</b>
	<b>£</b>
A	206.55
B	240.97
C	275.40
D	309.82
E	378.67
F	447.52
G	516.37
H	619.64

4) Having calculated the estimated aggregate amount in each case of the amounts at 2)(f) and 3) above, the Council, in accordance with Section 30(2) of the Local Government Finance Act 1992, assumed the following amounts as the amounts of Council Tax for the year 2011/12 for each of the categories of dwellings shown below:-

<b>Band</b>	<b>Total Council Tax (LBL &amp; GLA)</b>
	<b>£</b>
A	901.29
B	1,051.50
C	1,201.72
D	1,351.93
E	1,652.36
F	1,952.79
G	2,253.22
H	2,703.86





<b>Chief Officer Confirmation of Report Submission</b>	
<b>Cabinet Member Confirmation of Briefing</b>	
Report for: Mayor	<input type="checkbox"/>
Mayor and Cabinet	<input checked="" type="checkbox"/>
Mayor and Cabinet (Contracts)	<input type="checkbox"/>
Executive Director	<input type="checkbox"/>
Information <input type="checkbox"/> Part 1 <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Key Decision <input checked="" type="checkbox"/>	

Date of Meeting	23 <sup>rd</sup> February 2011
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Title of Report	Regeneration of Excalibur Estate – Update – Part 1
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Originator of Report	Genevieve Macklin	Ext. 46057
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At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments from Exec Director for Resources	X	
Legal Comments from the Head of Law	X	
Crime & Disorder Implications	X	
Environmental Implications	X	
Equality Implications/Impact Assessment (as appropriate)	X	
Confirmed Adherence to Budget & Policy Framework	X	
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: Goson Wise Executive Member

Date: 12th February 2011

Signed: L. Scany Director/Head of Service

Date: 10 Feb 2011

**Control Record by Committee Support**

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	Regeneration of Excalibur Estate – Update	
<b>Key Decision</b>	Yes	Item No.5
<b>Ward</b>	Whitefoot	
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES, EXECUTIVE DIRECTOR FOR REGENERATION, EXECUTIVE DIRECTOR FOR RESOURCES, HEAD OF LAW	
<b>Class</b>	Part 1	Date: 23 February 2011

## **1. Summary**

- 1.1 On 17th September 2010, the Mayor agreed that the regeneration of Excalibur proceed with L&Q, on the basis that officers have undertaken the estate wide ballot and subsequent Section 105 consultation.
- 1.2 Officers have been progressing the scheme with the aim of L&Q starting on site for Phase 1 in March 2011. In order for this to happen L&Q are required to have a legal interest in the Phase 1 land and both parties are required to approve an overarching Development Agreement. These items are for considered in Part 2 of this report.
- 1.3 In order to keep the momentum of the scheme going, this report also looks at how Officers propose Phase 2 moves forward.

## **2. Purpose of Report**

- 2.1 To update Mayor and cabinet on progress with Phase 1.
- 2.2 To set out the necessary re-housing and buyback arrangements for Phase 2.

## **3. Policy Context**

- 3.1 The re-development of the Excalibur estate contributes to key national objectives, particularly in meeting the decent homes standard and increasing the supply of affordable housing.
- 3.2 The scheme supports Lewisham's Sustainable Community Strategy by setting out a framework for improving residents quality of life. This approach is borne out in the innovative design proposals of this scheme, especially towards the 'Clean green and liveable' priorities to

increase the supply of high quality housing to accommodate the diverse needs of the population.

- 3.3 The Council has outlined ten corporate priorities which enables the delivery of the Sustainable Community strategy. The proposals for the re-development of the Excalibur Estate addresses the corporate priorities to provide decent homes for all, to invest in social housing and affordable housing in order to increase the overall supply of new housing. The scheme will also develop opportunities for the active participation and engagement of people in the life of the community.
- 3.4 The scheme supports the aims of Lewisham's Housing Strategy 2009-2014 'Homes for the future, raising aspirations, creating choice and meeting need' and will deliver on its main themes of 'People, homes and places and Quality and sustainability'
- 3.5 The scheme will increase local housing supply and by introducing a range of housing types and tenures for a range of income households, the scheme will help to widen housing choice. By obtaining external funding and using Council owned land for the purposes set out here, the Council is engaging with delivery partners and making the best use of available resources. The current proposals will deliver 64% affordable units and 39% family sized units (including 2 bed 4 person houses) across the scheme. A key principle of the scheme is to make the new development a desirable place to live, supporting the strategic objectives around design quality and safety, accessibility and improving environmental performance.

#### **4. Recommendations**

It is recommended that the Mayor subject to funding being available in 2011/12:

- 4.1 agrees that where necessary, Notice of Seeking Possession is served and possession proceedings brought against secure tenants of properties in Phase 2 (as shown on the plan attached as Appendix 1 of this report) under Ground 10 of Schedule 2 to the Housing Act 1985;
- 4.2 agrees that any properties in Phase 2 which were previously sold under the Right to Buy be repurchased by the Council at market value (plus reasonable professional fees) where agreement can be reached with freeholders, in advance of any Compulsory Purchase Order being made by the Council and to delegate authority to the Head of Asset Strategy and Development, in consultation with the Head of Law. to negotiate and agree the acquisition terms;
- 4.3 agrees that secure tenants and resident freeholders of properties in Phase 2 are re-housed in line with paragraphs 8.10 to 8.15 of this report;

4.4 agrees that home loss and disturbance payments are made to displaced secure tenants and freeholders of properties in Phase 2 where appropriate in accordance with the Land Compensation Act 1973;

## **5. Background and Resident Consultation**

5.1 At the Mayor & Cabinet meeting on March 24 2010, the unprecedented decision was taken to offer residents a ballot on the regeneration proposals. Residents were informed that, in the event of a 'yes' vote, the Council and L&Q would work together to deliver the regeneration of Excalibur. In the event of a 'no' vote, residents were informed the regeneration proposals put forward by L&Q would not go ahead.

5.2 In July 2010 Lewisham Council, through the independent Electoral Reform Services Ltd, conducted a confidential ballot of residents. The ballot was offered to resident tenants and freeholders whose primary homes would be demolished. In total, 224 ballot papers were sent out.

5.3 Residents eligible to vote were asked 'Are you in favour of the regeneration of the Excalibur estate as proposed by L&Q?' Residents were given two options to answer. Out of the 224 possible votes, 203 (90.6%) were returned. A total of 56.2% of residents supported the re-development of the Excalibur estate as proposed by L&Q. Even if the 21 who did not vote, had voted 'No', there still would have been more residents that wanted the re-development to go ahead. Following the results of this ballot, it was clear that the majority of residents support the regeneration proposals and not the retention of the current prefabs.

5.4 Following this, the Authority was required to carry out statutory Section 105 consultation with secure tenants affected by proposals. At the closing of the consultation period a total of 38 responses had been received from secure tenants, which represented a 21% response rate. 23 of the responses were classified as opposed to the development while 4 were in favour and 11 were neutral.

5.5 There has been extensive consultation with estate residents over many years. This has included meetings, development of a resident steering group, exhibitions, a regeneration forum and other subject specific sub groups, involvement of an independent tenant advisor and the ballot.

5.6 Officers will continue to communicate regularly with residents about the regeneration and how the scheme is progressing. There has been recent consultation and information sharing with regards to the detailed plans being submitted in the planning application and there

will be in future years as detailed planning approvals are required.

5.7 Officers will continue to work with the regeneration steering group and TMO as necessary.

5.8 There is a long history of interaction with residents of Excalibur around achieving decent homes on the Excalibur Estate. A short summary of this work since L&Q's selection as the preferred partner is outlined below:

- April 2007 – L&Q recommended by residents as preferred RSL partner for redevelopment through stock transfer and appointment by M&C.
- July & August 2008 – stage 1 consultation on offer document takes place.
- October 2008 – Ballot deferred following imminent listing decision.
- March 2009 – DCMS list 6 properties
- April 2009 – February 2010 - scheme redesign in order to accommodate listed properties and economic downturn, funding sought to make revised scheme deliverable.
- February 2010 – HCA confirm that funding could not be made available to a stock transfer, only a regeneration scheme. Residents are consulted, results of which are fed back in a report to Mayor and Cabinet.
- March 2010 – Mayor and Cabinet decide that residents should be offered the unprecedented option of a ballot on the regeneration proposals. Officers are instructed to prepare for a ballot, and to explain to residents the impact of a yes and no vote.
- July – September 2010 – 90% of residents take part in the ballot, 56.2% vote yes to the redevelopment proposals and these results are reported to Mayor and Cabinet in September 2010.
- November 2010 – Mayor and Cabinet asked to consider responses to the Section 105 consultation and recommended to agree to progress the redevelopment of the Excalibur Estate.

## **6. Scheme proposals**

6.1 The current estate with proposed phasing is shown in Appendix 1. The development proposals are shown in Appendix 2.

6.2 The scheme proposals remain unchanged from the report that was agreed by Mayor and Cabinet on 15th September 2010. Some key points are:

- There will be mix of homes and bed sizes including bungalows in the new development.
- Affordable homes will meet code for sustainable homes level 4.
- Affordable homes will be built to Parker Morris Space Standards plus 10%.
- All homes will meet lifetime homes standards.

- 49 (13%) of the homes will be for wheelchair users.
- Residents who wish to remain in the new development would be offered a bungalow or 2 bed house as a minimum and every child in a household could be allocated their own bedroom (up to a maximum of 4-bed properties) on the new estate. In accordance with Lewisham's Allocations policy there is scope for a local lettings plan to be set up for these kind of exceptional circumstances.
- Housing on the new estate to be offered/ preference advertised for Excalibur decants/residents exercising their request to return before being opened up to the wider community
- A bespoke L&Q Tenancy Agreement for the Excalibur estate.
- Resident Freeholders would still be able to access L&Q's 4 options of outright sale, equity and shared ownership (on the new estate and elsewhere in L&Q properties) and, outright sale and reverting to tenancy (as an L&Q tenant on the new estate or elsewhere).
- L&Q have been keen to maintain an offer to re-house any freeholders on a temporary basis that require it throughout the build process. In addition, L&Q wish to retain the commitment to pay the difference in any rent increase for tenants or freeholders during the decant / temporary move process.
- Sensitive inclusion of the 6 listed properties.

## **7. Scheme Update**

- 7.1 It has previously been reported that the HCA, while maintaining support for the regeneration of Excalibur would like to see a deliverable scheme before committing funding. Officers from the Council and L&Q have therefore been progressing the scheme on this basis.
- 7.2 L&Q are progressing with selection of the contractor, which is expected in March 2011 and a decision is expected on the planning application (detailed Phases 1-3 and outline master plan) also in March 2011.
- 7.3 The Phase 1 decant is underway, with Officers required to move 2 tenants and 2 freeholders. The buy back of one of the freeholders, a non resident, has recently been completed. Under the terms of the commitments to residents three households may require re-housing. Completing this process on time is therefore subject to the buy back negotiations and agreements with one freeholder on a future shared equity option and also on appropriate properties becoming available through the Council's Home Search system. The Decant Officers and Council's Valuer continue to work closely with each household as appropriate.
- 7.4 While HCA funding is still as yet uncertain, L&Q will seek to use their Recycled Capital Grant Funding (RCGF) should grant not be available

and Phase 1 is ready to go on site in March 2011. While the HCA is still required to sign off L&Qs use of RCGF at the current time, this is a positive fall back position to be in.

## **Phase 2 and Resident Re-housing**

- 7.5 It is now imperative that momentum gained to date is harnessed and that the Council is ready to proceed with Phase 2 as planned from April 2011. This means that residents will need to be re-housed in accordance with the proposal document agreed with L&Q and local lettings plan that will be tailored to Excalibur to support these commitments.
- 7.6 It is therefore intended to start the process of negotiating with Phase 2 freeholders and re-housing Phase 2 tenants from April 2011, with a view to a start on site in late 2012 once the decant and buybacks are complete. Phase 2 contains 27 tenants and 6 freeholders.
- 7.7 Resident freeholders who wish to be re-housed by the Council and tenants in Phase 2 will be re-housed either off estate or in void properties on Excalibur if properties are available and this is preferred by the household. If re-housed off estate, these households will be able to return to the new development in due course. It is envisaged that the 7 homes for affordable rent in Phase 1 will become new homes for appropriate Phase 2 households. The remaining 26 households will be re-housed away from the estate and will be able to return to the new development in due course, should they so wish.
- 7.8 Freeholders are bought back through negotiation and tenants and resident freeholders will be re-housed in accordance with the Council's allocations policy. However, if properties cannot be acquired by agreement use of Compulsory Purchase powers may be necessary to meet the programme and the Council's regeneration aspirations. Any proposal to make a Compulsory Purchase Order would be the subject of a separate report to Mayor & Cabinet at a later date.
- 7.9 Freeholders will be bought back at market value plus the statutory home loss and disturbance payments. Similarly secure tenants will receive statutory home loss payments and disturbance payments.

## **8. Risks**

- 8.1 There are a number of risks however officers believe these can be mitigated to have limited negative impact.
- 8.2 Funding - The key risk remains with the HCA as they are the first option for providing funding and, when the time comes, they also are able to veto L&Q's proposed use of RCGF. The HCA's greatest concern in allocating funding to the scheme is the deliverability of



Phase 1 largely due to the remaining households on site. However, should HCA funding not be forthcoming and L&Q seek to use RCGF, they will only do so when we are ready to go on site. As the HCA have long been aware of the importance of this scheme and have proffered support for it, it is felt the risk is low.

- 8.3 Phase 1 Decant - This remains a key area of uncertainty as gaining possession of the site requires re-housing 3 households, each with specific needs. The Council is working hard to make sure each household is re-housed in new homes that meet these needs within the timescales available.
- 8.4 Cleared site - On regeneration schemes such as these there is always the risk that once the Council has obtained vacant possession, despite working closely with the selected development partner, the Phase does not go ahead as planned. The fall back position is that should this happen, the Council will have a site that it can sell on the open market, thus covering any costs incurred.
- 8.5 Scheme go ahead - The first two risks identified here are critical to the scheme going ahead. If Phase 1 is not ready to go on site in March 2011, with the current changes being implemented by Central Government around funding, there is uncertainty about how the scheme will progress. The immediate fall back position that will be investigated is that Phase 1 then becomes part of Phase 2 and later timescales are followed.

## **9. Legal implications**

### **Repurchase of properties**

- 9.1 The Council has power under the Housing Act 1985 to acquire land for the provision of housing accommodation. This power is available even where the land is acquired for onward sale to another person who intends to develop it for housing purposes. The 1985 Act also empowers local authorities to acquire land compulsory (subject to authorisation from the Secretary of State) but only where this is in order to achieve a qualitative or quantitative housing gain.

### **Decanting of Secure Tenants**

- 9.2 Section 84 of the 1985 Act provides that the Court shall not make a possession order of a property let on a secure tenancy other than on one of the grounds set out in Schedule 2 to the Act, the relevant ground in this case being ground 10.
- 9.3 Ground 10 applies where the local authority intends to demolish the dwelling house or to carry out work on the land and cannot reasonably do so without obtaining possession. The demolition works must be carried out within a reasonable time of obtaining possession.

- 9.4 Where the Council obtains possession against a secure tenant it is required to provide suitable alternative accommodation to the tenant. This is defined in the 1985 Act and requires consideration of the nature of the accommodation, distance from the tenants' family's places of work and schools, distance from other dependant members of the family, the needs of the tenant and family and the terms on which the accommodation is available.
- 9.5 There is a more limited statutory re-housing liability for homeowners whose properties are re-acquired by the Council under CPO or shadow of CPO powers. The duty imposed by Section 39 of the Land Compensation Act 1973 is to secure that any person displaced from residential accommodation is provided with suitable alternative accommodation where this is not otherwise available on reasonable terms.
- 9.6 However, in order to facilitate early possession of properties which have been sold under the Right to Buy it is recommended that the Council should follow the same decanting and re-housing policies for displaced owner occupiers as those to be followed for displaced tenants.

## **10. Financial implications**

- 10.1 The financial implications are contained in the part of the report on Part 2 of the agenda.

## **11. Human Rights Act 1998 Implications**

- 11.1 The Human Rights Act 1998 effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention. The rights that are of most relevance to local authorities are summarised in Appendix 4 to this report.
- 11.2 The rights that are of particular significance to the Mayor's decision in this matter are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).
- 11.3 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1<sup>st</sup> Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of

property in accordance with the general interest.

- 11.4 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 11.5 Therefore, in reaching his decision, the Mayor needs to consider the extent to which the decision may impact upon the Human Rights of estate residents and to balance these against the overall benefits to the community which the redevelopment of the Excalibur estate will bring. The Mayor will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.
- 11.6 It is relevant to the consideration of this issue, that should the scheme proceed all displaced occupiers would be offered re-housing in accordance with the Council's re-housing policy. Secure tenants will be entitled to home loss and disturbance payments. Freeholders will be entitled to receive market value for their properties as well as (for owners who have been resident for 1 year or more) home loss and disturbance payments.

## **12. Environmental Implications**

- 12.1 The proposed new homes to be built by London & Quadrant would exceed the requirements of the Decent Homes Standard; this means greater energy efficiency, reduced maintenance costs and lower fuel bills for residents. This would also reduce the environmental impact of the new homes.
- 12.2 As new landlord L&Q would develop minimum standards that tenants can expect from their home. A key part of that would be the affordability and sustainability of the energy usage. The homes are designed using principles of passive solar design and have been modelled by energy consultants to ensure high thermal comfort whilst keeping heat loss to a minimum. This includes making the home air tight through construction detailing and incorporating a heat recovery ventilation system to further reduce energy loss and provide homes with fresh air. The Greater London Authority requires this scheme to achieve 20% renewable energy and a Code for Sustainable Homes level 3-4, as a minimum; both pieces of legislation necessitate an energy efficient home.

## **13. Crime and Disorder Implications**

- 13.1 One of the key priorities of the TMO Resident Selection Committee in selecting a preferred RSL was how it tackles crime and anti social behaviour issues. L&Q has a strong track record in dealing with crime and anti-social behaviour (ASB) and they are committed to adopting a robust approach at Excalibur if needed. L&Q plays its part as a member of Lewisham's Crime Reduction Partnership in meeting targets and actions in the Local Community Plan and the Crime Disorder Strategy. They would work in partnership with the police and other agencies to tackle crime and ensure that safety at Excalibur is maintained and improved.
- 13.2 The Regeneration Proposals document outlined the proposed physical improvements, enhanced estate management and the diversionary opportunities which L&Q would implement to help reduce crime and anti-social behaviour. Under stock transfer, the Offer Document also demonstrated L&Q's commitment to tackling race and hate crime, domestic violence and improving child protection, which the residents of Excalibur seek. These principles would be unaffected by the change from a stock transfer to a regeneration scheme.

#### **14. Equality Implications**

- 14.1 Officers have reported on the likely equalities implications for this scheme as below and an Equalities Impact Assessment is included here as Appendix 3.
- 14.2 There are equalities implications in the decanting and re-building process and equalities benefits would accrue from the completed scheme.

Equalities implications: during the process

- 14.3 From extensive door knocking, L&Q staff have begun to build up a database of households that have English as a second language and as a result key information would be translated for them, if needed. In addition, a number of residents have also been identified who suffer from a visual impairment, so literature for them is routinely produced in larger print. These are exercises that would continue to be monitored and repeated.
- 14.4 The decant process involves the provision of an individual service, where decant officers visit tenants at home and get to know them and their needs on an individual basis. Any special requirements are identified and taken into account in planning the move, factors such as language, mobility and other support needs often need to be considered. It is recognised that decanting is a very stressful time and decant officers would offer as much support as required to minimise the anxiety to residents.

Equalities implications: the completed development

- 14.5 The scheme would provide thermal and security improvements, with all new properties more than meeting the decent homes standard.
- 14.6 All new affordable units in the development would meet lifetime homes standards. A Lifetime Home incorporates 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting, so that the unit can be adapted when required to suit residents changing needs.
- 14.7 In line with GLA and Council policy, more than 10% of units across the development would be wheelchair accessible or easily adapted for those using a wheelchair.

**15. Conclusion**

- 15.1 This report updates Mayor and Cabinet on progression with Phase 1 and plans for Phase 2 of the re-development of Excalibur.

**16. Background papers and report author**

- 16.1 There are no background papers to this report.
- 16.2 If you would like further information on this report please contact Rachel George on 0208 314 8146.

Appendix 1 – Current estate and phasing

Appendix 2 – Proposals Master plan

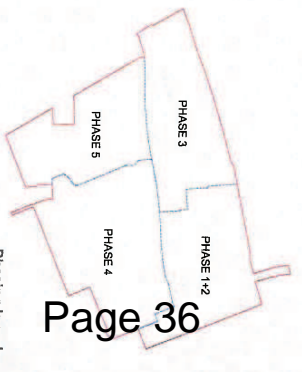




**SCHEDULE**

Item	Description	Unit Size / Feature Type	No. of Units
1	One/Two Bed (over 55sqm) (Senior friendly complex)	68.0	46
2	Two Bed (over 55sqm) (Senior friendly complex)	67.1	30
3	Two Bed House	79.0	11
4	Two Bed House	66.9	46
5	Two Bed House	88.0	4
6	Three Bed House	97.9	20
7	Four Bed House	106.7	13
8	Two Bed Apartment	67.6	189
9	One Bed Apartment	46.8	41
10	Totals		388
11	WHEELCHAIR UNITS	7% (24) of 31% (96) wheelchair accessible / Compliant to AS/NZS 15924.2	
12	DISABLED PARKING	44 Designated Disabled Parking Spots: 12.2%	
13	GENERAL PARKING	0.8 x 300 Units = 300 Parking Spaces	
14	SITE AREA	6.8 Hectares (-0.1 Hectares = 6.5 Hectares)	
15	DENSITY	183.1 Habitable Rooms Per Hectare	
16	CHILD PLAY STATION	286.5 Children x Team = 2.865 sqm of play space required. 5000 sqm of "Floor Slab" Play Space" is currently shown. Shaded area designated with horizontal contours.	
17	HOME ZONES		
18	PARKING BOUNDARY		

accommodation schedule



Phasing key plan



view of spine road

**L&O**  
creating places  
where people  
want to live



**EXCALIBUR ESTATE**  
 DEVELOPER: H&O  
 ARCHITECT: H&O  
 LANDSCAPE ARCHITECT: H&O  
 CIVIL ENGINEER: H&O  
 STRUCTURAL ENGINEER: H&O  
 MECHANICAL ENGINEER: H&O  
 ELECTRICAL ENGINEER: H&O  
 PLUMBING ENGINEER: H&O  
 FIRE ENGINEER: H&O  
 ENVIRONMENTAL ENGINEER: H&O  
 TRAFFIC ENGINEER: H&O  
 COSTUME ENGINEER: H&O  
 PROJECT MANAGER: H&O  
 DATE: 14/09/2018  
 SCALE: 1:1000  
 SHEET: 1/1  
 PROJECT NO: 18/001  
 DRAWING NO: 18/001-01  
 DRAWING TITLE: EXCALIBUR ESTATE - PHASING KEY PLAN  
 DRAWN BY: H&O  
 CHECKED BY: H&O  
 APPROVED BY: H&O  
 DATE: 14/09/2018





**RECEIVED**  
14 FEB 2011

02086996520

**Chief Officer Confirmation of Report Submission**  
**Cabinet Member Confirmation of Briefing**

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information  Part 1  Part 2  Key Decision

<input type="checkbox"/>
<input checked="" type="checkbox"/>
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<input type="checkbox"/>
<input checked="" type="checkbox"/>

Date of Meeting: 23rd February 2011

Title of Report: Re-Development of Heathside and Lethbridge: Section 105 Consultation and Phase 3 Decant

Originator of Report: Genevieve Macklin Ext. 46057

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments from Exec Director for Resources	X	
Legal Comments from the Head of Law	X	
Crime & Disorder Implications	X	
Environmental Implications	X	
Equality Implications/Impact Assessment (as appropriate)	X	
Confirmed Adherence to Budget & Policy Framework	X	
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: Susan Wise Executive Member

Date: 12th February 2011

Signed: L Steany Director/Head of Service

Date: 14/2/11

**Control Record by Committee Support**

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	



<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	Re-Development of Heathside and Lethbridge: Section 105 Consultation and Phase 3 Decant	
<b>Key Decision</b>	Yes	Item No.6
<b>Ward</b>	Blackheath	
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES, EXECUTIVE DIRECTOR FOR REGENERATION, EXECUTIVE DIRECTOR FOR RESOURCES, HEAD OF LAW	
<b>Class</b>	Part 1	Date: 23 February 2011

## **1. Summary**

- 1.1. On 25 June 2003 Mayor and Cabinet agreed the proposal to expand Lewisham's established estates regeneration programme to include Heathside and Lethbridge. Following the outcome of the open competition, on the 22<sup>nd</sup> February 2006 Mayor and Cabinet agreed that Family Mosaic become preferred development partner for the re-development of Heathside and Lethbridge.
- 1.2. This scheme had been taken forward on the basis that funding would largely be through cross subsidy from the sale of private units. However the report to Mayor and Cabinet on 5<sup>th</sup> March 2008 set out that Government funding maybe required. The economic down turn confirmed this as the funding mechanism became unviable. £14.4m funding from the Homes and Communities Agency (HCA) has been secured to enable re-development of Phase 1 and now a further £10m funding for Phase 2 has also been committed by the HCA .
- 1.3. This report seeks to update Mayor and Cabinet on the statutory Section 105 consultation carried out with secure tenants on the estate agreed by Mayor and Cabinet at the meeting on 17th November 2010. The consultation was necessary to find out residents views on changes to the programme to bring forward the decant and demolition of 29 - 56 Lethbridge Close.

## **2. Purpose of Report**

- 2.1 To update Mayor and Cabinet on the progress of the Heathside and Lethbridge Regeneration Scheme.
- 2.2 To ask the Mayor to consider the responses from residents to the formal Section 105 consultation.
- 2.3 To set out the necessary re-housing and buyback arrangements for Phase 3.

## **3. Policy Context**

- 3.1 The re-development of Heathside and Lethbridge contributes to key national

objectives, particularly meeting the decent homes standard and increasing the supply of affordable housing. The Decent Homes Strategy required all local authorities to carry out a stock options appraisal by July 2005 to determine how Decent Homes will be achieved for all Council housing stock.

- 3.2 Lewisham completed its stock options appraisal in June 2005 and submitted a comprehensive Decent Homes strategy to Government Office for London (GoL) setting out an investment plan for the entire housing stock to meet the Decent Homes standard.
- 3.3 The re-development will see the replacement of 565 non decent or unusable homes with modern high quality homes in a well designed neighbourhood. In addition, the scheme will deliver a minimum of 126 additional affordable units and a supply of intermediate rent or private sale units.
- 3.4 The whole scheme supports the Sustainable Community Strategy 2008 – 2020 especially the priority outcomes Reducing inequality – narrowing the gap in outcomes for citizens; Clean, green and liveable – where people live in high quality housing and can care for and enjoy their environment and Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.
- 3.5 Further, the re-development of Heathside and Lethbridge is in line with Lewisham's established housing policy as set out in previous reports to Mayor and Cabinet and also contributes significantly to the Council's incoming Housing Strategy for 2009 – 2014 'Homes for the future: raising aspirations, creating choice and meeting need'.
- 3.6 The scheme will increase local housing supply and by introducing a range of housing types and tenures for a range of income households, the scheme will help to widen housing choice. More specifically, the scheme contributes to a host of strategic objectives. By obtaining funding from the HCA and using Council owned land for the purposes set out here, the Council is engaging with delivery partners and making the best use of available resources. The scheme aims to meet strategic targets of delivering 50% affordable units across the scheme and of providing 35% of affordable homes as family sized accommodation. A key principle of the scheme is to make the new development a desirable place to live, supporting the strategic objectives around design quality and safety, accessibility and improving environmental performance. In addition, Family Mosaic will manage all new homes, regardless of tenure through an integrated management body that will work with existing residents to ensure it provides high quality housing management.
- 3.7 The Council has outlined ten corporate priorities which enables the delivery of the Sustainable Community strategy. The re-development of Heathside and Lethbridge addresses the corporate priorities to provide decent homes for all, to invest in social housing and affordable housing in order to increase the overall supply of new housing. The scheme will also develop opportunities for the active participation and engagement of people in the life of the community.

#### **4. Recommendations**

It is recommended that the Mayor:

- 4.1 notes the progress of the Heathside and Lethbridge Regeneration Scheme;
- 4.2 having considered the responses to the statutory Section 105 consultation, agrees that the Council should seek to achieve the redevelopment of Heathside and Lethbridge in line with the revised phasing strategy as set out in Appendix 1.

## **5. Project Progress**

- 5.1 Summary of the principles of this project and progress to date:
- The Homes and Communities Agency (HCA) have committed £14.4m funding to Phase 1 of the re-development of Heathside and Lethbridge.
  - The HCA have now also confirmed £10m funding for Phase 2.
  - Detailed planning permission for Phase 2 was granted in January 2011.
  - Rydon are the Phase 1 builder and started on site in August 2010. First handovers will be in February 2012 with the phase complete in Autumn 2012.
  - Ardmore have been selected as the Phase 2 builder and started on site in January 2011 as required by the HCA. First handovers (50 units for affordable rent) are planned for March 2012 and the phase will be complete in Spring 2014.
  - The hybrid planning application (part outline/part detailed) in the joint names of the Council and Family Mosaic was approved in March 2010.
  - Mayor and Cabinet approved the disposal of the Phase 2 site in November 2010 and Secretary of State consent has been obtained.

## **6. Scheme Proposals and Features**

- 6.1 The overall scheme is to be carried out in broadly the same way as previously set out to Mayor and Cabinet on 25th March 2009. Key points are:
- The scheme will provide the same amount of affordable rented, shared equity and shared ownership properties as previously reported (542) meaning that there will be enough homes for all secure tenants and leaseholders who wish to remain and the scheme will provide an additional number of affordable homes.
  - The bed mix for the overall scheme is 390 one beds, 491 two beds, 264 three beds and 47 four beds (the four beds are all for affordable rent and represent an increase on the current number of four beds).
  - Phase 1 will provide 138 units, including 79 for affordable rent. The bed mix for Phase 1 is 21 one beds, 23 two beds, 23 three beds and 12 6 person four beds.
  - Phase 2 will provide 190 units. There will be 70 units for affordable rent in the lower storey buildings and 49 private sale and 71 shared ownership units in the towers. This phase includes 36 1 bed homes for over 55's.
  - All of the homes will meet the lifetime homes standard and all affordable rented homes will meet the code for sustainable homes level 4. There will be the required 10% wheelchair accessible or adaptable homes across the whole site.
  - A multi function community centre will also be provided.
  - The overall scheme will provide around 1192 units.
  - As grant funding is now being used and the Council is part of the South East Inter Borough Nominations Protocol, although the decant need will first be satisfied, subsequent nominations will then have to take into account the agreed formula for sub regional housing.

6.2 The terms of the Development Agreement are that should the scheme provide private sale units, any income into the scheme is carried over into the next phase to improve financial viability. At the end of the scheme, any remaining surplus is to be split between the HCA and Council on a 60/40 basis with any money received by the Council being treated as a deferred payment for the land.

## **7. Section 105 Consultation**

7.1 Section 105 of Part IV of the Housing Act 1985 makes it a requirement for a landlord authority to consult with those of its secure tenants who are likely to be substantially affected by a matter of housing management. The Act specifically identifies a new programme of improvement or demolition to be a matter of housing management to which Section 105 applies.

7.2 On Monday 22nd November 2010 a letter was hand delivered (together with a reply-paid envelope) to all secure tenants on the Heathside and Lethbridge estates. Due to the Christmas period, a 48 day period was given to residents (longer than the required 28 days) to send in their observations or comments.

7.3 This statutory consultation has been undertaken twice before (in January 2008 and August 2009). However as the phasing requirements have changed, this needed to be undertaken again. In both instances, the Mayor decided that there was general support for the scheme and agreed the overall decanting and demolition of Heathside and Lethbridge. Therefore the updated S105 consultation focused on the changes that would result from bringing 29 - 56 Lethbridge Close into Phase 3.

7.4 At the closing of the consultation period a total of 6 responses had been received from secure tenants out of 404 possible remaining tenanted properties. The full responses (with replies from Council Officers) have been made available in the Members room.

7.5 All of the responses received were either questions about the process of the re-development or expressing dismay or frustration that it will take so long for new homes to be built. Several raised current housing repair concerns. One made suggestions for the new development. Three responses concerned their individual re-housing needs. None expressly supported or opposed the change to the phasing plan.

## **8. Phasing and Re-housing**

8.1 The overall phasing for construction of the new development is set out in Appendix 1. The location of Phase 1 was chosen largely to address the problem of two long term empty blocks with the added benefit of having a Phase 1 that required a small off site decant to kick start the programme. Family Mosaic have confirmed that the best phasing programme for the new development follows on from this geographically, continuing with the Heathside blocks before moving on to the demolition of Lethbridge Close.

8.2 Phase 2 is on the site of 1 -28 Lethbridge Close which is already decanted and demolished and two adjoining car parks.

8.3 Subject to Mayor and Cabinet approving this report it is intended that the new homes

in Phase 1 and Phase 2 will be first choice for residents in Holcroft, Doleman, Vardon Houses and 29 - 56 Lethbridge Close to move into. It is intended to re-house residents in Landale Court in designated elderly properties in Phase 2. The report to Mayor and Cabinet on November 2010 demonstrated that there are sufficient new build homes in Phases 1 and 2 to re-house these residents should they wish.

- 8.4 All households will have the option of moving away from the area using home search. It is intended that households have a significant amount of time to do this as with a new housing allocations policy and increasing pressures on the Boroughs housing stock it can take some time for appropriate properties to become available.
- 8.5 The timing of decanting residents and demolishing blocks is crucial as a number of key factors need to be considered such as void security and minimising risk, allowing tenants time to use home search, allowing for the potential CPO period, meeting the build timescales of the previous phase for timely handovers and sitting within the overall programme.
- 8.6 Key programme dates are below:

Dec 2010 - Jan 2011	Leaseholder visits
Dec 2010 - March 2011	Tenant visits
April 2011 - Summer 2012	Tenant moves off site
February 2012	Phase 1 first handovers
Spring / Summer 2012	Phase 2 first handovers
Summer / Autumn 2012	Phase 1 final handovers
Autumn / Winter 2012	Demolition of Phase 3 blocks
Early 2013	Phase 3 construction

## 9. Consultation

- 9.1 Consultation with residents on Heathside and Lethbridge has been recognised as a key element in the success of this project from the outset as the new homes and neighbourhood are being created to benefit these existing residents. Consultation with residents and local community groups has therefore been ongoing throughout the process and has been detailed in previous reports to Mayor and Cabinet.
- 9.2 Prior to Family Mosaic's selection, estate wide consultation included an independent survey, letters, newsletters and drop in sessions. Interested residents from the TRA formed the resident steering group, which have met on a monthly basis from December 2004. The group is also attended by a Ward Councillor. Initial consultation was undertaken with local community service providers through the Neighbourhood Forum also from 2004.
- 9.3 Since Family Mosaic's involvement in the scheme, a comprehensive consultation strategy has been developed. In drawing up the master plan, residents were involved through the resident design group, set up in 2007 which enables residents to effectively contribute to the master planning process. There have been estate wide fun days and exhibitions for residents and also for neighbours throughout the scheme so far with many concentrating on the master plan and Phase 1 planning application. Officers from both the Council and Family Mosaic attend TRA meetings and send out

letters / newsletters as appropriate.

- 9.4 During the summer 2010 there was comprehensive consultation undertaken with estate residents, neighbours and local service providers regarding the Phase 2 detailed planning application. This involved a series of detailed drop in sessions on various key elements of the scheme (such as appearance, landscaping and flat layouts), a consultation session specifically with residents of Landale Court and a newsletter.

## **10. Legal Implications**

- 10.1 Section 105 of the Housing Act 1985 provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of housing management to which the section applies. The section specifies that a matter of housing management would include demolition of dwelling houses let by the authority under secure tenancies and that such consultation must inform secure tenants of the proposals and provide them with an opportunity to make their views known to the Council within a specified period. The section further specifies that before making any decisions on the matter the Council must consider any representations from secure tenants arising from the consultation. Such consultation must therefore be up to date and relate to the development proposals in question.

## **11. Financial implications**

- 11.1 The phase 3 budget for 2010/11 – 2012/13 was set out in detail in the report agreed by Mayor and Cabinet in November 2010 and approved in the 2010-13 budget report that went to Mayor and Cabinet in January 2010.

## **12. Human Rights Act 1998 Implications**

- 12.1 The Act effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention.
- 12.2 The rights that are of particular significance to Members' decision in this matter are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).
- 12.3 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1<sup>st</sup> Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.
- 12.4 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant

in assessing whether a fair balance has been struck.

12.5 Therefore, in reaching his decision, the Mayor needs to consider the extent to which the decision may impact upon the Human Rights of estate residents and to balance this against the overall benefits to the community which the redevelopment of Heathside and Lethbridge will bring. The Mayor will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.

12.6 It is relevant to the consideration of this issue, that should the scheme proceed most displaced occupiers would be offered re-housing in accordance with the Council's re-housing policy. Secure tenants will be entitled to home loss and disturbance payments. Leaseholders will be entitled to receive market value for their properties as well as home loss and disturbance payments where appropriate in accordance with the Land Compensation Act 1973

### **13. Environmental Implications**

13.1 The new homes to be built by Family Mosaic will be more thermally efficient than the existing ones and hence, apart from being cheaper to heat, will generate less greenhouse gases.

### **14. Implications for Law & Disorder**

14.1 The Family Mosaic redevelopment is planned to meet the police's Secured by Design standards and should lead to a reduction in crime and the fear of crime.

### **15. Equality Implications**

15.1 There are equalities implications in the decanting and re-building process and there will also be benefits in the completed scheme.

#### **Equalities implications: during the process**

15.2 During the door knocking, Council and Family Mosaic staff built up a database of households that have English as a second language so that key information can be translated.

15.3 The decanting process provides a very individual service, where decant officers visit tenants at home and get to know them and their needs on an individual basis, so that any special requirements can be taken into account such as language, mobility or support needs. It is recognised that decanting is a very stressful time and decant officers will offer as much support as required to minimise the anxiety to residents.

#### **Equalities implications: the completed development**

15.4 The scheme will provide thermal and security improvements, with all new properties meeting the decent homes standard. This will be of benefit to the tenants of the new social housing, many of whom are likely to be disadvantaged.

15.5 All new affordable units in the development will meet lifetime homes standards. A

Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting so that the unit can be adapted when required to suit residents changing needs.

- 15.6 In line with GLA and Council policy, 10% of units across the development will be wheelchair accessible or easily adapted for those using a wheelchair.
- 15.7 The topography of the site is challenging. The architects are designing the master plan to alleviate problems associated with access, particularly for the elderly and wheelchair users. Issues being taken into account are using ramps instead of steps and altering the land gradient where possible.
- 15.8 All new blocks will have lifts serving smaller cores/ units so will get less use and have a longer life expectancy.

## 16. Conclusion

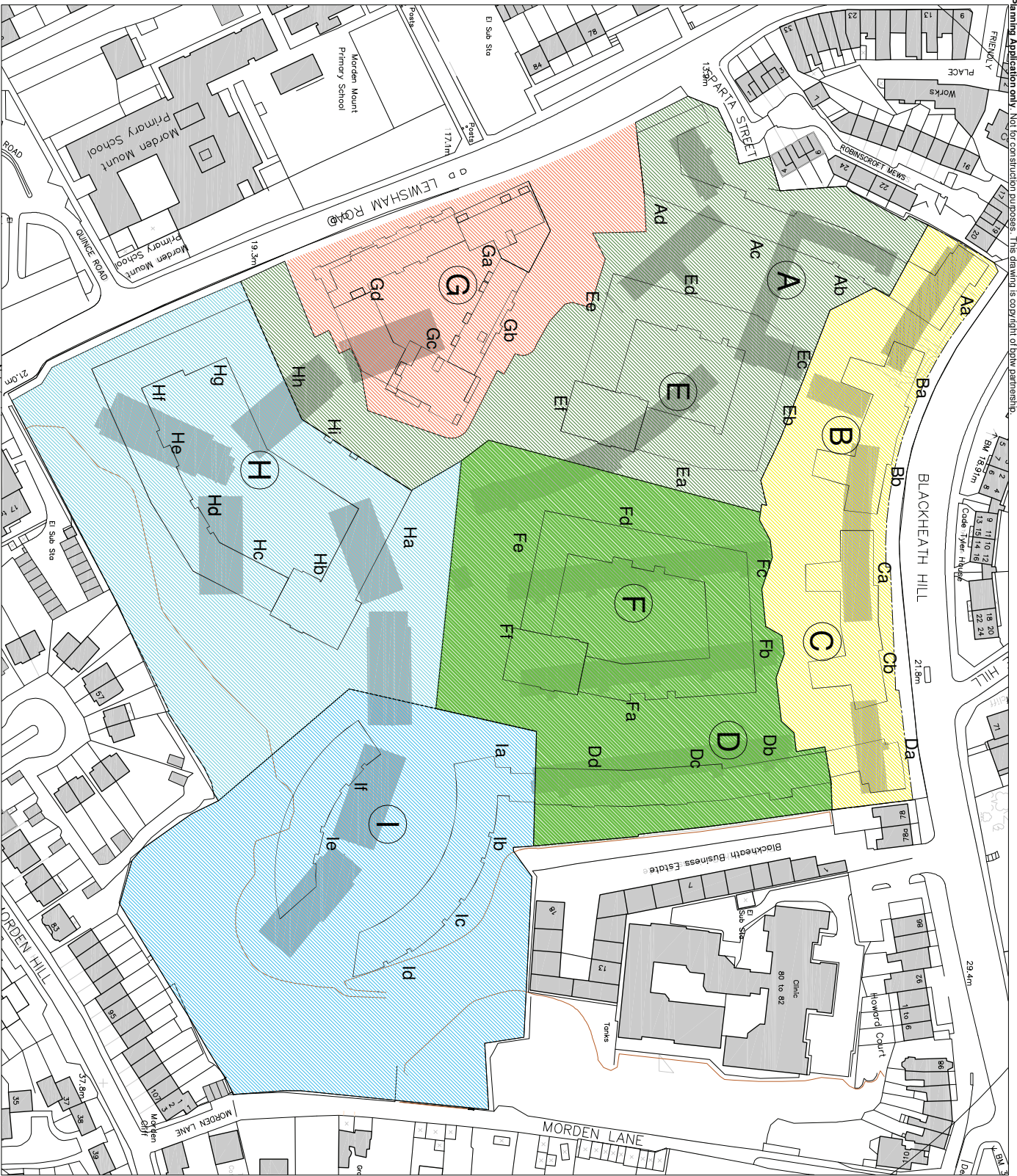
- 16.1 This report gives an update on scheme progress and seeks approval to proceed with an enlarged Phase 3 decant.

## 17. Background papers and report author

Title Document	Date	Location
Re-Development of Heathside and Lethbridge: Phase 3 decant and Phase 2 land disposal	Mayor and Cabinet November 2010	5th Floor Laurence House
Re-Development of Heathside and Lethbridge: Update, Development Agreement and Phase 1 Land Disposal	Mayor and Cabinet November 2009	5th Floor Laurence House
The re-development of Heathside and Lethbridge– Update and Memorandum of Understanding	Mayor and Cabinet March 2009	5th Floor Laurence House
The re-development of Heathside and Lethbridge– Decanting and Demolition Notice	Mayor and Cabinet March 2008	5th Floor Laurence House
The re-development of Heathside and Lethbridge – initial funding requirements	Mayor and Cabinet June 2007	5th Floor Laurence House
The re-development of Heathside and Lethbridge – selection of preferred development partner	Mayor and Cabinet Feb. 2006	5th Floor Laurence House
The next four regeneration scheme update	Mayor and Cabinet 9 <sup>th</sup> June 2004	5th Floor Laurence House
Housing Investment Strategy: The way forward and The Housing Investment Strategy: Covering Report	Mayor and Cabinet 17 <sup>th</sup> September 2003	5th Floor Laurence House
The next four regeneration scheme	Mayor and Cabinet 25 <sup>th</sup> June 2003	5 <sup>th</sup> Floor, Laurence House



17.1 For more information on this report please contact Genevieve Macklin, Strategic Housing on 020 8314 6057



- KEY:**
- PHASE 1
  - PHASE 2
  - PHASE 3
  - PHASE 4
  - PHASE 5
  - PHASE 6

**bptw partnership**  
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 telephone 020 8293 5175 facsimile 020 8293 5146  
 email post@bptw.co.uk website www.bptw.co.uk

Rev	Date	Drawn	Checked

Date: oct '10	Client: Family Mosaic
Drawn: Kb	Project: Heathside and Lethbridge Phase 2
Check:	Title: Site Phasing with new road & 28-59 Lethbridge Close in Phase 3
Scale: 1:1250	Dwgno: 10-068 / D501
	Revision:



<b>Chief Officer Confirmation of Report Submission</b>	
<b>Cabinet Member Confirmation of Briefing</b>	
<b>Report for: Full Council</b>	<input type="checkbox"/>
<b>Mayor and Cabinet</b>	<input checked="" type="checkbox"/>
<b>Mayor and Cabinet (Contracts)</b>	<input type="checkbox"/>
<b>Executive Director</b>	<input type="checkbox"/>
<b>Information</b> <input type="checkbox"/> <b>Part 1</b> <input checked="" type="checkbox"/> <b>Part 2</b> <input type="checkbox"/> <b>Key Decision</b> <input type="checkbox"/>	

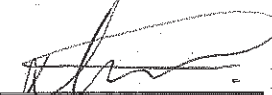
<b>Date of Meeting</b>	23 February 2011
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<b>Title of Report</b>	CATFORD TOWN CENTRE – CRPL BUSINESS PLAN
------------------------	--

<b>Originator of Report</b>	Executive Director for Regeneration	48001
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At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
<b>Financial Comments from Exec Director for Resources</b>	✓	
<b>Legal Comments from the Head of Law</b>	✓	
<b>Crime &amp; Disorder Implications</b>	✓	
<b>Environmental Implications</b>	✓	
<b>Equality Implications/Impact Assessment (as appropriate)</b>	✓	
<b>Confirmed Adherence to Budget &amp; Policy Framework</b>	✓	
<b>Risk Assessment Comments (as appropriate)</b>	N/A	
<b>Reason for Urgency (as appropriate)</b>	N/A	

Signed:  Executive Member

Date: 09/02/11

Signed:  Director/Head of Service

Date: 08/02/11

**Control Record by Committee Support**

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	

<b>MAYOR &amp; CABINET</b>		
<b>Report Title</b>	CATFORD TOWN CENTRE – CRPL BUSINESS PLAN	
<b>Key Decision</b>	Yes	Item No. 7
<b>Ward</b>	Rushey Green	
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR REGENERATION	
<b>Class</b>	Part 1	Date: 23 February 2011

### 1. Summary

This report presents the CRPL 2011/12 business plan to Mayor & Cabinet for information prior to its submission for approval by Council as per the CRPL articles of association.

### 2. Purpose of report

- 2.1 To submit the business plan for Catford Regeneration Partnership Limited (CRPL), to be noted by Mayor & Cabinet prior to consideration by Council on March 1 2011.

### 2. Policy Context

- 2.1 The Council's corporate strategy 2008 - 2011 identifies 'strengthening the local economy' as a corporate priority, emphasising the importance of 'gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- 2.2 The Council's Asset Management Plan sets out the approach to using property effectively in order to achieve the Council's objective of making Lewisham the best place in London to live, work and learn. It acknowledges that the Council's assets have a key role to play in supporting the borough's regeneration aims.

### 3. Recommendation

The Mayor is recommended to:

- 3.1 agree that the attached report detailing progress made by CRPL in managing the Catford Centre since the acquisition in February 2010 be presented to the Council on March 1 2011 for approval;

#### **4. Current Position**

- 4.1 Since the acquisition of the Catford centre in February 2010, CRPL has been working on operational management issues to ensure that the centre is fit for purpose, meets quality standards, and that rent is collected in a timely manner. All health and safety standards are now being complied with and major repairs work identified have been completed. Rental collection is at around 95% and arrears issues are being resolved to raise this figure.
- 4.2 The financial position of the company is set out in the CRPL business plan, which is attached as an appendix.

#### **5. Financial and Legal Implications**

- 5.1 Financial and legal implications are included in the attached proposed report to Full Council.

#### **6. Equality Implications**

- 6.1 There are no immediate equality implications associated with the recommendations of this report. Equality implications for the future regeneration programme will be considered at the appropriate time.

#### **7. Environmental Implications**

- 7.1 There are no immediate environmental implications associated with the recommendations of this report. Environmental implications for the future regeneration programme will be considered at the appropriate time.

#### **8. Crime and disorder implications**

- 8.1 There are no immediate crime and disorder implications associated with the recommendations of this report. Crime and disorder implications for the future regeneration programme will be considered at the appropriate time.

#### **9. Conclusion**

- 9.1 Approval of this report by full council will allow CRPL to proceed with the activities, aims and objectives detailed in the business plan for 2011/12.

#### **BACKGROUND PAPERS**

<b><u>Short title of document</u></b>	<b>Date</b>	<b>File Location</b>	<b>Contact Officer</b>
The Catford Centre Mayor & Cabinet Report	27 January 2010	Governance support	Andy Kitching
Catford Town Centre update report – part 2	14 July 2010	Governance support	Andy Kitching

<b>MAYOR &amp; CABINET FULL COUNCIL</b>		
<b>Report Title</b>	CATFORD TOWN CENTRE – CRPL BUSINESS PLAN	
<b>Key Decision</b>	Yes	Item No. 7 Appendix 1
<b>Ward</b>	Rushey Green	
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR REGENERATION	
<b>Class</b>	Part 1	Date: 1 March 2011

## **1. Purpose of report**

- 1.1 This report seeks full Council approval of the business plan for Catford Regeneration Partnership Limited (CRPL), following consideration by Mayor & Cabinet on 23 February 2011.

## **2. Recommendation**

The Council is recommended to:

- 2.1 Approve the Catford Regeneration Partnership Limited (CRPL) business plan for 2011-12.

## **3. Background**

- 3.1 In February 2009 St Modwen Properties sold the Tesco lease interest in the Catford centre to Petersham Land, a private investor, and in February 2010 the Council purchased the remainder of the lease interests in and around the centre through Catford Regeneration Partnership Ltd (CRPL), a company limited by shares and wholly owned by the Council. Council noted that the acquisition would represent a significant reduction in the fragmentation of land ownership in Catford, removing a key historical barrier to the regeneration of the town centre.
- 3.2 In September 2010 CRPL presented their 2010/11 business plan to full Council for approval. This detailed the running of the company in its first year and set out the reasons for the projected deficit.

## **4 Current Position**

- 4.1 The CRPL proposed objectives for 2011/12 can be summarised as taking all required actions to manage and maintain the property effectively, and to work with the Council to contribute to its regeneration aims for the town centre where possible. Activities to support these

objectives include asset management, facilities management, lease management, and tenant liaison. The company will be involved in commercial negotiations with the Council where appropriate to further regeneration aims for the town centre. The objectives are discussed in detail in the business plan at appendix A.

- 4.2 Since the acquisition of the centre in February 2010, CRPL has been working on operational management issues to ensure that the centre is fit for purpose, meets quality standards, and that rent is collected in a timely manner. All health and safety standards are now being complied with and major repairs works identified have been completed. Rental collection is at around 95% and arrears issues are being resolved to raise this figure.
- 4.3 The financial position of the company is set out in full in the CRPL business plan, which is attached as an appendix. The budget spreadsheet provides a comparison of the 2010/11 and 2011/12 budget positions.
- 4.4 A progress report on the Catford regeneration programme will be brought to full council in due course. This report is fulfilling the obligation laid out in CRPLs articles of association (listed at appendix A in the attached business plan) to circulate a draft business plan prior to each financial year for member approval.

## **5. Financial and Legal Implications**

- 5.1 The financial implications of the CRPL budget are listed as notes in the attached business plan, which compares the financial position for 2010/11 to the projected 2011/12 spend. This shows a significant improvement in the financial position of CRPL following the initial year. The company is still projecting a deficit, the reasons for which are discussed in the business plan. Measures are being taken to reduce this and secure long term rental income in future years through new lettings and renewals.
- 5.2 On 27 January 2010 Mayor and Cabinet agreed the loan terms between the Council and CRPL for the purchase of the Catford Centre and associated costs. The loan was financed by prudential borrowing at a Public Works Loan Board (PWLb) rate of 4.2%, and loaned to CRPL at 7%, a commercial rate of interest. The difference in these rates translates into an annual sum of £335k. When compared with the projected CRPL 2011/12 deficit of £55,630, the overall financial impact of the acquisition for the Council therefore remains positive.
- 5.3 The loan agreement between the Council and CRPL states that the Consolidated Rate of Interest (CRI) will be 7% per annum until the second anniversary on the loan, after which time the rate will be notified by LBL to CRPL from time to time. Given current commercial interest rate levels, the parameters used to set the current loan rate, as set out in the 27 Jan 2011 report to Mayor and Cabinet, may at the second anniversary (in Feb 2012) support a lower rate of interest. A

minor reduction in the loan rate would have a significant positive effect the financial position of the company. Further details will be reported to members as appropriate closer to the time.

- 5.4 The use of the working capital facility put in place as part of the loan agreement is likely to be required in 2011/12 to cover investments as part of the company's asset management strategy. The projected increase in rental income resulting from this activity would cover the repayment of the additional capital required over subsequent financial years.

**6. Conclusion**

- 6.1 Approval of this report will allow CRPL to proceed with the activities, aims and objectives detailed in the business plan.

**BACKGROUND PAPERS**

<b><u>Short title of document</u></b>	<b>Date</b>	<b>File Location</b>	<b>Contact Officer</b>
The Catford Centre Mayor & Cabinet Report	27 January 2010	Governance support	Andy Kitching
Catford Town Centre update report – part 2	14 July 2010	Governance support	Andy Kitching



**CATFORD**  
**REGENERATION**  
**PARTNERSHIP**  
**LTD**  
**BUSINESS PLAN**  
**2011/12**

## **Introduction**

Catford Regeneration Partnership Limited (CRPL) is a wholly owned subsidiary of Lewisham Council. The company was created in January 2010 to purchase the leasehold interests in and around the Catford centre in order to manage and regenerate the property to improve the economic, social and environmental wellbeing of the London Borough of Lewisham.

The purpose of this business plan is to set out the company's objectives, activities, and budget for 2011/12 for agreement by the Council as sole shareholder in accordance with the company's articles of association.

## **Structure and governance**

CRPL currently has two directors, Steve Gough (LBL Director of Programme Management & Property) and Conrad Hall (LBL Head of Business Management and Service Support). The directors are responsible for the day to day running of the company in line with the articles of association and have other statutory duties as defined by the Companies Act 2006. The directors must take account of the approved business plan when exercising their functions in the management of the Company. Directors are appointed and removed by the Council as sole shareholder.

Certain key decisions in relation to the company are classified as reserved matters, and must be approved by the Council as sole shareholder. The Mayoral Scheme of Delegation allows specific officers to take executive decisions in relation to the Company where appropriate. The complete list of shareholder reserved matters is included at Appendix A, with key matters including:

- the approval of each Business Plan;
- the approval of each Budget and in any financial year changes over £20,000 in any one amendment to the Budget and changes to the Budget exceeding £100,000 in aggregate in any financial year;
- the making of any acquisition or disposal by the Company other than in accordance with the then current Business Plan and Budget;
- the making of any application for planning permission;
- the implementation of any regeneration initiative other than in accordance with the then current Business Plan.

These reserved matters ensure that the Council retains control over the direction of future regeneration proposals. The Council's Catford Programme Board (CPB), chaired by the Executive Director for Regeneration, has responsibility for setting the overall direction on the regeneration of Catford town centre. CRPL directors are represented at board meetings, which are used as the mechanism for updating the Council on progress against the company's objectives.

CRPL directly employs two centre management staff; a centre manager and a cleaning supervisor. Council officers also conduct work on behalf of the company, and officer time is recharged to the company as appropriate.

## **Objectives**

In July 2010, a report to Mayor and Cabinet updated that since the acquisition of the interests in and around the Catford Centre in February 2010, CRPL has set up a team of professional advisers to ensure that the property is managed effectively on a day to day basis. This has included setting up management systems and protocols, conducting a Health & Safety audit, carrying out relevant remedial works and facilities management, conducting rent reviews, lease renewals, and new lettings, and collecting rent and service charge from tenants. In addition to the centre management activity, the report set out a proposed initial delivery strategy and commercial approach for a regeneration programme for Catford town centre, and gained Mayor and Cabinet approval to pursue this strategy. CRPL directors therefore propose the following company objectives for the 2011/12 financial year:

- To continue the effective management of the Catford Centre, ensuring that the operational management standards remain high and that the full commercial potential of the centre is being realised through letting and renewal strategies.
- To enable the redevelopment of the Catford Centre by working with Lewisham Council to begin a masterplanning process and reach a commercial agreement with key stakeholders in the town centre, in order to contribute to the regeneration aims for the town centre as a whole.

## **Activities**

In order to achieve these objectives, CRPL will commission, undertake or participate in a range of activities. These include:

### Centre management

- Rent collection and arrears management
- Service charge administration; including reconciliations to tenants and the creation of future service charge budgets
- Tenant liaison; operational issues, lease issues and queries on wider regeneration aims.
- Health & safety; assessment and compliance of property, day to day implementation of H&S policies and practices
- Facilities management and maintenance; ensuring that all of the landlord's obligations are met, create and maintain a schedule of repairs, major works, improvements and comprehensive redecoration as required.
- Asset management including acquisitions and disposals, redevelopment and lease structuring
- Legal proceedings relating to leases and rental arrears
- Data management; maintenance of accurate records and accounts
- Lease renewals and Rent reviews
- New Lettings

- CRPL contracts; procurement and management of services provided to CRPL by outside parties. These include centre management, legal, accountancy and asset management services.

### Regeneration

- Procurement of a design team (in conjunction with LBL)
- Consultation (in conjunction with LBL)
- Commercial negotiation with other land owners
- Engagement with stakeholders (in conjunction with LBL)
- Retail element proposals
- Planning strategy (led by LBL)
- Milford Towers decant proposals (led by LBL)
- Council office design (led by LBL)
- Housing proposals (in conjunction with LBL)

Key appointments to assist CRPL in the delivery of these activities include:

- DTZ - Managing agents
- Mason Owen - Letting agents
- Johnson Fellows - Surveyors & rent review negotiators
- Russell Cooke - Solicitors

### **2011/12 Budget**

The 2011/12 budget is based on officers' developed understanding of CRPL running costs, the rental income from the Catford Centre and adjoining properties and the provisions of the service charging system. Utilising the projected 2010/11 expenditure (see budget comparison spreadsheet, attached), the 2011/12 budget has been drafted to include reductions in major repairs costs, as the major repairs necessary to keep the properties in a safe state were identified and resolved in 2010/11, as well as appropriate adjustments to letting/renewal fees budgets based on the schedule of lease expiries and renewals.

The projected 2010/11 deficit is due to the costs associated with unforeseen major repairs necessary for health and safety standards, maintenance costs to bring the centre up to an acceptable level of repair during the first year of ownership and insurance costs for covering CRPL's liability with regards to the centre.

The projected 2011/12 deficit is principally due to the lower than expected net income from the Catford Mews units after service costs of running and maintaining the space. The budget for the service charge on the Mews has been revised on advice from DTZ and is based on income and running cost figures from February to October 2010. On this basis, net income is significantly lower than original projections based on information provided by the previous owners of the centre.

Draw down from the working capital facility made available to the company as part of the loan agreement with the London Borough of Lewisham may be required for cash flow purposes during 2011/12. The amount and timing of this will be negotiated with the Council as and when it is appropriate. Increases in rental income due to ongoing lettings and renewals or an under-spend on projected repairs and maintenance costs may negate the need for this facility to be utilised.

As a result of CRPL's asset management strategy, which aims to improve the rental tone of the centre units to a level that ensures the centre remains viable and has a low percentage of void units, the rental income figures are likely to increase over the course of 2011/12, which would improve the underlying profitability of CRPL. In particular, there is an asset management opportunity relating to the conversion of the Mews into a single large retail unit for letting. Commercial advice suggests that the rent on this unit would be in the region of £165k per annum. Whilst this potential letting would be likely to have a negative impact on the CRPL budget in the short term due to initial strip out costs and a standard rent free period (for which working capital may be required), it would represent a significant increase in rental income in the medium to long term, and has the potential to bring CRPL into profit within the next 2 years. Directors will therefore pursue this opportunity in consultation with the Council as appropriate.

### Budget notes

Line	Note
7	New lettings and renewals are likely to result in increased rental income, utilising 2010/11 income figures is considered to be a prudent assumption. Income levels may vary as a result of CRPL letting and marketing strategy.
20	The LBL staffing costs associated with the regeneration aims of the council and CRPL are being met by the council.
21	Includes contingency for large store new lettings
22	2010/11 figure reflected outstanding renewals from prior to acquisition, which will be completed in current financial year. Fewer reviews/renewals expected to be completed in 2011/12.
23	Fewer lease expiries or renewals expected in 2011/12, means CRPL's liability for empty property costs on business rates (after a 3 month void period, the owner is liable for business rates on empty properties that are due to come back into use)and service charge (apportionment for any empty units) is reduced.
22/23 additional information	Figures includes costs for legal services. Given the regeneration objectives of CRPL, an asset management strategy is in place to negotiate lease agreements with a rolling landlord development break clause from July 2014. In order to ensure that there are as few empty units as possible in the centre in the period up to any redevelopment taking place, the rental tone for the units is generally negotiated at a level that is a compromise between the passing rent and the current estimated rental value, based on similar lettings in the area. Estimated fees for lettings and renewals may vary depending on the duration and nature of negotiations, and any court costs incurred by the company.
24/25	Ongoing repairs and maintenance, including health and safety works. Repairs and maintenance schedules have not identified any major works for 11/12
26-28	Allowing for a 5% increase in premiums in 2011/12
32	The main centre service charge is a separate cost to tenants and all expenditure must be reconciled with their payments at the end of the service charge year. The current service charge budget has been calculated using the actual spend figures for the Oct 2009 to Oct 2010 service charge year, assumptions on increased costs and the renegotiation of service contracts.

	In the case of the Mews, rent and service charge are charged to tenants as one figure and this budget could therefore result in the company having more or less rent than assumed from the Mews at the end of the service charge year.
35 (and 46)	Salaries of the 2 centre staff and the associated costs are re-charged to the tenants and this cost is proportionally shared between the main centre and the Mews.
36 (and 47)	The Council may recharge the company reasonable staff costs for Council staff where this work relates to the operational management of the centre, which is recoverable via the tenant service charge. The work carried out in relation to strategic management of the Catford Centre as an asset, which includes lease issues and the regeneration of the centre, is a cost to the council or the company, in line with the Service Charge code 2007.
37 (and 48)	Fees for the managing agents are a service charge recoverable cost, in accordance with the RICS Service Charge Code. This is proportionally shared between the main centre and the Mews.
39 (and 50)	Soft services include security and cleaning.
40 (and 51)	Hard services include mechanical/electrical services, lifts and standard repairs and maintenance.
41	Additional repairs/maintenance cost recommended by managing agents, in order to achieve maintenance and Health & Safety standards for the centre.
56	Loan payments: the loan from LBL to CRPL was lent at CRI (7% until the second anniversary of the loan and from then on as advised by the lender) on a commercial basis. The principal and interest repayments will be made on a quarterly basis (interest in arrears, accrued on a day to day basis and a year of 365 days).

## **APPENDIX A - Shareholder reserved matters**

- 1 CRPL's articles of association identify the following items as shareholder reserved matters:
  - 1.1 the approval of each Business Plan;
  - 1.2 the approval of each Budget and in any financial year changes over £20,000 in any one amendment to the Budget and changes to the Budget exceeding £100,000 in aggregate in any financial year;
  - 1.3 the declaration and/or payment of any dividends by the Company save where such declaration and distribution is made in accordance with the Company's dividend policy;
  - 1.4 the approval of and any change to the Company's dividend policy;
  - 1.5 the increase in any indebtedness of the Company other than in accordance with the prevailing Budget;
  - 1.6 the commencement by the Company of any new business not being ancillary to or in connection with the Business or making any change to the nature of the Business;
  - 1.7 the Company participating in any activity which is detrimental to and/or incompatible with the Business;
  - 1.8 the making of any political or charitable donation;
  - 1.9 the making of any acquisition or disposal by the Company other than in accordance with the then current Business Plan and Budget;
  - 1.10 writing off a bad debt exceeding £25,000 provided that if debts of that person or organisation have been written off by the Company in the previous three years in an aggregate amount of £50,000 or more, the decision to write off any further bad debts for that person or organisation shall also be a reserved matter;
  - 1.11 the making of any application for external funding;
  - 1.12 the repurchase or cancellation by the Company of any shares, or the reduction of the amount (if any) standing to the credit of its share premium account or capital redemption reserve (if any) or any other reserve of the Company;
  - 1.13 a change of name of the Company or location of its registered office;
  - 1.14 any issue of new shares in the Company.

- 1.15 the devolution or transfer of all or part of the management of the Company or its business to persons who are not directors of the Company and, if approved, the terms of such devolution;
- 1.16 without limiting the generality of article 25.15, the appointment of any Chief Executive Officer or person holding a similar role and the terms of such appointment;
- 1.17 the appointment or removal of any director of the Company;
- 1.18 the engagement of (and terms of engagement of) any individual person as a consultant (but excluding for such purposes any firm/professional advisers) or employee;
- 1.19 the engagement of (and terms of engagement of) any company, partnership, individual person or other entity for the provision of services to the Company where the services provided are not contemplated in the then current Business Plan and Budget and/or where the value of the services is above the Official Journal of the European Union limit for services and/or where the services have not been tendered in accordance with the [Company's Contract Lettings Procedure];
- 1.20 any change to the terms of employment/engagement and/or remuneration of a person referred to in articles 25.18 and 25.19;
- 1.21 the letting of any contract for the provision of supplies to the Company where the supplies provided are not contemplated in the then current Business Plan and Budget and/or where the value of the contract is above the Official Journal of the European Union limit for supplies and/or where the contract has not been tendered in accordance with the [Company's Contract Lettings Procedure];
- 1.22 the letting of any contract for the provision of works to the Company where the works provided are not contemplated in the then current Business Plan and Budget and/or where the value of the contract is above £200,000 and/or where the contract has been not tendered in accordance with the [Company's Contract Lettings Procedure];
- 1.23 the instigation of any court proceedings where the directors have not taken appropriate legal advice or where such proceedings would be against that legal advice;
- 1.24 the authorisation of the levying of distress against the occupants of land or property in arrears where the directors have not taken appropriate legal advice or where such actions would be against that legal advice;
- 1.25 the making of any application for planning permission;
- 1.26 the implementation of any regeneration initiative other than in accordance with the then current Business Plan;



1.27 the commencement of any winding-up or dissolution of or the appointment of any liquidator, administrator or administrative receiver of the Company or any of its assets unless it shall have become insolvent.

**CRPL - 2010 / 2011 BUDGET MONITORING AND 2011 / 2012 DRAFT BUDGET**

1								
2		Committee Report Budget for 2010/11	2010/11 Business Plan Budget	Projected 2010/11	2010/11 Variations	Notes (revised 2010/11 budget)	Draft 2011/12 Budget	Draft 2011/12 variations - on projected 2010/11 budget
3		£		£	£		£	£
4	<b><u>INCOME</u></b>							
5								
6	<b>Lease Rents Receivable</b>							
7	Shopping Centre		983,000cr	1,010,000cr	27,000cr	New letting 2/3WW	1,010,000cr	-
8	Catford Mews		85,000cr	35,000cr	50,000	On current rental income, taking into account 2010/11 service charge budget	40,000cr	5,000cr
9		<b>1,110,000cr</b>	<b>1,068,000cr</b>	<b>1,045,000cr</b>	<b>23,000</b>		<b>1,050,000cr</b>	<b>5,000cr</b>
10								
11	<b>Tenants Service Charges</b>							
12	Shopping Centre	368,000	408,000cr	445,000cr	37,000cr		484,000cr	39,000cr
13	Catford Mews	-	138,000cr	156,500cr	18,500cr	Works needed to bring Mews up to standards - add exp comes off rental income	171,000cr	14,500cr
14		<b>368,000cr</b>	<b>546,000cr</b>	<b>601,500cr</b>	<b>55,500cr</b>		<b>655,000cr</b>	<b>53,500cr</b>
15								
16	<b>TOTAL GROSS INCOME</b>	<b>1,478,000cr</b>	<b>1,614,000cr</b>	<b>1,646,500cr</b>	<b>32,500cr</b>		<b>1,705,000cr</b>	<b>58,500cr</b>
17								
18	<b><u>EXPENDITURE</u></b>							
19	<b><u>CRPL costs</u></b>							
20	LBL Staff recharge costs		150,000	-	150,000cr		-	-
21	Letting fees	30,000	30,000	33,000	3,000		30,000	3,000cr
22	Renewal/review fees	27,000	28,000	32,000	4,000		20,000	12,000cr
23	Empty Property Costs		20,000	52,000	32,000	inc rates and service charges for vacant units	40,000	12,000cr
24	Repairs and Maintenance		25,000	35,000	10,000	Costs of ensuring centre is at acceptable level of repair	30,000	5,000cr
25	Major Repairs		50,000	65,000	15,000	One off costs associated with H&S and 148/150 RG, Reduced for 2011/12; contingency sum only	10,000	55,000cr

26	Property insurance liability	-	-	16,000	16,000	Annual premium from Jan 28 (inc purchase period). CRPL liability for resi, Con Club/Depot and Mews	16,800	800
27	Employers Liability	-	-	5,000	5,000		5,250	250
28	Directors and Officers	-	-	8,000	8,000	Directors & officers liability	8,400	400
29	Accountancy, audit and bank fees			6,000	6,000		6,180	180
30	DTZ commission	50,000	-	-	-		-	-
31		<b>107,000</b>	<b>303,000</b>	<b>252,000</b>	<b>51,000cr</b>		<b>166,630</b>	<b>85,370cr</b>
32	<b>Tenants Service Charges</b>							
33								
34	<b>Shopping Centre</b>							
35	Staff Salaries		62,000	72,000	10,000	increased staffing costs for TP/LC		
36	LBL Staff recharge costs		70,000	70,000	-			
37	DTZ Management Commission		35,000	38,500	3,500			
38	Utilities		40,000	46,000	6,000			
39	Soft Services		116,000	139,500	23,500	Increased waste management, security and cleaning costs		
40	Hard Services		38,000	32,000	6,000cr			
41	Repairs and Maintenance		40,000	40,000	-			
42	Miscellaneous		7,000	7,000	-			
43		<b>368,000</b>	<b>408,000</b>	<b>445,000</b>	<b>37,000</b>	Bottom line s/c figure	<b>484,000</b>	<b>39,000</b>
44								
45	<b>Catford Mews</b>							
46	Staff Salaries		8,000	9,000	1,000	Projected 2010/11 service charge budgets for Centre and Mews based on an average of 09/10 and 10/11 service charge budgets (service charge year runs from October)		
47	LBL Staff recharge costs		10,000	-	10,000cr			
48	DTZ Management Commission		15,000	15,750	750			
49	Utilities		44,000	43,375	625cr			
50	Soft Services		36,000	36,125	125			
51	Hard Services		22,000	22,500	500			
52	Miscellaneous		3,000	8,150	5,150			
53	S/C Cross charge	-	-	21,600	21,600			
54		-	<b>138,000</b>	<b>156,500</b>	<b>18,500</b>	Bottom line s/c figure	<b>171,000</b>	<b>14,500</b>

55								
56	Loan Interest and Principal	840,000	895,000	895,000	-		895,000	-
57	Bad Debts (Gen prov - 5%)	53,000	55,000	55,000	-	Reduced for Year 2 to 4%	44,000	11,000cr
58	Service charge provision	-	-	10,000	10,000	In case of s/c disputes	-	10,000cr
59	<b>TOTAL EXPENDITURE</b>	<b>1,368,000</b>	<b>1,799,000</b>	<b>1,813,500</b>	<b>14,500</b>		<b>1,760,630</b>	<b>52,870cr</b>
60	<b>NET DEFICIT / SURPLUS cr</b>	<b>110,000cr</b>	<b>185,000</b>	<b>167,000</b>	<b>18,000cr</b>		<b>55,630</b>	<b>111,370cr</b>

<b>Chief Officer Confirmation of Report Submission</b>	
<b>Cabinet Member Confirmation of Briefing</b>	
Report for: <b>Mayor</b>	<input type="checkbox"/>
<b>Mayor and Cabinet</b>	<input checked="" type="checkbox"/>
<b>Mayor and Cabinet (Contracts)</b>	<input type="checkbox"/>
<b>Executive Director</b>	<input type="checkbox"/>
Information <input type="checkbox"/> Part 1 <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Key Decision <input checked="" type="checkbox"/>	

<b>Date of Meeting</b>	23rd February 2011
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<b>Title of Report</b>	Bakerloo Line extension: Referral from the Sustainable Development Select Committee
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<b>Originator of Report</b>	Paul Stewart	<b>Ext.</b> 42269
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At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments from Exec Director for Resources	✓	
Legal Comments from the Head of Law	✓	
Crime & Disorder Implications	✓	
Environmental Implications	✓	
Equality Implications/Impact Assessment (as appropriate)	✓	
Confirmed Adherence to Budget & Policy Framework	✓	
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: \_\_\_\_\_  \_\_\_\_\_ Executive Member

Date: \_\_\_\_\_ 09/02/11 \_\_\_\_\_

Signed: \_\_\_\_\_  \_\_\_\_\_ Director/Head of Service

Date \_\_\_\_\_ 08/02/11 \_\_\_\_\_

**Control Record by Committee Support**

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	

Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET		
<b>Report Title</b>	Bakerloo Line Extension Referral from Select committee	
<b>Key Decision</b>	YES	Item No.
<b>Ward</b>	all	
<b>Contributors</b>	Executive Director for Regeneration	
<b>Class</b>	Part 1	Date: 23rd February 2011

## 1. Summary

- 1.1 This report informs the Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions held on the Integrated Transport – Bakerloo Line Extension item at the Committee’s meeting on 14 September 2010, and the response by the Executive Director for Regeneration.

## 2. Purpose of the Report

- 2.1 To consider the views of the Executive Director for Regeneration as set out in paragraph 6 of this report as a response back to the Sustainable Development Select Committee.

## 3. Policy Content

- 3.1 The contents of this report are consistent with Councils Policy Framework . It supports the achievements of the Sustainable Community Strategy, in particular *Dynamic and prosperous: where people are part of vibrant and creative localities and town centres, well-connected to London and beyond*. The report also supports the Council policy priorities, community leadership and empowerment – developing opportunities for the active participation and engagement of people in the life of the community, clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment, and strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- 3.2 The South London Route Utilisation Strategy published in March 2008, suggested a number of schemes that may be worthy of consideration to facilitate additional growth , including that in the longer term that expansion of the London Underground system into South London. The main opportunity to facilitate this appears to be by construction of a

southern extension to the LUL Bakerloo line , given that this line does have a limited amount of spare capacity available into central London

- 3.3 Within the London Mayor's Transport Strategy (MTS published May 2010) the Bakerloo Line is acknowledged as having an important role in London's transport geography, serving the strategic northwest-southeast corridor. It states that a Bakerloo southern extension "would allow the line to serve inner and outer southeast London. This would create a new southeast to northwest strategic route through the Capital, serving areas with poor transport accessibility and freeing up National Rail capacity at London Bridge for other service improvements".
- 3.4 Within the strategy, proposal 22 states that the Mayor and associated partners and stakeholders will seek longer-term enhancements and extensions to the Underground network, including a potential southern extension to the Bakerloo line. This would "utilise spare line capacity, improve connectivity and journey times, while providing relief to congested National Rail approaches to central London from the south/southeast, subject to resources and the results of further study". It is anticipated that the cost of the scheme would be high, with a completion date post 2020.
- 3.5 As required in the MTS, TfL has since published its sub regional transport plan which translates the MTS to a sub regional level and provides more detail for key projects and transport priorities going forward. Included within the Central, South and East Plans is a position on the Bakerloo line extension through an initial study by TfL.

#### **4. Recommendations**

- 4.1 The Mayor and Cabinet is asked to consider the views of the Executive Director for Regeneration as outlined in paragraph 6 and agree that this provides a response back to the Select Committee.

#### **5. Background**

- 5.1 On the 14<sup>th</sup> September , the Sustainable Development Select Committee considered the Integrated Transport – Bakerloo Line Extension report commissioned from Jonathan Roberts of JRC.
- 5.2 If an extension to the Bakerloo Line were to come through the London Borough of Lewisham it would clearly bring many benefits for the area, as has been seen with the recently opened East London Line extension.
- 5.3 On the 20<sup>th</sup> October 2010, the Mayor and Cabinet received a report from the Sustainable Development Select Committee who made the following comments to the Mayor and Cabinet:
  - The Council should consider whether a Bakerloo extension would benefit Lewisham,
  - whether it would be practical to pursue it and
  - whether it should start contacting other local authorities and/or relevant bodies across London and the south-east in order to start lobbying for approval and construction.



5.4 The Mayor noted the views of the Sustainable Development Select Committee and asked the Executive Director to report back to him on the matters raised.

## **6. Response from the Executive Director.**

6.1 Officers have already indicated to TfL in their response to the Mayors Transport Strategy last year their full support for further work into the development of the potential extension of the Bakerloo Line to serve Lewisham, and the need to ensure the impact such an extension could have on future land use and potential development opportunities with this major rail enhancement.

6.2 The JRC report provides a commentary arranged by geography considering first extensions in inner London , then into the middle and outer suburbs, with 5 core options and various extensions to serve the middle and outer suburbs. Details are available at :

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6.3 Officers have discussed the extension with TfL Planning and supplied them with a copy of the JR report. Based on an initial assessment of options , including other rail and road based modes , the Bakerloo Line performed particularly well against a number of key objectives set for the study. These objectives include improving connectivity to key areas of regeneration, releasing capacity on national rail lines and termini, improving both direct access to central London and interchange opportunities, providing crowding relief as well as linking Major and District centres and opportunity areas .

6.4 The extension alignment from the Elephant and Castle to Hayes and Beckenham Junction, via Lewisham was the strongest performing option and appears to offer value for money . There are however two alignment options to Lewisham, either via Old Kent Road or Peckham/Camberwell. The merits of each require further consideration.

6.5 TfL officers have also have looked the JR report and point out that many of the options discussed in the report are heavily reliant on utilising the existing rail network, which will have a detrimental impact on Networks Rail operating flexibility , or which serve areas which have, or will have , improved rail connections such as Woolwich. A key advantage of the Hayes option is that releases train paths into London Bridge which can be utilised accordingly.

6.6 The Sub Regional Transport Plan for the East Region, restates the Mayors Transport Strategy which makes reference to possible extensions of the Bakerloo Line that would help relieve overcrowding and support regeneration in the east and central sub regions. South Eastern trains and service would benefit from crowding relief and

connectivity, providing greater access to labour markets for Canary Wharf through interchange at Lewisham.

- 6.7 There is still much more work to be undertaken before the case for the Bakerloo Line extension can be fully determined. Engineering Feasibility, depot requirement, further modelling of impacts, land use densities and spatial strategies as a result of the alignment, wider economic benefits, updated business case and funding source all need to be determined to a much greater detail than currently undertaken. The effects on existing rail users, particularly those using the existing Hayes line will need to be determined together with environmental mitigation, station locations and how funding and planning powers will be secured.
- 6.8 Officers have discussed potential timelines and agree with TfL that it would be most effective to coordinate implementation of any extension with the Bakerloo Line signalling and rolling stock upgraded. This is most likely in the 2020s and will be confirmed following London Undergrounds review and re-programming of the upgrades following the demise of the PPPs. All of this is of course subject to feasibility and funding.
- 6.9 While recognising that it is going to be a long process and that two of the Boroughs who could benefit, Southwark and Bromley are not part of the East Region, a small officer working group will be established in 2011 by TfL, including these Boroughs to help scope requirements and collaboration in further development.

## **7. Financial Implications**

- 7.1 The financial implications arising out of this report relate to officer time attending TfL meetings and are covered within the existing revenue budget.

## **8. Legal Implications**

- 8.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider them and respond to the select committee indicating what if any action they intend to take.

## **9. Crime and disorder**

- 9.1 There are no crime and disorder issues arising directly from this report however consideration of these matters will be a major consideration in the design of station and routes to and from.

## 10. Environmental

10.1 There are no direct environmental implications arising from this report but should a preferred option emerge, the scheme would be subject to a full environmental impact assessment.

## 11. Conclusion

11.1 The Sub Regional Transport Plan recognises that the East sub – region has benefited from significant investment in the last 30 years, and by 2019 will have benefitted from further investment including Crossrail, London Overground, DLR extension and the recently announced Thameslink Programme. While these will generate substantial extra capacity, they do not provide sufficient capacity by themselves for the post 2020/2030 periods. As major rail investments has a long lead time, it is welcomed that the SDSC have brought this to the Mayors attention and that TfL have recognised the potential for future extensions, within its Sub Regional Planning Process.

## 12 Background Documents and Originators

Short title	Date	Location	Contact Officer	Exempt
Integrated Transport-Bakerloo Line Extension	14.09.10	Report to Sustainable Development Select Committee Town Hall	Andrew Hagger 020 8314 9446	
London Mayors Transport Strategy	May 2010	Wearside Service Centre	Paul Stewart 0208 314 2269	
TfL Sub Regional Transport Plans Central, South and East	December 2010	Wearside Service Centre	Paul Stewart 0208 314 2269	

If you have any queries on this report, please contact Paul Stewart Service Group Manager (0208 314 2269) or Linda Swinburne Interim Head of Transport (0208 314 9956)

MAYOR AND CABINET		
<b>Report Title</b>	Bakerloo Line Extension Referral from Select committee	
<b>Key Decision</b>	No	Item No. 8
<b>Ward</b>	all	
<b>Contributors</b>	Executive Director for Regeneration	
<b>Class</b>	Part 1	Date: 23 February 2011

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<b>Chief Officer Confirmation of Report Submission</b>			
Report for:	Mayor		<input type="checkbox"/>
	Mayor and Cabinet		<input checked="" type="checkbox"/>
	Mayor and Cabinet (Contracts)		<input type="checkbox"/>
	Executive Director		<input type="checkbox"/>
Information	<input type="checkbox"/> Part 1	<input checked="" type="checkbox"/> Part 2	<input type="checkbox"/> Key Decision

<b>Date of Meeting</b>	27 February 2011
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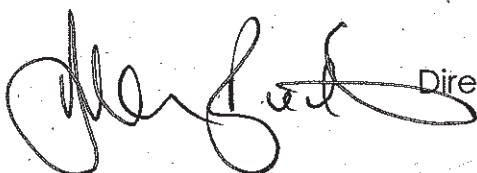
<b>Title of Report</b>	Positive Ageing Council
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<b>Originator of Report</b>	Annette Stead		48496
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At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments from Exec Director for Resources	✓	
Legal Comments from the Head of Law	✓	
Crime & Disorder Implications	✓	
Environmental Implications	✓	
Equality Implications/Impact Assessment (as appropriate)	✓	
Confirmed Adherence to Budget & Policy Framework	✓	
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed  Executive member  
 Date 14/02/11

Signed  Director/Head of Service  
 Date

**Control Record by Committee Support**

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	Positive Ageing Council	
<b>Key Decision</b>	Yes	Item No. 9
<b>Ward</b>	All wards	
<b>Contributors</b>	Executive Director, Community Services	
<b>Class</b>	Part 1	Date: 23 February 2011

## **Summary**

This report outlines options for establishing a Positive Ageing Council for Lewisham which would give local residents over 60 years of age a forum within the Council structure for discussing issues relating to later life in the Borough. It seeks approval to proceed with a community based model which would give a high level of access within the current financial constraints of the Council.

### **1. Purpose**

This report outlines two possible models for the delivery of a Positive Ageing Council for Lewisham, identifies the resource needs, outlines a potential timetable, and seeks a decision on the recommended model. It also notes that changes to the Council's Constitution will be required in order for the Positive Ageing Council to be formally recognised within the Council's reporting framework.

### **2. Recommendations**

It is recommended that the Mayor:

- 2.1 agree to establish a Positive Ageing Council(POSAC) in Lewisham to debate and champion issues affecting older people in the Borough;
- 2.2 agree to using a community based model 2 outlined at paragraph 5.5.1, for the new POSAC, and to review the model again in three years time;
- 2.3 notes that changes to the Council's Constitution will be required in order for POSAC to be formally recognised within the Council's reporting framework and agrees that this matter should be referred to the Constitution Working Group to consider the changes to the Constitution necessary to implement these arrangements.

### **3 Policy Context**

3.1 Shaping the Future – the Council’s Sustainable Community Strategy includes the following priority outcomes, all of which align with the areas of interest for the proposed Positive Ageing Council:

- Ambitious and achieving - where people are inspired and supported to fulfil their potential.
- Safer – where people feel safe and live free from crime, antisocial behaviour and abuse
- Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities
- Clean, green and liveable – where people live in high quality housing and can care for and enjoy their environment
- Healthy, active and enjoyable – where people can actively participate in maintaining and improving their health and well-being
- Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond

3.2 Council Priorities - Corporate priorities

The Council’s ten corporate priorities determine what contribution the Council will make towards delivery of the Community Strategy priorities. The priorities focus on the needs of local people and are geared towards ensuring that, in delivering services, the Council focuses on its citizens, is transparent and responds to changing needs and demands. Key corporate priorities that relate to the proposed work of the POSAC include:

- community leadership and empowerment: developing opportunities for the active participation and engagement of people in the life of the community
- clean, green and liveable: improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment
- safety, security and a visible presence: partnership working with the police and others and using the Council’s powers to combat anti-social behaviour
- strengthening the local economy: gaining resources to regenerate key localities, strengthen employment skills and promote public transport
- decent homes for all: investment in social and affordable housing to achieve the decent homes standard, tackle homelessness and supply key worker housing
- caring for adults and older people: working with health services to support older people and adults in need of care
- active, healthy citizens: leisure, sporting, learning and creative activities for everyone

- 3.3 The Mayor of Lewisham made a pledge in 2010 to establish an 'Elders Council' to enable older residents to be fully engaged in the issues relating to them, to be involved in making decisions that effect their daily lives and the communities in which they live, and to advise other Council Boards and Partnerships.

#### **4 Background**

- 4.1 For the past five years, there has been a Cabinet member for Older People. The postholder has championed the interests and needs of older people and has a sphere of influence which is cross-directorate. The post currently has responsibility for intergenerational links and the Council for Positive Ageing. Since the establishment of the post, a number of key initiatives have been delivered with key aims including: to involve local older people in local decision making; to tackle age discrimination and inequality; to keep older people informed and to develop intergenerational links.
- 4.2 Previously an Ageing Well Action Plan has pulled together the activity that relates to older people from across the Council and elsewhere. It is proposed that this is reviewed and refreshed so that it picks up existing and proposed activity and aligns, for example, with the key health and social care aims of maintaining independence and the provision of preventative services. The new action plan will focus on creating the links and partnerships between Council directorates to secure a more cohesive approach to responding to older people's issues, and focus on establishing better engagement methods with older people to ensure ongoing and appropriate service improvements.
- 4.3 This work will build on the successful work that has taken place to date including :
- a) The Positive Ageing Board, which comprises some 20 – 30 older residents who meet on a regular basis to discuss policies and initiatives and to share good practice. The group does not at present have a 'formal' role within the council partnership board structures, and its members (other than the Cabinet Member for Older People) attend other partnership meetings on an ad hoc basis.
  - b) The Lay Visitor Scheme which runs in partnership with Age Concern and enables older residents to volunteer their time as a peer lay visitor for those living full time in care homes.
  - c) An intergenerational DVD based on work with young people and older residents exploring both the benefits and issues of different generation working and living together.
- 4.4 While there have been numerous successful initiatives coming through the Positive Ageing Board (PAB), the Board does not currently sit within the Council reporting framework and as such the issues and

concerns of older people which the Board review, have no formal reporting pathway . Consequently the influence of the PAB has been limited. Although the views of some older residents have been gathered through consultations on specific issues, there is currently no wider engagement with the 60+ population across the borough. The establishment of a POSAC will broaden engagement with older residents, provide a platform for older residents to become more actively involved in their community and a framework for influencing local decision makers and service providers.

## **5 The Positive Ageing Council Initiative**

- 5.1 The Cabinet Member for Older People and the PAB, along with Officers have been meeting to look at what an Elders Council might look like. An early thought was that PAB members felt that the term 'Positive Ageing Council' would better promote the energy and direction of the proposed Council than 'Elders Council' and this has been the working title throughout.
- 5.2 Members of the PAB visited Brighton and Hove to review a model that was well established and working very well, and Officers then developed a similar model (Model 1) to this for Lewisham and then consulted on this.
- 5.3 **Model 1: Setting up a new democratically elected Positive Ageing Council**
- To set up an elected council of 18 residents aged 60 years or over, from each of the 18 wards, with elections taking place every three years, or more frequently.
  - Candidates would register to stand for each of the 18 wards.
  - Public elections would take place via a ballot at identified venues in each of the 18 wards.
  - Ward candidates and voters would be targeted through a borough wide media campaign, the Local Assemblies programme and targeted engagement work.

### **The benefits of this model include:**

- POSAC would be open to anyone aged 60 years old or over, living in the relevant wards and offer the chance of real local involvement on older peoples' issues.
- All candidates would be elected democratically through public elections.
- It mirrors the Young Mayor's programme and delivers the Mayor's Pledge.

### **The draw backs to this model include:**

- The current Positive Ageing Board would be disbanded and replaced with POSAC, thus losing the benefits of having a number of experienced active older residents who have already been working closely with the Council around matters affecting older people in Lewisham.
- Through consultation there has been some opposition raised by older peoples' groups in the borough to Lewisham setting up a new council representing older people in this way as it was seen as unwieldy.
- Holding elections across 18 wards would have resource implications.
- It runs the risk of low participation in some wards, which could result in some wards having POSAC representation and others having none. This can be supported by the varied participation rates across the ward assemblies.

## **5.4 Consultation on Model 1**

### **Positive Ageing Board**

- 5.4.1 In September 2010, the Council consulted the Positive Ageing Board (PAB) on the proposed POSAC model 1. PAB members felt that it was very important that any candidates standing as POSAC members should be 'non-political' (i.e. that their involvement and support for issues should not be politically motivated). They thought the setting up of the POSAC would be costly and queried whether the Council could afford to do this in the current economic climate.
- 5.4.2 PAB members queried the need to elect from the general population over 60, and suggested that existing older people's organisations might be better. However, after discussion, the PAB felt that organisations might have a particular agenda to push which might conflict with the role of the POSAC member, and also that it didn't really engage with the Mayors original pledge to involve local individuals.
- 5.4.3 It was felt that the logistics and robustness of the voting process in wards would be difficult and costly.
- 5.4.4 **Key older people's organisations in the Borough**
- 5.4.5 Key stakeholders representing older people's organisations in the Borough were consulted in September 2010.
- 5.4.6 There was some concern that the current PAB would be dissolved to make way for the POSAC, particularly as current PAB members were committed to promoting and tackling older people's issues and had

delivered well on some areas of concern over the past two years. A loss of that experience and understanding was felt to be regrettable.

- 5.4.7 The model was felt to be unwieldy, not only in terms of cost but also the capacity of ward elected POSAC members to deal with the range of issues/concerns that may be raised with them by local older people.
- 5.4.8 There was concern that unlike the stability and proactiveness of the current PAB members, a number of people could be elected who were not in touch with people and who just wanted to sit on a Board. The success of POSAC would be based on getting the concerns of people to the Council so it is important who the representatives are and how they communicate and action items.
- 5.4.9 The POSAC would lose credibility quickly if results aren't forthcoming so there is a need to define some outcomes and also some terms of reference for members.
- 5.5 With a number of concerns over the viability of model 1, officers looked at another model (model 2) taking into account the feedback from the consultation.

#### 5.5.1 **Model 2: A community- based POSAC**

- 5.5.2 Under this model, the POSAC would hold 4 meetings a year (in a ward assembly type format) which would be open to any resident over the age of 60 to attend and give a view.
- 5.5.3 The POSAC would operate as an open forum that would exist to debate and champion issues affecting older people in the Borough. It would operate in a similar fashion to the local assembly, identifying priority issues and working in partnership to identify and implement solutions. This could take the form of raising concerns with the Council or other public sector partner services and seeking responses and improvements, as well as members of the POSAC working on solutions to local issues themselves such as the lay visitors scheme.
- 5.5.4 The POSAC would use similar tools for influencing local decisions as the assemblies i.e. the ability to refer matters to select committees and the power to take one motion per annum to the Mayor and Cabinet. However it would be anticipated that the majority of actions would take place by consensus through partnership working. The Cabinet Member for Older People would act as an official advisor to the POSAC and would take forward to Mayor and Cabinet any key issues or papers. There would be an independent facilitator of the quarterly POSAC meetings.
- 5.5.5 The current PAB would form a co-ordinating group and would meet between POSAC quarterly meetings to plan the agenda and oversee the actioning of items raised at the open POSAC meetings for the first

year of operation to ensure stability. The co-ordinating group would be re-elected again in year 2. Some co-optee positions would be available for the co-ordinating group to enable new interested members from the POSAC quarterly meetings to take part.

5.5.6 The co-ordinating group would represent the POSAC by attending Council partnership boards and other forums as observers and feeding back on current issues to the POSAC meetings.

5.5.7 The POSAC would offer Council and partnership boards and forums a body of knowledge and expertise on issues related to older people in the Borough.

5.5.8 The POSAC would be supported by officers from Community Services Directorate who would support and note meetings, and ensure meetings are publicised widely.

**Benefits of this model:**

- Cost effective – no election costs just officer facilitation support
- Open meetings, maximising participation , could be linked to other engagement processes such as online forums
- Light touch and non bureaucratic
- Retains current expertise of the PAB members for the first year initially to ensure stability.

**Drawbacks:**

- Managing size of meetings
- Ensuring representation

**5.6 Consultation on model 2**

**5.6.1 Positive Ageing Board**

5.6.2 The members of the Positive Ageing Board were consulted on model 2 in January 2011.

5.6.3 The PAB felt that model 2 was a better model in that it offered the opportunity to engage with the wider 60+ population through the quarterly open POSAC meetings, and meetings could take place in different areas of the Borough to enable all 60+ residents to take part easily.

5.6.4 PAB felt that the ability to take forward their views to Mayor and Cabinet via the Cabinet Member for Older People was a powerful tool for local older people to ensure that their concerns would be heard. Currently the PAB isn't clearly established within the council structure of Boards and formal forums and the POSAC would enable this to happen.



## 5.7 Launching the POSAC

- 5.7.1 In the interim, whilst the Constitution Working Party meets to discuss the changes necessary to the Constitution to enable the POSAC to operate within the Councils reporting framework, it is proposed to launch the POSAC on 17<sup>th</sup> May 2011 and bring together local older people to identify issues and priorities that they want to focus on for the first year of operation.

## 6 Financial implications

The report recommends the establishment of a Positive Ageing Council (POSAC) using a community model. The POSAC will be supported by Community Service staff from within the existing Local Assemblies establishment. Other costs are not expected to exceed £500p.a.

## 7 Legal implications

- 7.1 The Council's Equality Policy is set out in the Council's Comprehensive Equalities Scheme (CES). The CES recognises age as one of the six recognised equality strands and sets out the Council's commitment to ensuring equality for all. The Equality Standard for Local Government recognises engagement through assessment and consultation as one of the five levels required to promote best practice systems in equality and diversity. The establishment of the POSAC is therefore in accordance with the CES and will enable the Council to demonstrate that an effective mechanism has been put in place to enable the Council to take account of the needs of older people and ensure that outcomes are fed into the Council's service planning process.
- 7.2 The Council's Constitution will need to be amended in order for POSAC to be formally recognised within the Council's reporting framework. This report therefore recommends that this matter should be referred to the Constitution Working Group to consider the changes to the Constitution necessary to implement these arrangements.

## 8. Crime and Disorder implications

There are no direct implications arising from this report.

## 9. Equalities implications

The POSAC will give people over 60 years of age a formal forum where they can actively become involved on issues of importance to older residents and enable them to contribute at a range of levels and influence decision-making processes.

## 10. Environmental implications

Issues such as travel and health are important to people over 60 years of age, some of whom may be retired and the POSAC will be a forum

where concerns and improvements can be discussed and provide an opportunity to effect change.

### **Background Documents**

**None**

If you have any queries arising from this report, please contact Annette Stead, Service Manager, Sport and Leisure on 0208 3148496.

<b>MAYOR AND CABINET</b>			
<b>Report Title</b>	Voluntary and Community Sector Main Grants and Arts Grants Programme – Criteria		
<b>Key Decision</b>	Yes	<b>Item No.</b>	10
<b>Ward</b>	All Wards		
<b>Contributors</b>	Executive Director for Community Services, Head of Law, Director for Resources		
<b>Class</b>	Part 1	<b>Date:</b> 23 February 2011	

## 1. Purpose of Report

The purpose of this report is to seek approval for the criteria for the Council's voluntary and community sector grant aid programme 2011/12 – 2013/14.

## 2. Summary

It is widely recognised that a healthy and vibrant voluntary sector plays a vital role in building stronger and more effective local communities. The Council has a long-standing grant aid programme which is designed to strengthen the effectiveness of the voluntary sector, and in recognition of this three year funding was agreed from April 2008. This funding programme was extended to 30<sup>th</sup> September 2011 to enable a thorough review and update of the criteria and priorities to reflect the current financial situation facing the Council.

The community and voluntary sector provide services that the statutory sector cannot easily provide and is often best placed to reach out to those residents in the community who have been traditionally excluded from mainstream services. This report seeks approval of the grant aid assessment criteria for the period 1<sup>st</sup> October 2011 – 31<sup>st</sup> March 2014, which aims to continue to provide for a secure, independent and thriving voluntary and community sector.

## 3. Policy Context

3.1 Lewisham has a long history of working with the third sector and empowering residents and communities. The Sustainable Community Strategy sets out the Local Strategic Partnership's commitment to creating a borough that is:

**‘Empowered and Responsible:** where people are actively involved in their local area and contribute to supportive communities.’

This is reflected in Lewisham's Corporate priorities:

**'Community leadership and empowerment:** developing opportunities for the active participation and engagement of people in the life of the community.'

- 3.2 It has long been recognised in Lewisham that citizens themselves have the ability to transform lives and build communities that are tolerant, caring and supportive. Involving communities is fundamental to the boroughs approach to improving citizens lives and permeates all parts of local service delivery. The voluntary and community sector play a vital role in this.
- 3.3 The Council's commitment to the third sector, has been one of the factors that has created locally a strong and thriving third sector which ranges from very small community organisations with no paid staff through to local branches of national charities and Community Interest Companies . The third sector includes charities, unregistered voluntary organisations, not for profit companies limited by guarantee, faith organisations, civic amenity societies as well as Community Interest Companies and social enterprises. What all these organisations have in common is their ability to bring significant additional value to the work that they do through voluntary support and raising funds from sources not available to other sectors such as charitable trusts.
- 3.4 As well as being directly involved in delivering services to citizens in the borough, third sector organisations also provide the essential infrastructure to allow the sector as a whole to develop and support services as well as enabling individual citizens to be able to play an active role within their local communities.
- 3.5 Central Government developed the National Compact in 1998, which for the first time laid down a set of principles on which the relationship between the state and the voluntary and community sector should operate. Lewisham was the first London Borough to develop a Compact with the third sector in 2001. It includes expectations around the management of grant aid as well as broader partnership working principles. The Lewisham Compact was further developed in 2010 with the addition of Guidelines For Commissioning With The Third Sector in recognition of the important contribution that the third sector play in identifying needs as well as potentially delivering service solutions. Although the third sectors role within the commissioning of local public services continues to grow, the council recognises that there continues to be a need for grant aid investment for the following reasons:
  1. A recognition of the importance of maintaining an independent sector that can act as a critical friend to challenge public sector policy and delivery.
  2. A recognition of the key role that the sector plays in building civic participation, providing a voice for seldom heard residents and providing community intelligence.

3. A recognition of the great diversity of the sector and the need to engage with small and emerging groups as well as large established organisations.
  4. A recognition of the sector's potential to take risks and innovate which does not always sit easily within commissioning frameworks.
  5. A recognition that third sector organisations have been key delivery partners for a wide range of targeted short term initiatives. Grant aid provides a level of security for organisations ensuring that there is a strong sector ready to work in partnership with us.
- 3.6 The massive changes to public service delivery that have begun and are anticipated over the next few years will inevitably have a major impact on the local third sector. The council has the ability to manage and influence how some of these changes impact such as the reduction to the council's general fund revenue budget but for others such as the cessation of specific funds from Central Government to support targeted areas of the council's work or national policy changes the council has very little control. Lewisham Council's response to this uncertain and volatile climate is to appreciate that it further deepens the need for a grant aid programme to ensure some level of stability for the third sector.
- 3.7 The significant reduction in public spending power in the borough will require the council and the third sector to adapt and evolve their relationships. There will be a need to encourage a culture of sharing resources, sharing assets and working collaboratively to be better able to meet community needs. The council will be looking to develop strategic relationships with key third sector organisations in the management of assets, in growing and supporting smaller organisations and as strategic partners in a wider sense in relation to specific areas of work.
- 3.8 One area in which significant change is anticipated is the use of council assets. In order to release substantial revenue savings and therefore safeguard frontline service delivery, the council is looking to rationalise its public buildings. In doing this the council will be looking where possible to safeguard the community benefit of these assets, opening up opportunities for alternative uses for buildings where viable business cases can be developed.
- 3.9 The Council has a well-established Compact Agreement with Lewisham's Voluntary and Community Sector (VCS). The Compact recognises the continued importance of the Council's role in investing in the VCS and in particular contributing to the core costs of voluntary and community organisations. As part of the Compact, the Council is required to provide clear information on the criteria and process for annual grant allocation and must give adequate notice of proposals to change grant allocation policy.

3.10 Section 2 of the Local Government Act 2000 enables the Council to do anything which it considers is likely:

- To promote or improve economic well-being of its area or;
- To promote or improve the social well-being of its area or;
- To improve the environmental well-being of its area.

3.11 In exercising its powers under Section 2, the Council must have regard to the borough's Sustainable Community Strategy. When drawing up the new criteria, due regard was taken to the priority areas in the Sustainable Community Strategy. Council priorities were also considered when drafting the proposed themes for funding.

#### **4. Recommendations**

4.1 Mayor and Cabinet is recommended to :

- (a) note the consultation process in drawing up the grants criteria, including the written submissions set out in Appendix B;
- (b) approve the assessment criteria for allocation set out in Appendix A ;

4.2 Mayor and Cabinet is also recommended to approve the following specific proposals :

- (a) the upper level for smaller grants within the main grant programme should be £10,000
- (b) the Faith in Social Action Fund and Small Grants programme be retained, with the four themes being used for the criteria
- (c) the small grants programme should include small one-off purchases (up to £500)

#### **5. Proposed new funding programme**

5.1 The Council's grant aid programme is part of a package of support that has been developed to assist in building a vibrant and sustained VCS. From April 2008 three year funding was introduced, for the majority of organisations, with the funding framework for advice and information starting in April 2009.

5.2 Support is offered to the sector in a number of additional ways as outlined below:-

- The Council provides specialist advice to VCS management committees to ensure individual organisational development;
- The Council is committed to ensuring that the VCS has an ongoing representational role in all major partnership boards and that the VCS has

maximum opportunity to influence the borough's strategic decision-making bodies. Partnership architecture has changed significantly over recent years and requires an even greater degree of sophistication and co-ordination to ensure that all residents and stakeholders interests are protected.

- Advocacy: The Council recognises the strategic role that it plays in ensuring that Lewisham as a borough maximises its potential to attract both national and regional sources of funding and investment that can benefit the growth of the VCS as a whole. In addition, the Council is often required to provide core funding to individual organisations in order for them to be able to lever other sources of external funding.

- 5.3 The Council and other statutory partners currently invest significant amounts in the voluntary sector with the Council alone investing approximately £17million. Of this £5.2 million is from the main grants programme. This currently goes to eighty four organisations providing services and infrastructure support. The size of grant varies from £496 for a small scout group to £488,873 to Lewisham Citizen's Advice Bureau. The current priorities for funding support the delivery of the Sustainable Communities Strategy. The priorities include building a strong infrastructure of 2nd tier organisations, funding organisations that offer key services that we do not provide, supporting a broad range of services and organisations and aiming for a fair geographical spread where possible.
- 5.4 The arts grants programme 2010/11 invested £253,700 in 6 organisations. The funding supports a range of arts services including participatory programmes, festivals and events as well as infrastructure support. The size of grant varies from £5,000 for community arts classes delivered by Montage Theatre Arts to £125,000 for Trinity Laban, funding programmes at Laban and Blackheath Halls.
- 5.5 The essential purpose of the Council's grant aid programme is to stimulate and support a far-reaching, independent and vibrant voluntary and community sector. Independence is often thought to denote an organisation that is self-financing. Very often, however, funders require a degree of funding from the local authority before they will commit any resources themselves. Independence therefore refers to a funding regime which allow organisations flexibility and muscle to be able to adapt to changing needs and find innovative solutions to deep-seated community problems. The Council's grant aid programme has historically often provided the backbone or core to an organisation's funding. This then allows the organisation to seek funding for new projects and developments.
- 5.6 The majority of organisations are in year 3 of three year funding agreements giving an opportunity to redesign the programme. The new main grants programme will aim to :
- i reduce the impact of public sector spending reductions on citizens and communities.
  - ii harness the innovation of the sector to deliver solutions in priority service areas.

- iii ensure a strong infrastructure for delivering social capital across the borough as a whole.
  - iv Support those in greatest need around issues such as financial inclusion, accessing employment and legal advice.
  - v Promote the value that third sector organisations provide by ensuring that organisations lever external funding, earned income and volunteering
- 5.7 In order to deliver this, it is proposed to invite applications under four themes with guidance about the kind of outcomes we are seeking to fund. These themes , building social capital, children and young people programme, gateway services and communities that care, are outlined in Appendix A. It is proposed that the main grants programme and the arts programme operate as one scheme with provision to support arts festivals remaining as a separate process and within the Arts Service budget.
- 5.8 It is proposed that the main grants programme will be offering smaller and larger grants, with a lighter touch for those organisations in receipt of amounts up to £10,000. An investment fund will also be set up for one-off funding to assist groups in developing their business model.
- 5.9 Given the changes in the programme it is intended that organisations will be supported to apply for funding under this new programme through a series of events covering training needs identified during the consultation process such as understanding outcomes.
- 5.10 The local authority has a strategic role in managing the local childcare market and under the Childcare 2006 Act is the provider of last resort. A report will be presented to the Mayor 17th February 2011 outlining a staged proposal for the local authority to exit the childcare market. If this is agreed, this will mean that the local authority will no longer provide subsidy. It is consistent, therefore, not to provide community sector grant to providers who use this to subsidise the cost of childcare.
- 5.11 The timetable for the main grants programme is as set out below. This will enable groups to be informed of the grants decision within the timescale set out within the Lewisham Compact.

DATE	Milestone	Committee
23 February 2011	Report on grants criteria/priorities	Mayor and Cabinet
<b>APPLICATION STAGE</b>		
25 February 2011	Applications packs available	
25 Feb – 8 April 2011 (6 weeks)	Events on application process	Info on these will be included in the application guidelines
8 April 2011	Deadline for applications	



25 May 2011	Groups informed – given opportunity to appeal ( 2 <sup>1</sup> / <sub>2</sub> + weeks)	
13 June 2011	Deadline for appeals	
6 July 2011	Final assessment report	Safer Stronger Select
15 July 2011	Final assessment report and appeals for approval	Mayor and Cabinet (Contracts)

## 6. Consultation

6.1 The draft proposals were subject to consultation with stakeholders during the summer. This has involved sending the draft proposals to organisations on the Community Sector Unit's database, publicising it on VAL's e bulletin, and discussing it at a range of arenas such as Safer Stronger Communities Select Committee, Stronger Partnership Board, Compact Group, Health and Social Care Forum, Children and Young Peoples Forum, Information and Advice Forum, Borough Deans and the Second Tier Strategy Group.

6.2 The Select Committee raised a number of areas where they felt the grants criteria could make a difference. These included:

- Making sure the youth programme is connected to building skills to enhance job prospects and employability
- Utilising established innovative groups such as Timebank
- Improving internet access for those without it (hopefully through community groups)
- Looking at community asset transfer
- Building social enterprises

The Committee also expressed a preference for 3 year funding streams in order to provide longer term stability for voluntary groups, but that there should be yearly reviews in order to ensure that the money was being spent appropriately. The Committee felt it was important to ensure that Council funding for voluntary sector groups is achieving what it set out to do, and that the Council should measure the impact of funding. Officers explained that outcomes have to be identified when organisations apply for funding and that these have become more robust. As part of support on offer the Council will identify training needs for organisations to build capacity and measure quality. At the Safer Stronger Communities Select Committee on 2 February 2011 the latest iteration of the new grants programme was considered and commended.

6.3 Feedback from the Stronger Communities Partnership Board. The Board in their discussions felt that it was important to continue giving a three year commitment for funding. The four themes suggested were supported, although it was felt that clear guidelines on what might be funded under these themes would be useful. In response to these comments and others made throughout the consultation, proposed Guidelines have been drawn up (Appendix A). The Board

also suggested that there might be provision for very small one-off grants of up to £500 (e.g. for equipment purchase) with very light touch – this was also raised by Voluntary Action Lewisham. This will be incorporated in to the small grants programmes.

- 6.4 The report was considered at the Compact Steering Group where the proposals were welcomed, and the process for consulting on the criteria were approved and being within the terms of the Compact.
- 6.5 The Borough Deans meeting welcomed the new themes, but felt that the Council's current Faith in Social Action Fund should remain as a separate fund and not subsumed into the Main Grants Programme. It is therefore proposed that the Faith in Social Action Fund and small grants fund will continue to be operated separately, although priorities for the funds will be the same as those for the main grants programme.
- 6.6 Comments from the Information and Advice Forum, and Second Tier Strategy Group were both in agreement with the draft proposals.
- 6.7 All organisations on the CSU database were sent a copy of the draft proposals and given the opportunity to comment. Many agreed with having clearer themes as welcomed the division between small and larger grants, along with having an Investment Fund. Concerns raised are:
  - Briefings on the new programme should be held to ensure groups are in a position to apply equitably. This has already been put in place,
  - With the prospect of some organisations no longer being funded under the new grants programme, there was concern that support be given to these organisations, and they are given enough notice of the ceasing of their grant. Officers are looking at ways they can be supporting these organisations.
  - Responses received from Early Years organisations have expressed their concern as to their viability if funding is no longer available, particularly in the case of community nurseries. The rationale for why this is not a priority for the new main grants programme is outlined in paragraph 5.10. These submissions are attached at Appendix B to ensure that the Mayor and Cabinet are fully apprised of concerns raised when making the decision of the grants proposal.
- 6.8 The 6 organisations currently funded through the arts grants programme were given the opportunity to comment on the draft proposals in December 2010 and January 2011. They considered that the themes outlined were reasonable.

## **7. Financial Implications**

- 7.1 The Community Sector Unit (CSU) controllable budget for Main Grants in 2010/11 currently amounts to £5,222,930, including £192,810 funded by Department of Health (DH) grant for Adults with Learning Difficulties, and £55,000 from the resources set aside for addressing the economic downturn towards the grant to North Downham Training Project.
- 7.2 On 1<sup>st</sup> December 2010, Mayor & Cabinet (Contracts) agreed to an extension of the existing Community Sector & Arts Service Main Grant programmes for a further 6 months from 01/04/11 to enable the new programme to be finalised. This committed expenditure of £2,581,154. 50 from the CSU budget, including £96,405 currently being funded by DH grant for Adults with Learning Disabilities, and £27,500 being funded separately for North Downham Training Project.
- 7.3 The Art Service controllable budget for the 6 organisations being subsumed into the Main Programme currently amounts to £253,700 , and the grant extensions agreed by Mayor & Cabinet (Contracts) on 1<sup>st</sup> December committed expenditure of £134,850 from this budget, including a full year grant of £16,000 to Sydenham International Music Festival, as all their expenditure is incurred in the first half of the year.
- 7.4 The CSU budgets in 2010/11 for Faith, Small and one off Grants are £56,200, £55,780 and £165,450 respectively.
- 7.5 The budget for 2011/12 is in the process of being finalised. A report will be brought to members in July 2011 to consider grant allocation for the new programme, which will initially be for a 2.5 year programme from October 2011 to March 2014. This report will take account of the contribution of the grants budget to the Council's revised budget strategy.
- 7.6 Proposals relating to inflationary provision in the 2011/12 budget are still being finalised. However, due to the uncertainties concerning the actual level of inflation in 2011/12, and in particular the pay award for 2011/12, it is proposed to hold the provision for inflation corporately and allocate it, as required, during 2011/12.

## **8. Legal Implications**

- 8.1 The Council's discretionary power to provide financial assistance and other support to voluntary organisations are contained within Section 2 of the Local Government Act 2000 which enables the Council to do anything which it considers is likely to improve the economic, social and environmental wellbeing of its area.

- 8.2 This discretionary power must be exercised reasonably taking into account all relevant considerations and disregarding irrelevancies and having regard to the Council's Sustainable Community Strategy and Lewisham's Compact..
- 8.3 Many organisations may have a legitimate expectation of renewed grant funding therefore consultation with these groups is essential to be sure that they understand the criteria against which they will be assessed under the new draft proposals and to consider their responses. Officers have undertaken a consultation exercise as set out in paragraph 6 which summarises responses from those consulted and have also included at Appendix B written responses to the draft proposals. The Mayor should have regard to these in coming to a decision to approve the criteria in Recommendation 4. 1 (b) .
- 8.4 Guidance has been provided to assist voluntary organisations in understanding how funding will be allocated from the grants programme and what their grant application must contain and the eligibility criteria which will be applied to all organisations. It also provides details of the general criteria which will be applied showing what the organisations must be able to evidence. ( Appendix A).
- 8.5 Organisations will be given a right of appeal against the recommendations put to Mayor and Cabinet (Contracts) in accordance with the Lewisham Compact.

## **9. Crime and Disorder Implications**

- 9.1 A number of organisations supported through the main grants programme support work undertaken to ensure safer communities.

## **10. Equality Implications**

- 10.1 The Council's commitment to upholding the principles of equality and diversity is detailed in the Comprehensive Equalities Scheme. Support for the community sector is a major expression of Lewisham's commitment to making social inclusion and community cohesion a reality.
- 10.2 The proposed grant aid programme will continue to address the diverse needs of the borough's communities:
- The social capital theme will strengthen the ability of voluntary and community groups to influence the policies and plans of decision making bodies, in relation to the diverse communities of Lewisham. It will increase the involvement of diverse communities in public and civic life and strengthen support to public service providers in the fulfilment of their statutory responsibilities with regard to equalities.
  - The gateway services theme will continue to target support in relation to advice services at the priority areas (disabled people, older people and those with language needs) identified in the needs analysis undertaken in late 2008.

- The children and young people programme has been developed in response to the Children and Young Peoples Plan and particular challenges facing young people in Lewisham as identified in the Youth Task Force in 2009. In the previous funding priorities, organisations providing childcare were included. The new priorities do not include childcare, and due regard of the impact that this might have on the organisations involved, e.g. community nurseries and those accessing childcare places has been considered. This change is in line with the proposed changes to childcare subsidies as outlined in paragraph 5.10.
  - The communities that care theme has been developed in response to the borough's aging population and the need to ensure a vibrant voluntary sector is ready to accommodate the demand arising from personalised budgets. The guidance makes specific reference to vulnerable adults and to the significant proportion of older people from black and minority ethnic groups.
- 10.3 To be eligible for funding, organisations must demonstrate that they have a written Equal Opportunities policy that covers all equality strands. The proposed assessment criteria requires groups to evidence how they are promoting equality of opportunity and social inclusion. Each service specification states that the Council will take into account the diverse needs of users and how these will be addressed when assessing applications. Funded groups will be required to deliver an equalities plan as part of the conditions of funding.
- 10.4 The retention of a distinct Faith Fund will ensure that faith groups will continue to have the opportunity to access funding to support their activities.
- 10.5 An Equalities Impact Assessment will be undertaken as part of the assessment process. This will be included in the report on the recommendations for funding to be submitted in July 2011.

## **11. Environmental Implications**

- 11.1 A number of organisations supported through the main grants programme support work undertaken to improve the environment.

### **BACKGROUND PAPERS**

Report on draft proposals for grants criteria, considered by Safer Stronger Communities Select Committee, Stronger communities Partnership Board, Compact Steering Group and responses to the draft proposals circulated to the voluntary and community sector.

**If you would like more information on this report please contact Sandra Jones of Community Services Directorate's Community Sector Unit on Tel: 020 8314 6579.**

**Lewisham voluntary and community sector grants programme  
2011-2014**

The voluntary and community sector is a key partner in a mixed economy of public service provision as well as having a strategic role in planning and developing services. London Borough of Lewisham is committed to working with and supporting a vibrant, innovative and effective voluntary and community sector. It recognises and values the independence of the voluntary and community sector and its unique role in enabling local people to articulate their needs and develop services to meet those needs.

The Council recognises its role in supporting the breadth of development across the VCS as well as in seeking a commitment to its own corporate priorities.

The Council's grant aid programme is akin to investment funding in the VCS, enabling it to perform its role more effectively or to enable services to be delivered that cannot readily be delivered through the statutory sector providers.

Lewisham offers support to the voluntary and community sector in a number of ways:

- Advice and support: the Council can provide specialist advice on many issues facing the community sector, or can point groups in the direction of other organisations that can help. Funded organisations receive support and advice from Council officers on organisational development. Support is also given through assisting with premises.
- Facilitating consultation: Lewisham is committed to ensuring that wide and representative consultation is undertaken on issues affecting local people
- Funding: Lewisham is a significant funder of the voluntary and community sector. The basis on which grant funding is allocated is outlined in this paper.
- Advocacy: Lewisham is committed to ensuring that organisations based in the borough receive their share of national and regional funds.

Given the current financial position that the Council finds itself in, there is a recognition that the role of the voluntary and community sector is even more crucial in assisting with delivering quality services to local people. The new funding programme takes this into account and will aim to :

- i reduce the impact of public sector spending reductions on citizens and communities;
- ii harness the innovation of the sector to deliver solutions in priority service areas;
- iii ensure a strong infrastructure for delivering social capital across the borough as a whole;
- iv support those in greatest need around issues such as financial inclusion, accessing employment and legal advice;
- v promote the value that third sector organisations provide by ensuring that organisations lever external funding, earned income and volunteering

In order to deliver this, it is proposed to invite applications under four themes with guidance about the kind of outcomes we are seeking to fund. These themes, building social capital, children and young people programme, gateway services and communities that care, are set out below.

### **How funding will be allocated from the grants programme**

The Council will support voluntary sector organisations in line with the four themes outlined below. Organisations will need to demonstrate how they fit within the appropriate funding streams outlined below, as well as fulfilling the eligibility and the general criteria.

For all of the themes there are clear guidance as to the purpose of the grant aid using an outcomes based approach similar to the current one but more robust, with a model that enables tracking of how change is affected from input and activities through to evidence or value created to the individual and communities

**It is anticipated that applications will greatly exceed the available resources and therefore not all applications that meet the funding criteria will be able to be funded. Applications will be assessed against the service specification and the general funding criteria and recommendations for funding will take into account the following factors:**

- i. Need to provide a broad range of service type**
- ii. Need to ensure geographical spread of services**
- iii. Sustainability of services**
- iv. Track record of organisation and service quality**

### **ELIGIBILITY**

Your application must:

- Benefit Lewisham residents – the proposed activity must take place within the London Borough of Lewisham and mainly benefit people who live within the Borough. The application should describe any specific target groups and how they will benefit from the proposed activity;
- be from a constituted third sector organisation with charitable aims and objectives;
- have a written Equal Opportunities policy that covers all equality strands;
- demonstrate clear financial management procedures and arrangements which allow the management committee to ensure the effective use of resources.
- evidence how they lever in external funding.
- Collaborative and partnership working is a key element and organisations will need to show how they are working with other groups and agencies.

We will not fund:

- individuals;
- worship or activities that promote the views of a religious organisation (although religious groups may apply for non-religious activities);
- activities that promote the views of a political party;
- commercial or business related activities;
- spending that has already taken place.

## **GENERAL CRITERIA**

Applicants must evidence:

- effective management to ensure high quality services are delivered including governance arrangements and the management of staff and volunteers;
- the organisation's efficiency and effectiveness in providing its services;
- its ability to effectively measure the performance and success of the project both quantitatively and qualitatively;
- financial sustainability - the application should demonstrate good value for money and the organisation must have clear financial management procedures to ensure effective use of resources;
- how the service applied for fits within the local context, including how the service relate to other similar activities and that it does not duplicate council or other Lewisham based services;
- that the organisation is working collaboratively with other agencies and organisations working in the same field;
- if volunteers are involved that they provide 'added value' in the delivery of the organisation's services;
- whether the organisation is able to attract funds from other sources and if so how successful has it been;
- if working with children and young people or vulnerable adults, a protection policy is in place which includes Criminal Record Bureau checks;
- how it ensures promotion of equality of opportunity and social inclusion:



## SERVICE OUTLINE FOR BUILDING SOCIAL CAPITAL

### Social Capital

To achieve greater social enablement and increased social capital, there is a need to work with people in different ways to promote the skills and capacity for enriching lives. This means providing effective mechanisms for increasing the capacity of communities and developing models of support for addressing their needs and aspirations.

Organisations applying under this theme will ensure that Lewisham has empowered local communities and strong third sector organisations. It is anticipated that there will be a number of key borough wide strategic organisations who are engaged in building local communities, that a network of community development and support organisations will be established as well as developing volunteering opportunities.

Within this theme, there are four strands, which need to address an the overarching outcome to increase active citizenship.

### Type of Service

The Council specifically wish to fund organisations that are able to deliver the following areas:

- 1 A strong and vibrant voluntary and community sector infrastructure
  - 2 Enable voluntary and community groups to assist the council in tackling inequality and supporting vulnerable people
  - 3 Support and develop volunteering opportunities
  - 4 Area based community development
- 1.1 **A strong and vibrant voluntary and community sector infrastructure** that can provide a wide and responsive range of high quality services. A vibrant voluntary and community sector which is capable of sustaining long-term service delivery and has a significant contribution to make towards improving the borough and engaging with its residents
- 1.2 The Council therefore seeks to support organisations that build the capacity of the voluntary and community sector to enable it to play a full and effective role in the development and delivery of the Sustainable Community Strategy and associated Council Strategies. Infrastructure as defined by NCVO has three functions, “Develop ,Influence, and Connect”(NCVO).<sup>1</sup>
- 1.3 ‘Develop’ includes providing information, guidance and direct support to voluntary and community organisations to build their organisational capacity and development potential, facilitating learning to enable voluntary and community organisations to access high quality and diverse learning opportunities. Under ‘influence’ is the role of facilitating the participation of voluntary and community organisations in partnership working, alongside communicating, lobbying and

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<sup>1</sup> NCVO: Infrastructure Functions Map (2010) based on PERFORM, the Outcomes Framework for Infrastructure

advocating for the common and diverse interests of the sector to partners. Also to initiate and support consultation processes that are inclusive and meaningful. the final element of 'connect' covers establishing opportunities and developing structures for networking, promoting and facilitating joint working, and brokering services and shared resources for and with the sector.

1.4 Organisations applying for funding under 'a strong and vibrant voluntary sector infrastructure' will be expected to achieve the following **outcomes**, and proposals will need to demonstrate how these will be measured:

- i. Strengthened capacity of the voluntary and community sector to work in partnership with statutory, other voluntary and private sector partners and to be a partner and influence policy and service development. This includes effective representation by the voluntary and community sector on key decision making groups;
- ii. A strengthened voluntary and community sector, able to influence the policies and plans of decision making bodies, especially in relation to the diverse communities of Lewisham;
- iii. Strengthened capacity of the voluntary and community sector to deliver citizen-led services and solutions through enhanced support services and training;
- iv. Develop the capacity of the voluntary and community sector to meet the challenges of changing local and national agendas, e.g. personalisation, community volunteering, cuts to public services;
- v. Strong networks and collaborations through increased opportunities for communication within the voluntary and community sector and statutory sector

2.1 **Enable voluntary and community groups to assist the council in tackling inequality and supporting vulnerable people.** Under the Equality Act 2010 there is a general duty which states that public bodies must have due regards to the need to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity between different groups; and foster good relations between different groups. The Council supports a range of initiatives and organisations that support the delivery of the equality duty and Lewisham's priorities in the area of Equalities and Human Rights.

2.2 The Council aims to support organisations that provide strategic support and assists with its duty under the Equality Act 2010. In addition, initiatives will be supported that promote understanding between communities / faith groups, supporting activities that provide a sense of community and community engagement. This includes assisting with promoting cohesive communities.

2.3 It is anticipated that the **outcomes under this strand** will be delivered by strategic, borough-wide organisations, and proposals will need to demonstrate how these will be measured:

- i. Increased involvement of communities in public and civic life from all diverse communities in the borough. Increased engagement with and involvement of those individuals and particular groups of people experiencing discrimination, disadvantage and exclusion in activities designed to secure their participation in civic facilities/ functions/events enabling their voices to be heard by all statutory agencies, public service providers and local employers;
- ii. Strengthened liaison with and increased appropriate support to the Council and all other public service providers in the borough in the fulfilment of their statutory responsibilities with regard to equalities;
- iii. Reduction of community tension, and improved integration and cohesive communities.

3.1 **Support and develop volunteering opportunities.** This includes 2<sup>nd</sup> tier support to organisations that utilise volunteering. Volunteering is a powerful force for change, both for those who volunteer and for the wider community. While it is not solely undertaken within the voluntary and community sector, it is among the largest provider of volunteering opportunities. The Council and its' partners recognise that volunteers are key in building social capital in the borough.

3.2 Organisations applying for funding under 'support and develop volunteering opportunities' will be borough-wide strategic organisations and expected to achieve the following **outcomes**, and proposals will need to demonstrate how these will be measured:

- i. Increased volunteering across the borough;
- ii. An environment where volunteering is accessible to the diverse communities of the borough;
- iii. Effective volunteering opportunities through organisations that are supported and trained in the management of volunteering;
- iv. Improving the levels of good practice in volunteer management;
- v. Increase the quality of volunteering across the borough, both for the volunteer and the host organisation.

4.1 **Area based community development.** In developing social capital, it is important to develop local communities on a neighbourhood level, and there is an important role for the voluntary and community sector in supporting this. Consultation on the grants programme has identified the need for a network of organisations operating on a sub-borough basis providing community development support that extends across the borough. These organisations will enable the sector to successfully deliver services and respond to local needs in

the challenging times ahead. The area based community development would provide a mix of services such as volunteer support, coordination and delivery of locally based community activities, community premises management, and practical support to build local communities .

- 4.2 The pressures on the Council's budget in coming years will inevitably lead to a situation in which the Council must look to third sector organisations to contribute more to the management and running costs and the sustainability of community premises. Without this contribution the provision of community facilities will not be optimised. Organisations with a current or future interest in managing Council premises will be encouraged to indicate how they intend to address this situation in their applications for Community Sector grants
- 4.3 Organisations applying for funding under this element will be expected to achieve the following **outcomes**, and proposals will need to demonstrate how these will be measured:
- i. Strengthen local area and neighbourhood partnerships between agencies and with local people
  - ii. Increased effectiveness of and engagement with local initiatives through networking
  - iii. Providing competent facilities management at key community premises
  - iv. Providing relevant community facilities that work for the areas in which they are based
  - v. Effective network of area based community development that improves the lives of local people.

### **Service coverage**

In assessing applications the council will take into account the geographical spread of services in the borough, and the diverse needs of users with regards to language, ethnicity, age, disability, geography of the borough and social disadvantage will be addressed.

### **Delivery Methods**

Organisations will be required to demonstrate that they are able to deliver services on a regular basis and in a range of appropriate ways.

### **Expected outcomes**

In addition to the outcomes identified at the end of each strand above, organisations will need to demonstrate the impact of their services and how they will contribute to making a difference to local people. As part of this, organisations will need to demonstrate the number of people supported and details of what has changed (improved) for them.

Anticipated outputs should be included in the application with details of any specific target groups. An outcomes and outputs plan will form part of any funding agreement.

### **Funding Criteria**

In addition to meeting the specification laid out in this document. Applicants to the Building Social Capital theme will need to address the general funding criteria of the main grants programme (as described elsewhere in the funding criteria document).

## **SERVICE OUTLINE FOR GATEWAY SERVICES**

There is a high demand for advice provision in the borough and requests for funding from the voluntary sector agencies far outstrip the council's capacity to fund these groups. The Council recognise the importance of advice and information services in the borough in assisting local residents, particularly those who are vulnerable such as older people, disabled people and newly arrived communities. To ascertain advice needs in the borough, a needs analysis was undertaken in late 2008. This analysis included a profile of Lewisham using local statistics and information alongside the level of service currently provided by the not-for-profit advice and information organisations. These two elements identified the need for a wider geographical spread and the need for specialist services to ensure access to services for the most vulnerable.

### **Scope of the service**

Organisations applying under this funding stream will need to demonstrate how they are supporting those in greatest need in terms of access to advice, services, employment and financial inclusion.

### **Type of Service**

The Council specifically wish to fund organisations that are able to deliver the following two areas:

- 1 Legal advice and information services
- 2 Improving economic well-being and employability

1. **The funding framework for advice and information services** was established in 2008, which ensures a distribution of services across the borough and priority areas being disabled people, older people and those with language needs. This framework will form the service outline for the new funding programme. Scope within the different areas of work are as follows.

#### **1.1 Scope of Legal Information and Advice Services**

The Council is seeking bids from voluntary sector advice organisations based within the borough for the provision of Advice Services in order to provide public access to high quality legal, advice and information services in the London Borough of Lewisham. Services provided will be at Level 2 (generalist) and Level 3 (specialist) of the Legal Services Commission Quality Mark, and organisations will need to have, or be working towards the appropriate level. Assisted Information should be provided to all users to enable active signposting to the appropriate provider

The core objectives to be met through the provision of services are:

- Ensuring that the key principles of customer-focused services and achieving value for money from the resources available are central to the provision of legal advice services in the Borough;
- Responding to the multiple and complex legal advice needs of people who live, work or study in the borough;
- Providing greater flexibility in the ways that advice services are delivered in response to client demand, in the interests of greater choice in order to increase access to advice services;
- Delivering a rationalised approach to legal advice services, ensuring geographical spread as well as services to socially excluded groups;

## 1.2 Type of Service

For generalist, specialist and client specific legal advice services, organisations will be required to deliver advice in the following priority areas of law:

- Welfare Rights;
- Debt and Money Advice – including multiple debts, arrears ;
- Housing Advice – including homelessness, repairs, possession proceedings and tenancy issues ;
- Immigration – where compliant at OISC Level 1 (Basic Advice);
- Employment where matters are not covered by LSC funding.

Within client specific services, organisations will also be required to deliver advice in the following :

- Languages

The Council recognise there is a need for some flexibility to provide some support in other areas of social welfare law including employment and education plus areas of new and emerging needs. Any agency wishing to provide generalist legal advice or specialist in another area not listed above would have to provide evidence of need for the provision and demonstrate ability to deliver.

- a) Generalist social welfare advice services. Organisations seeking funding within this strand will be expected to comply with the following definition of the level of work to be undertaken:
- General Help – estimated to take an average of 20 minutes and ranging from initial diagnosis of client’s problem to general advice. No follow up action required;
  - General Help with Casework – estimated to take an average of 60 minutes and ranging from writing a letter/phone call on behalf of clients; form filling and general advocacy.

Organisations applying with in this category will need to demonstrate that:

- Staff have the relevant skills, knowledge and competency to deliver advice at General Help and General Help with Casework level and recognise

when a matter is appropriate for referral and make the necessary arrangements.

- Appropriate case file records are maintained so there is a clear audit trail of the advice and support given to clients.
- Able to meet the language needs of clients through the use of bi-lingual staff, volunteers or use of translation service.

Geographical Coverage - ranked amongst the 20% most deprived local authority areas in England, pockets of deprivation is increased to being amongst the 10% most deprived wards in England. These wards are Bellingham, Downham, Evelyn and New Cross. It is important that there is a good geographical spread of services across the borough, however services within these 4 most deprived wards will be prioritised – where a generalist agency is bidding to provide a borough wide service will have to show how they can do this effectively across the various wards. Generalist providers wishing to offer borough wide services will need to demonstrate how they are able to ensure effective delivery of services in across all the areas of the borough, particularly in areas where there are a poor level of voluntary/community sector services.

Preference may be given to a Provider(s) able to demonstrate they can offer more than the minimum number of hours per week. In regard to the delivery of outreach services a Provider must demonstrate how they will implement arrangements for alternative ways to provide access to services for people unable to make use of open door access. This should include

- Showing how need for a home visit or vulnerable/referred clients will be assessed, provided for or referred on.
- Indicate ability to assess and meet need for outreach services for excluded communities within the areas bid for, where there is evidence of open door services not being accessed by a particular community.
- Outreach needs assessment and delivery plan for locations to be covered in areas where open door access is not provided or easily accessible by public transport.

b) Client Specific Advice Services. Organisations applying within this strand will be expected to comply with the following definition of the level of work to be undertaken:

- General Help – estimated to take an average of 20 minutes and ranging from initial diagnosis of client's problem to general advice. No follow up action required
- General Help with Casework – estimated to take an average of 60 minutes and ranging from writing a letter/phone call on behalf of clients; form filling and general advocacy.

Organisations applying with in this category will need to demonstrate that:



- Staff have the relevant skills, knowledge and competency to deliver advice at Assisted Information and General Help level and recognise when a matter is appropriate for referral and make the necessary arrangements
- Appropriate case file records are maintained so there is a clear audit trail of the advice and support given to clients
- The organisation is able to act as an effective gateway agency supporting clients to access mainstream services

In order to meet the diverse language needs of the various smaller communities and new residents in the borough applicants will have to show that they are able to provide services to meet the needs of one or all of the following community groups:

- Older people,
- disabled people,
- people whose first language is not English.

Geographical Coverage – organisations providing language based advice services will be expected to demonstrate effective partnership working with other agencies to ensure that the provision is accessible on a borough-wide basis and will also be expected to take referrals from other advice agencies, community groups, statutory agencies, etc

Applicants will be required to demonstrate how they will implement arrangements for alternative ways to access services in order to address social exclusion issues – including assessment of need for home visits and providing assistance in case of emergency.

- c) Specialist Advice Services. Organisations applying within this strand will be expected to comply with the following definition of the level of work to be undertaken:

- General Help & Support – estimated to take an average of 60 minutes and ranging from writing a letter/phone call on behalf of clients; form filling and general advocacy
- Casework – estimated to take an average of 3 hours – assumes a degree of complexity and ongoing negotiation with third party, preparation of matters up to appeal level
- Representation – advocating on a client's behalf at tribunals, appeals, or court hearings

Organisations seeking to deliver specialist services will be expected to comply with the following definition of the level of work to be undertaken:

- Staff have the relevant skills, knowledge and competency to deliver advice at specialist level
- Appropriate case file records are maintained so there is a clear audit trail of the advice and support given to clients

- Able to meet the language needs of clients through the use of bi-lingual staff, volunteers or use of translation service

Applicants will also be required to provide second-tier advice and support to generalist advice providers through providing access to training, information sharing and technical supervision support

Geographical Coverage – Organisations offering specialist advice services will be expected to demonstrate effective partnership working with other advice agencies to ensure that the specialist service is accessible on a borough-wide basis. They will also be expected to take referrals from other advice agencies, community groups, statutory agencies, etc

Applicants will be required to demonstrate how they will implement arrangements for alternative ways to access services in order to address social exclusion issues – including assessment of need for home visits and providing assistance in case of emergency

2. **Improving economic well-being and employability.** This seeks to improve economic well-being and employability to those residents most in need. This would include young people, incapacity benefit claimants, the long-term out of work, lone parents, BMER communities and social housing tenants. Within this strand the Council is looking for new approaches to assisting people, with a clear demonstration of how the activity adds value, and how it impacts on the barriers to economic activity and supporting pathways to employment or more formal training. Collaboration amongst the providers is essential; therefore the organisations will need to demonstrate partnership working with other providers in the borough.

Service coverage - In assessing applications the council will take into account the geographical spread of services in the borough, as well as the diverse needs of users with regards to language, ethnicity, age, disability, geography of the borough and social disadvantage will be addressed.

**Outcomes within this strand** will include:

- An increase in the number of people that are able to access employment, further training or education;
- An increase in the number of people receiving accredited or non-accredited training or advice and guidance support.

### **Delivery Methods**

Organisations will be required to demonstrate that they are able to deliver services on a regular basis and in a range of appropriate ways.

### **Expected outcomes**

As well as the outcomes identified at the end of the two strands above, organisations will need to demonstrate the impact of their service and how it will contribute to making a difference to local people. As part of this, organisations will need to demonstrate the number of people supported and details of what has changed (improved) for them.

Anticipated outputs should be included in the application with details of any specific target groups. An outcomes and outputs plan will form part of any funding agreement.

### **Funding Criteria**

In addition to meeting the specification laid out in this document. Applicants to the Gateway Services theme will need to address the general funding criteria of the main grants programme (as described elsewhere in the funding criteria document).

## SERVICE OUTLINE FOR CHILDREN AND YOUNG PEOPLE PROGRAMME

### Scope of the service

Organisations applying under this funding stream will need to demonstrate that they contribute towards the vision of Lewisham's Children and Young Peoples Plan which is *"together with families, we will improve the lives and life chances of the children and young people of Lewisham by ensuring that they are healthy, stay safe, enjoy and achieve, make a positive contribution and achieve economic well-being"*.

In October 2009 the Mayor established the Youth Task Force to investigate the challenges facing young people in the recession and to explore the opportunities, ideas and innovative practices which might inspire Lewisham's young generation. A report of findings has been produced, and the recommendations were adopted at Mayor and Cabinet in January 2011. The report identified five key areas that impact on the lives of young people and need to be developed. These are :

- Youth Led Approach – Securing Wider Engagement of Young People: the perception of young people and their role within the community.
- Volunteering – an Opportunity to Build Self-Confidence and Skills: the role of volunteering in young people's development and the importance of community work in building stronger communities.
- Apprenticeships – Creating Opportunities for Young People: the career opportunities presented by apprenticeships, and the possibility of extending apprenticeships across public contracts in Lewisham.
- Social Enterprise – Developing New Prospects: the role of the social enterprise sector as a pathway for young entrepreneurs.
- Wellbeing – Constructing Resilience: the importance of safety, security and a sense of well-being for young people.

The services sought will be developing children and young people as active citizens, engaged in positive activities. There will be a good geographical spread with an emphasis on empowering children and young people in communities to play an active role, including at neighbourhood level. **All applicants under this theme will need to demonstrate clearly that young people have identified the need for the service and are involved in the development of activities.**

### Type of Service

The Council specifically wish to fund organisations that are able to deliver the following areas:

1. Developing children and young people to become active citizens through volunteering opportunities and training opportunities with the aim of getting children and young people more involved in leading and developing activities. Within this section we will be looking for activities that engage children and young people in volunteering, particularly those who would not normally be involved positively with

their local communities. Evidence of the sustainable impact that the activity has on the life of the young people, as well as the wider community will be required

2. Improve well being through the provision of universal youth activities. The pattern of provision within this strand will need to ensure a distribution of neighbourhood working across the borough, alongside work with children and young people who are less likely to access services, including disabled children and young people, young carers and young women. Activities that support children and young people, which in turn enables them to engage fully in leisure and education will be supported within this strand. Universal youth provision will need to show how they are building resilience - this includes attainment, friendship, basic skills, engagement, aspirations and well-being.
3. Support children and young people to engage with decision making within different the communities that they are part of and to strengthen the ambassadorial role of children and young people who contribute to their local community. This will include developing environments where children and young people can contribute to wider discussions around community issues and develop and take part in positive activities. Activities in this strand would need to demonstrate how they work alongside established engagement arenas, and do not duplicate these arenas.

### **Service coverage**

In assessing applications the council will take into account the geographical spread of services in the borough, as well as the diverse needs of users with regards to language, ethnicity, age, disability, geography of the borough and social disadvantage will be addressed.

### **Delivery Methods**

Organisations will be required to demonstrate that they are able to deliver services on a regular basis and in a range of appropriate ways.

### **Expected outcomes**

Organisations will need to demonstrate the impact of their services will contribute to making a difference to local people. As part of this, organisations will need to demonstrate the number of people supported and details of what has changed (improved) for them.

Anticipated outputs should be included in the application with details of any specific target groups. An outcomes and outputs plan will form part of any funding agreement.

### **Funding Criteria**

In addition to meeting the specification laid out in this document. Applicants to the young People theme will need to address the general funding criteria of the main grants programme (as described elsewhere in the funding criteria document).

## **SERVICE OUTLINE FOR COMMUNITIES THAT CARE**

### **Communities that Care**

The demographic forecasts for the next 50 years indicate that the proportion of the population aged over 50 will grow significantly. Around 3,500 adults over 85 and approximately 25,000 over 65 reside within Lewisham. This includes a significant number of older people from black and minority ethnic groups creating a more diverse community and a greater diversity of needs.

Many older people will maintain their health and wellbeing into their later years. Others may face challenges such as social isolation, increasing frailty, declining mental health and the ability to access services and programmes. While life expectancy is increasing, healthy life expectancy is not increasing at the same rate. People are spending a longer time living with conditions that can seriously reduce their quality of life, such as dementia, arthritis or the effects of a stroke.

The adult social care transformation agenda seeks to respond to this changing demographic as well as ensuring that adults with a learning disability, mental health condition, physical or sensory impairment are helped to live their lives as they wish. Central to the transformation agenda has been the introduction of personal budgets where every person eligible for publicly-funded adult social care will have a personal budget – a clear, upfront allocation of funding to enable them to make informed choices about how best to meet their needs. However, for this to work properly people need a range of services and supports to choose from that reflect the full diversity of their lives, needs and aspirations.

### **Scope of the service**

Keeping adults active, healthy and engaged to prevent or delay them from needing to access adult social care services in the future, encouraging neighbourliness where individuals provide support to one another within a community and supporting the development of personalised services for individuals funding their own care and those with adult social care personal budgets.

### **Type of Service**

The council specifically wishes to fund organisations that are able to deliver the following areas:

- 1.1 **Keeping adults active, healthy and engaged** to prevent or delay them from needing to access adult social care services in the future. The council is looking to fund a range of early intervention and preventative services, including those for older people and all vulnerable adult client groups that could include any of the following
  - Community gardens

- Befriending
- Social groups and activities
- Cultural activities
- Physical activities
- Advocacy

Applicants will need to demonstrate that they have considered a range of funding sources including earned income to strengthen the sustainability of services. Applications for small scale community based services are particularly welcome.

1.2 **Encouraging neighbourliness** where individuals provide support to one another within a community. The council is looking to fund services that connect people within local communities to provide support. This could include informal networks, formal volunteering and timebanking. Applications under this strand should specifically seek to meet the needs of vulnerable adults within the community whilst they may bring a broader added community benefit. Services could be based around a geographical neighbourhood or community of interest. Applicants will need to demonstrate that they have considered how their service will complement and link to other existing borough wide or neighbourhood based services.

1.3 **Development of personalised services** for individuals funding their own care and those in receipt of a direct payment from adult social care as part of a personal budget. Applications are welcomed for start up funding from organisations wishing to develop services that could be purchased by adult social care clients with direct budgets or individuals who are self funding. These services could include

- **Personal services** such as cleaning, shopping, gardening, hairdressing etc that are designed specifically to respond to the needs of vulnerable adults. *These services should complement rather than duplicate services already commissioned through supporting people.*
- **Day services** to provide alternatives to day centres offering a range of activities within the community. Services could include enterprise and employment projects, cultural activities, lunch clubs and other community activities.
- **Community Transport** to enable vulnerable adults to attend appointments and access services. These services should complement other regional and national services such as the taxi card scheme, blue badge and dial-a-ride.

Applications should include a business case demonstrating how the service would seek to become self financing within three years. Services for individuals that are eligible to receive a personal budget from adult social care would only be eligible for start up funding and would need to demonstrate that the service could be maintained through charges to users. Applicants would need to demonstrate how the service would support the personalisation agenda providing services that are designed to meet the needs of the individuals purchasing the service.



1.3 **Counselling, mediation & support groups** for individuals. The council is looking to fund organisations that provide counselling, mediation services and support groups for individuals with particular needs such as carers, victims of crime and those unable to access these services through other means.

Those applicants applying to provide services for victims of crime will need to demonstrate

- how they intend to develop referral pathways, particularly for hard to reach communities and victims of 'hidden' crime, such as domestic and sexual violence;
- the specialist knowledge and qualifications held by the organisation. Links with other agencies working to support vulnerable adults should also be outlined, with processes and procedures for onward referral as appropriate and a particular focus on safety planning;
- their ability to provide a variety of support options to ensure vulnerable adults are supported in a client centred way;
- how they intend to build capacity to their funded service through the use of trainees or volunteers and the ability to generate funding from alternative sources.

### **Service Coverage**

It is anticipated that applications to this strand will exceed the available resources. In making recommendations for funding officers will be seeking to ensure a good geographical spread across the borough.

Organisations will need to demonstrate that they are able to provide the service in such a way that it is open and accessible to all sections of the community eligible for the service, recognising the potential diversity of the client group receiving the service, including the needs of those with learning disabilities, mental health conditions and people with physical and sensory impairments. In making recommendations for funding officers will be seeking to ensure that a range of services that meet the needs of all sections of the community are funded.

### **Safeguarding**

Organisations will need to demonstrate that they have considered safeguarding of vulnerable adults within their service design and that they have the necessary policies and procedures in place.

### **Expected Outcomes**

Specific outcomes will under this theme are:

- Better connections between vulnerable adults and the communities in which they live
- People supported to continue to live active and healthy lives

- People supported to maintain their long-term independence, choice and quality of life
- People supported to live at home safely

Anticipated outputs should be included in the application with details of any specific target groups. This will include details of the number of people supported and details of what has changed (improved) for them

An outcomes and outputs plan will form part of any funding agreement.

Organisations will need to demonstrate the impact of their services will contribute to making a difference to local people. As part of this, organisations will need to demonstrate the number of people supported and details of what has changed (improved) for them.

Anticipated outputs should be included in the application with details of any specific target groups. An outcomes and outputs plan will form part of any funding agreement.

### **Funding Criteria**

In addition to meeting the specification laid out in this document. Applicants to the Communities that Care theme will need to address the general funding criteria of the main grants programme (as described elsewhere in the funding criteria document).

**Comments from Early Years Providers**

## Comments on the Draft Proposals for Grants Programme 2011-12 From Playhouse Community Nursery

In the above document under **4 Impact of the changes on the sector** “some parts of the local third sector that had previously been a priority such as Early Years providers are not specifically included within the scope of the new programme and are unlikely to receive funding” This section it is believed refers to the community nurseries.

Within this document it states: **2 Analysis of Local Market 2.3** “There are a number of areas where the third sector are key partners in service delivery and assisting in delivering the local agendas and these include children young people, social care and building local community infrastructure”.

We are very aware that Lewisham has supported the voluntary sector and the community nurseries over many years. As stated in the document there have been many changes within early years and the community nurseries have worked hard to adjust to the changes especially with the loss of block funding. Tax credits are paid directly to parents and although there is a need for parent/carers to access childcare, the nurseries are not always at the top of the list when parent/carers have to choose to pay their rent or the childcare fees. Supporting and working within the community and coming down hard on a parent/carer who could lose their employment if the childcare is taken away puts pressure on the community nurseries and means that the cash flow of the community nursery is always put under strain. In the past block funding always supported and cushioned these situations until the parent/carer’s financial arrangements were cleared.

We would ask that the role of the community nurseries is taken into consideration when assessing the funding budget. Community nurseries have built up trust within the local communities over many years and community nurseries directly or indirectly support and contribute to the **Youth Programme** the children are the youth of tomorrow; **Communities that Care** - working within local areas of high social need means that the community nurseries are in day to day contact with adults who need support; **Building Social Capital** part of the ethos of a community nursery is to build a community spirit; **Gateway Services** supporting parent/carers getting back to work is high on the agenda of the community nurseries, providing affordable and flexible childcare enables parent/carers the opportunity to look, gain and train for work and especially there is a need to support parent/carers entering training as the local college based nurseries have closed.

Community nurseries are aware of the financial climate and the need to work together to support our local community to become proactive and for our families not to rely on statutory services while supporting the families to become self reliant. Childcare is expensive to provide and for parents to access. Community nurseries are based in areas of high social needs and families from a wide range of diverse cultures, where parent/carers need to work, to train and to establish themselves within their community. The majority of parent/carers now opt for part-time childcare as full time care is not affordable to them even with tax credits. Although it could be said the nurseries are

offering flexible care to parent/carers the community nurseries lose out in respect of the childcare place not being covered for five days, at present Playhouse Nursery has four Fridays vacant. This puts extra pressure on the community nurseries to provide an affordable quality service. Staff costs are high due to the high ratio of children to staff although salaries are low in comparisons to other professions.

The decision for community nurseries not to be seen as a priority, in respect of funding that has always been monitored and used effectively and efficiently, will have a drastic effect on the community nurseries and could close a community nursery. This in turn will be a loss to the families and the community that the nurseries have provided many years of support to and to the local authority who will then have to provide the in depth support that community nurseries have built up over many years of working with the families of Lewisham.

# Lewisham Opportunity Pre-School

Longbridge Way, Lewisham, London SE13 6PW  
Telephone: 020 8852 4746 Fax: 020 8297 1232 email: [lops@care4free.net](mailto:lops@care4free.net)  
Registered Charity No. 286691

23 September 2010

Sandra Jones  
Community Sector Unit  
Community Services Directorate  
2<sup>nd</sup> Floor  
Laurence House  
Catford  
London SE6 4RU

Dear Ms Jones,

We write with reference to your letter of 10th August 2010 setting out the Draft Proposals for the Grants Programme for 2011/12-2013/14.

We are extremely grateful for the financial support we have received from the Community Sector grant over the last three years. However we are deeply disappointed that under the draft proposal, Early Years providers are not specifically included within the scope of the new draft programme and are unlikely to receive funding (see paragraph 4.1 of the proposal). We understand that to mean that LOPS as an Early Years provider would be ineligible to even apply for a future Community Sector Grant and/or would be most unlikely to obtain one. If we are wrong in our interpretation then we would be grateful for confirmation of the position. In any event we would be grateful to know what the Community Sector's vision is for the Voluntary Sector.

Assuming we are right that an organisation such as ours would no longer be a priority then we consider this to be short-sighted and detrimental to the local community. As you know LOPS is not an ordinary pre-school. It is a special pre-school set up as a charity in 1981 by parents of children with special needs so that they could have a pre-school where children with special needs could integrate with children without special needs.

Today we are an "outstanding" rated pre-school by OFSTED according to their most recent report in 2007 and the emphasis on integrating children with special needs continues. This can only be done by having a high staff to child ratio. In order to offer this service LOPS relies on the Community Sector Grant and other such smaller grants.

Over the past three years the Community Sector Grant has represented a substantial percentage of the pre-school's funding, amounting to approximately 60% of total income. Without a grant of a similar amount LOPS will simply be unsustainable and it is likely it will have to close in July 2011 or possibly even earlier.

In addition to the pre-school, LOPS operates a Friday morning drop-in session for families of children with special needs. The aim of the drop-in is twofold. It provides such parents with help and support – particularly at a time when they may be coming to terms with a diagnosis of their child's special needs. Secondly it helps these children acclimatise to the setting and the staff before they one day attend pre-school on their own. In the absence of the pre-school the vital support of the drop-in would also cease to exist.

Although we recognise there is a large choice of pre-schools there is very little choice in terms of finding a pre-school which can adequately cater for the requirements of special needs children. Without grants such as the Community Sector one LOPS cannot cover the costs of running an inclusive pre-school.

We consider the proposal will be deeply unpopular with local parents and carers and have a detrimental effect on their lives particularly for those who are parents or carers of children with special needs. We believe investing in children at such a young age is vital in helping them develop in the future and again we are dismayed that Early Years Providers such as ourselves might no longer be a specific priority. Children with special needs have not gone away and the vulnerable in society need more or as much protection in times of an economic crisis rather than less.

We hope that the Community Sector Unit will revise its draft proposals for the Grants Programme and re-consider its decision not to consider Early Years and or special needs within the scope of the programme. Failing that we ask the Mayor and Cabinet to reject the narrow themes upon which the draft proposals for the Grants Programme for 2011/12-2013/14 are based and to recognise that Early Years providers such as ourselves need the financial support of services such as the Community Sector Grant.

We hope this reply will be put before the Mayor and Cabinet on 6<sup>th</sup> October 2010.

Yours sincerely,  
For and on behalf of  
Lewisham Opportunity Pre-School

Rachael Ahmed  
Vice-Chair  
Management Committee.

Dear Sandra

I am concerned to read in the Draft Proposals for the CS Grants Programme for 2011-13 that Early Years Services are 'unlikely to receive funding' through CSU from April 2011 onwards.

In the Pre-school Learning Alliance we completely understand the financial and political context we all find ourselves in, and recognise that cuts are inevitable for everyone. We also recognise that it is timely and appropriate for CSU to review the Grants Programme to ensure that money is targeted in the most effective way.

Having said that, we want to raise 2 key points:

- that before making such a decision the CSU understand the effects of it on front line services for young children and their families, *specifically to each service that is likely to no longer receive funding*
- the different funding streams within the Council are aware of each other's plans for a Service and understand the *cumulative effect of cuts across the board*

For example, at Limelight Family Learning Centre in the Whitefoot Ward we face the loss of our CSU funding of £35000 if it is not funded because it provides early years services, and we have also been told we face a 30% (at minimum) cut to the Children's Centre funding for the Centre

**- this is currently equivalent to an overall 45% cut to Limelight funding.**

This will inevitably mean not only significant staffing redundancies but a radical cut to the services available through Limelight for children and families.

We have tried to take proactive steps within the Pre-school Learning Alliance in Lewisham to recognise the current financial climate and our responsibility to act. We have already put our charges for pre-school services up to £4.00 minimum per hour this September, this is now more than many private nurseries charge. We charge even more for children under 3. It will be difficult to raise fees significantly again in April 2011 without completely removing accessibility for the most disadvantaged families across the borough.

Charges for family learning and support services at Limelight can possibly rise a little, but if they rise too much then parents will simply choose not to attend, as they themselves face financial restrictions because of benefits adjustments, VAT rises and other measures and prioritise food and rent over other things. Children will almost certainly suffer as a result.

We are also trying to bid for funds from external trusts and generate income by delivery of training and other services. However, you are already aware that most Trusts will not 'pick up' funding lost from a local authority, particularly for core costs of an organisation.



I am sure that you agree that it is important that before making such a funding decision the CSU understand the effects of it on front line services for young children and their families.

There would have been an opportunity at the recent Monitoring Visits (ours took place on 11th August) for the question to be asked ' how would you survive if CSU funding was to be cut significantly or removed altogether?' Such a question was not asked or even touched upon. When I asked a question about potential cuts to funding, I was told that nothing was being looked at till after the Spending Review in October.

Although Commissioners attending our Monitoring Visit were extremely thorough in their questioning and extensive evidence was produced by us for them to see, it would be impossible for them to appreciate the full impact of such a funding decision without asking specific questions in relation to this, particularly for a borough-wide strategic organisation such as ours which not only supports smaller organisations in the delivery of services for young children and families but also provides them directly as well.

Before drawing up such a Grants Proposal I would have hoped that some meaningful consultation would have taken place not only with the voluntary sector working with children and families in Lewisham as a whole, but also with individual services. This would have meant that when drawing up such a Proposal, it would be from a basis of up to date and specific information.

There are no explanations within the Proposal document as to why Early Years Services are unlikely to be funded, or why they are not now 'within the scope' of CSU funding proposals for 2011 onwards. The Lewisham Compact states that the Council and voluntary sector will '*engage in dialogue about the principles and criteria used to make decisions about funding*'. This does not seem to have happened here, which is particularly distressing given the scale and the potential impact of such funding decisions.

It is obviously extremely difficult for Council Officers to make 'fair' recommendations about cuts when faced with such large savings to be made across the Council.

Having said that, it is surely very important that those making such recommendations understand fully the effect within each provision or service of such cuts, particularly the impact on children and families; and specifically that they understand the cumulative effect of other cuts that may be planned from other Council departments for the same service. This can only take place through meaningful open consultation with services, in the spirit of the Lewisham Compact.

**Regards**  
**Val**

**Val Pope**  
**Branch Manager**

Pre-school Learning Alliance - Lewisham Branch

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<b>Chief Officer Confirmation of Report Submission</b>	
<b>Cabinet Member Confirmation of Briefing</b>	
<b>Report for: Mayor</b>	<input type="checkbox"/>
<b>Mayor and Cabinet</b>	<input type="checkbox"/>
<b>Mayor and Cabinet (Contracts)</b>	<input type="checkbox"/>
<b>Executive Director</b>	<input type="checkbox"/>
<b>Information</b> <input type="checkbox"/> <b>Part 1</b> <input type="checkbox"/> <b>Part 2</b> <input type="checkbox"/> <b>Key Decision</b> <input type="checkbox"/>	

<b>Date of Meeting</b>	23 <sup>rd</sup> February 2011
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<b>Title of Report</b>	Appointment of Local Authority Governors
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<b>Originator of Report</b>	Lineth Allen	<b>Ext. 47993</b>
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At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
<b>Financial Comments from Exec Director for Resources</b>		√
<b>Legal Comments from the Head of Law</b>		√
<b>Crime &amp; Disorder Implications</b>		√
<b>Environmental Implications</b>		√
<b>Equality Implications/Impact Assessment (as appropriate)</b>	√	
<b>Confirmed Adherence to Budget &amp; Policy Framework</b>		√
<b>Risk Assessment Comments (as appropriate)</b>		√
<b>Reason for Urgency (as appropriate)</b>		√

Signed:  Executive Member

Date: 14.02.11

Signed:  Director/Head of Service

Date: 03.02.2011

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**Control Record by Committee Support**

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	

Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	APPOINTMENT OF LOCAL AUTHORITY GOVERNORS	
<b>Key Decision</b>	Yes	Item No.
<b>Ward</b>	Various	
<b>Contributors</b>	EXECUTIVE DIRECTOR FOR CHILDREN AND YOUNG PEOPLE	
<b>Class</b>	Part 1	Date: February 2011

**1. Summary**

The report sets out details of nominees for appointment as Local Authority governors

**2. Purpose**

To consider and approve the appointment of Local Authority governors detailed in paragraph 5 below.

**3. Recommendations**

It is recommended that the Mayor

- agrees to appoint the nominees set out in paragraph 5.
- notes the information concerning new nominees in Appendix 1

**4. Narrative**

**4.1** Every governing body, under Section 36 and Schedule 9 of the School Standards and Framework Act 1998, is required to have at least one representative of the Local Authority (LA) as part of its membership. A vacancy has arisen on the governing body of the educational establishments listed and a new appointment is required.

**4.2** Appointments to school governing bodies are usually for a four-year term, unless stipulated otherwise in the Instrument of Government. The nominees listed in paragraph 5 would serve the normal 4 years.

**5. Governors Recommended for Appointment / Reappointment**

<u>Name</u>	<u>School</u>	<u>Constituency</u>	<u>Reappointment</u>	<u>New</u>
Mr Trevor Cook <b>(Non-party)</b>	Athelney	Lewisham West & Penge	---	Yes
Mr James Jennings <b>(Non-party)</b>	Edmund Waller	Lewisham Deptford	--	Yes
Ms Denise Hart <b>(Non-party)</b>	Elfrida	Lewisham West & Penge	Yes	---
Mr Joe Perry <b>(Non-party)</b>	Grinling Gibbons	Lewisham Deptford	Yes	---
Ms Sophia Arthur <b>(Non-party)</b>	Kelvin Grove	Lewisham West & Penge	Yes	---
Ms Pauline Eldridge <b>(Non-party)</b>	Meadowgate	Lewisham Deptford	Yes	---
Mrs Jacqueline Lumsden <b>(Non-party)</b>	Pendragon	Lewisham East	---	Yes
Ms Kris Hibbert <b>(Non-party)</b>	Rangefield	Lewisham East	---	Yes
Mr William Godwin <b>(Non-party)</b>	Rangefield	Lewisham East	---	Yes
Ms Bethan Campbell <b>(Non-party)</b>	Sandhurst Juniors	Lewisham East	---	Yes
Ms Andrea Blower <b>(Non-party)</b>	St John Baptist CE	Lewisham East	Yes	---
Mr Eamon Martin <b>(Non-party)</b>	Sydenham	Lewisham West & Penge	Yes	---
Mr Jay Davies <b>(Non-party)</b>	Torridon Junior and Torridon Infant Schools	Lewisham East	--	Yes

**6. Financial implications**

There are no financial implications arising from this report.

**7. Legal implications**

Under Section 36 and Schedule 9 of the School Standards and Framework Act 1998 every governing body is required to have at least one representative of the Local Authority (LA) as part of its membership.

**8. Crime and disorder implications**

There are no specific crime and disorder implications arising from this report.

**9. Equalities implications**

Lewisham Council's policy is to encourage all sections of the community to be represented as Local Authority governors. In particular, we would encourage further representation from the black community and minority groups including disabled people, who are currently under-represented as governors. The numbers of governors in these groups is kept under review.

#### **10. Environmental implications**

There are no specific environmental implications arising from this report.

#### **11. Conclusion**

A number of the governors being recommended for appointment as LA governors have already served at least one term on the particular school and the schools wish to retain their expertise. The new governors detailed in Appendix 1 are either local people or have close connections with Lewisham and view being a governor as a way of serving the local community. Every governing body, under Section 36 and Schedule 9 of the School Standards and Framework Act 1998, is required to have at least one representative of the Local Authority (LA) as part of its membership. A vacancy has arisen on the governing body of the educational establishments listed and a new appointment is required.

Appointments to school governing bodies are usually for a four-year term, unless stipulated otherwise in the Instrument of Government. The nominees listed in paragraph 5 would serve the normal 4 years.

#### **Background documents and originator**

There are no background papers.

If there are any queries arising from this report, please contact Lineth Allen, Governors' Services, 3<sup>rd</sup> Floor, Laurence House, telephone 020 8314 7993.

**MAYOR AND CABINET**

**FEBRUARY 2011**  
**APPENDIX 1**  
**ITEM NO.**

<u>Name</u>	<u>School</u>	Occupation	Residential Area	Précis of Suitability to be considered as a school governor	Governor Monitoring Information
Mr Trevor Cook	Athelney	Retired	SE13	Mr Cook has been a governor in various types of schools over the past 25 years. He has been Head of Special Needs in two London boroughs; he has served on various committees and special needs tribunals. He is still currently a governor in another Lewisham school. The governing body will benefit greatly from his experience.	White British
Mr James Jennings	Edmund Waller	Local Government Officer	SE14	Mr Jennings has experience of working as a trustee in a voluntary organisation. He is a committed team worker. He has business planning and policy development skills.	Black British
Mrs Jacqueline Lumsden	Pendragon	NHS Manager	SE6	Mrs Lumsden is an experienced ex governor. She would like to give the benefit of her experience to another school; she has been a committed governor who has always sought to improve her service through attendance at training. Her work background as a manager has provided useful skills.	Black British
Ms K Hibbert	Rangefield	Local Government Officer	SE23	Ms Hibbert is a governor with over 20 years experience, much of that time as chair of governors. She will be able to bring a wealth of much needed experience and expertise to the governing body.	White British



<u>Name</u>	<u>School</u>	Occupation	Residential Area	Précis of Suitability to be considered as a school governor	Governor Monitoring Information
Mr William Godwin	Rangefield	Local Government Officer	SE22	Mr Godwin has been a governor before and has decided he would like to be so again. He has a wide range of skills and as a previous, very effective governor he will be an asset to the governing body.	White British
Ms Bethan Campbell	Sandhurst Juniors	Civil Servant	SE12	Ms Campbell wants to make a contribution to her local community. She has experience in strategic planning, managing people and project management. She is used to working as part of a team.	White British
Mr Jay Davies	Torridon Infants & Torridon Juniors	Civil Servant	SE12	Mr Davies wants to give something back to his local community by becoming a school governor. He has experience of sitting on various boards, and is familiar with government policy. He is a member of HR and management professional bodies. It will be useful to have a governor who is serving on both schools.	White British

# Agenda Item 12

MAYOR & CABINET		
<b>Report Title</b>	Exclusion of the Press and Public	
<b>Key Decision</b>	No	Item No. 12
<b>Ward</b>		
<b>Contributors</b>	Chief Executive (Head of Business & Committee)	
<b>Class</b>	Part 1	Date: 23 February 2011

## Recommendation

It is recommended that 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, as amended by the Local Authorities (Executive Arrangements) (Access to Information) (Amendments) (England) Regulations 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information:-

- 101 Regeneration of Excalibur Estate – Phase 1 site disposal and Development Agreement

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted