



# AGENDA

## MAYOR AND CABINET

**Date: WEDNESDAY, 3 DECEMBER 2014 at 6.00 pm,  
or upon the rising of Mayor & Cabinet Contracts,  
whichever is the later**

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

**Enquiries to: Kevin Flaherty 0208 3149327  
Telephone: 0208 314 9327 (direct line)  
Email: kevin.flaherty@lewisham.gov.uk**

### **MEMBERS**

Sir Steve Bullock	<b>Mayor</b>	(L)
Councillor Alan Smith	<b>Deputy Mayor - Growth &amp; Regeneration</b>	(L)
Councillor Chris Best	<b>Health, Well-Being &amp; Older People</b>	(L)
Councillor Kevin Bonavia	<b>Resources</b>	(L)
Councillor Janet Daby	<b>Community Safety</b>	(L)
Councillor Joe Dromey	<b>Policy and Performance</b>	(L)
Councillor Damien Egan	<b>Housing</b>	(L)
Councillor Paul Maslin	<b>Children &amp; Young People</b>	(L)
Councillor Joan Millbank	<b>Third Sector and Community</b>	(L)
Councillor Rachel Onikosi	<b>Public Realm</b>	(L)

**Members are summoned to attend this meeting**

**Barry Quirk  
Chief Executive  
Lewisham Town Hall  
Catford  
London SE6 4RU  
Date: Thursday, 27 November 2014**



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.	Declaration of Interests	1 - 4
2.	Minutes	5 - 11
3.	Matters Raised by Scrutiny and other Constitutional Bodies	12
4.	Outstanding Scrutiny Matters	13
5.	Young Mayor Budget 13-14 Emmanuel Olaniyan	14 - 24
6.	Annual Parking Report	25 - 49
7.	Health and Safety Theatre referral response	50 - 58
8.	Council Tax Reduction Scheme - ITEM WITHDRAWN	
9.	Preserving Pubs response to SDSC Part 1	59 - 67
10.	Permanent Primary Places St Georges Primary School	68 - 84
11.	Comments of the Children and Young People Select Committee on Raising the Participation Age	85 - 86
12.	Planning Service Annual Monitoring	87 - 205
13.	Appointment of School Governor	206 - 213
14.	Exclusion of Press and Public	214
15.	Preserving Public Houses response to SDSC Part 2	215 - 217
16.	Permanent Primary Places St Georges Primary School Part 2	218 - 224



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.

## RECORDING AND USE OF SOCIAL MEDIA

You are welcome to record any part of any Council meeting that is open to the public.

The Council cannot guarantee that anyone present at a meeting will not be filmed or recorded by anyone who may then use your image or sound recording.

If you are intending to audio record or film this meeting, you must :

- tell the clerk to the meeting before the meeting starts
- only focus cameras/recordings on councillors, Council officers, and those members of the public who are participating in the conduct of the meeting and avoid other areas of the room, particularly where non-participating members of the public may be sitting.
- ensure that you never leave your recording equipment unattended in the meeting room.

If recording causes a disturbance or undermines the proper conduct of the meeting, then the Chair of the meeting may decide to stop the recording. In such circumstances, the decision of the Chair shall be final.



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.

# Agenda Item 1

MAYOR & CABINET		
Report Title	Declarations of Interests	
Key Decision	No	Item No. 1
Ward	n/a	
Contributors	Chief Executive	
Class	Part 1	Date: November 12 2014

## Declaration of interests

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

### 1 Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct :-

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

### 2 Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person\* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person\* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.

- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member’s knowledge, the Council is landlord and the tenant is a firm in which the relevant person\* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
  - (a) that body to the member’s knowledge has a place of business or land in the borough; and
  - (b) either
    - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
    - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person\* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

\*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

### **(3) Other registerable interests**

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes , or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

### **(4) Non registerable interests**

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members’ Interests (for example a matter concerning the closure of a school at which a Member’s child attends).

## **(5) Declaration and Impact of interest on members' participation**

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.
- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

## **(6) Sensitive information**

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

## **(7) Exempt categories**

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (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)

# Agenda Item 2

MAYOR AND CABINET		
<b>Report Title</b>	Minutes	
<b>Key Decision</b>		Item No.2
<b>Ward</b>		
<b>Contributors</b>	Chief Executive	
<b>Class</b>	Part 1	Date: December 3 2014

## Recommendation

It is recommended that the minutes of that part of the meeting of the Mayor and Cabinet which were open to the press and public, held on November 12 2014 be confirmed and signed as a correct record. (copy attached).



# MINUTES OF THE MAYOR AND CABINET

Wednesday, 12 November 2014 at 6.05 pm

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

ALSO PRESENT: Councillor Alan Hall and Councillor Jim Mallory.

Apologies for absence were received from Councillor Janet Daby.

## 79. Declaration of Interests

There were none.

## 80. Minutes

RESOLVED that the minutes of the meeting held on October 22 2014 be confirmed and signed as a correct record.

## 81. Outstanding Scrutiny Matters

RESOLVED that the report be noted.

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

The Mayor received a referral from the Overview and Scrutiny Business and resolved that it could be accepted in full without the need for further debate.

RESOLVED that the suggestions made the Overview and Scrutiny Business Panel in respect of the Parker House Surplus Declaration and Approval to Demolish be accepted in full.

## 83. Extra Care Service Kenton Court and Somerville

The report was introduced by the Cabinet Member for Health, Well Being & Older People, Councillor Chris Best and officers from both the Community Services Directorate and the Customer Services Directorate.

The Mayor was then addressed by Chris Tolson, the sister of a Somerville resident who criticised the consultation process with residents which she regarded as very poor. She said the staffing support in alternative sites was inferior for the very vulnerable affected residents and she called for modifications to be made to expand the Somerville site and provide modern amenities.

She was supported by Mrs Rowley who said the proposals had been badly planned and poorly executed and failed to fully consider the needs of some very vulnerable people.

Jade Fairfax of Healthwatch Lewisham added that their findings suggested that some of the affected residents did not feel properly supported by the

Council.

In response, Councillor Best acknowledged to the Mayor that processes could be improved and that learning points for the future had emerged. She made reference to the comments of the Housing Select Committee which had been tabled and pointed out a revised equalities impact assessment had also been completed. Councillor Best explained the range of opportunities which would be available to the residents and said full engagement with the eight residents who had not yet agreed a transfer would follow once the Mayor had given his approval.

The Mayor received clarification from officers about staffing levels in alternative facilities and on the facilities that would become available to residents. The Mayor stated his belief that people's expectations were constantly changing and that the high level of voids in Kenton Court and Somerville were directly related to the inferior provision. Some residents wished to remain come what may but prospective applicants were just not interested. He recognised the proposals represented a very difficult issue which aroused a deep strength of feeling. The Mayor said he believed approving the proposals was the best course of action but that the consultation had to be measured and sufficiently supported to ensure that it was done correctly.

Having considered an officer report, and presentations by two relatives of Somerville residents, a representative of Healthwatch and the Cabinet member for Health, Well Being & Older People, Councillor Chris Best, the Mayor for the reasons set out in the report:

RESOLVED that

- (1) the information about the process that has been carried out to date, and in particular the physical conditions and shortcomings of the two schemes, the existing cost of the two schemes, and the details of the consultation process that has been carried out with tenants and their families, be noted;
- (2) the comments made during the formal Adult Social Care consultation which had taken place in line with the recommendation from the 25 June 2014 report on the Council's in-house extra care service at Somerville and Kenton Court be noted;
- (3) the comments made by secure tenants in response to the statutory consultation undertaken pursuant to Section 105 of the Housing Act 1985 in relation to the proposals be noted;
- (4) consultation taken place with staff from the in-house extra care service in line with the recommendation from the 25th June 2014 report on the Council's in-house extra care service at Somerville and Kenton Court be noted;
- (5) Having considered the comments made for the three consultations, the Council-managed extra care service at Kenton Court and Somerville should be closed;

(6) the building at Kenton Court should be closed for its current use and proposals for the Council to develop alternative general needs housing at the site be further developed;

(7) the building at Somerville should be closed for its current use and proposals for the Council to develop alternative general needs housing at the site be further developed;

(8) officers should present plans for re-development of the two sites, as part of future phases of the New Homes, Better Places Programme, to the Mayor for approval at the earliest opportunity;

(9) officers should continue to discuss with existing tenants options for other services that would meet their needs and put in place individual and personcentred plans for services which will meet those needs; and

(10) as part of this process, in due course and as a last resort, Notice of Seeking Possession be served under Ground 10 of Schedule 2 to the Housing Act 1985 and possession proceedings brought against any remaining tenants at Kenton Court and Somerville in order to protect the Council's interest and potentially to safeguard vulnerable residents.

#### **84. Permanent Primary Places Sir Francis Drake Primary School**

The Mayor confirmed he was happy to provide additional funds to ensure the expansion of the school was a success.

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

RESOLVED that:

(i) the process of engagement with the school and the Education Funding Agency to develop a satisfactory building scheme to support the enlargement of Sir Francis Drake Primary School be noted;

(ii) a maximum sum of £200,000 be committed by the London Borough of Lewisham to enhance the delivery of the scheme beyond that funded by the Educational funding Agency (EFA).

#### **85. Financial Forecasts and Treasury Mid Year Review**

The report was presented by Councillor Kevin Bonavia who outlined the measures being put in place to combat a £10.6M budgetary overspend.

Having considered an open officer report, and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor for the reasons set out in the report:

RESOLVED that:

(i) the financial forecasts for the year ended 31 March 2015 and the action being taken by the Executive Directors to manage down the forecasted year-end overspend be noted;

(ii) the mid-year treasury strategy and the Council's Minimum Revenue Provision Policy be noted; and

(iii) Council be recommended to approve the following amendments to Treasury Management Strategy:

- Inclusion of Certificates of Deposits as a specified treasury instrument,
- Increase in the limits of Treasury Bills from £20 million to £60 million.

## **86. Revenue Budget Savings 2015-16**

The report was presented by Councillor Kevin Bonavia who highlighted the significant level of savings that had to be achieved which he attributed directly to what he considered the mistaken and unnecessary policies of the Coalition Government.

Councillor Joe Dromey reported to the Mayor the initial outcomes of the big Budget Challenge which he was to present in greater detail to the Council meeting at the end of November.

Councillor Alan Hall, Chair of the Overview & Scrutiny Committee, next addressed the Mayor and presented the written views of the Public Accounts Select Committee which also summarised the considerations made by all the other Select Committees. He said he expected scrutiny members to be able to assist in the detailed examination of certain proposals and in respect of two areas, Public Health and the Youth Service, task and finish groups would be established to facilitate this. He emphasised that equalities reports would be needed on all proposals.

The Mayor responded by stating he found the work undertaken by scrutiny very helpful as it had opened up the detail on many proposals and he expected it to be reflected in the decisions made. He also said he found the Big Budget Challenge to have been a useful exercise and while it had not discovered solutions to the Council's financial problems, it had raised awareness of the immensity of the task the Council faced.

The Mayor then considered each service area individually and agreed the recommendations shown below. In doing so he highlighted the following aspects

Savings A6 & A8 – Public Health Programme Review – the Mayor noted these would be considered by the Health & Well Being Board, the Healthier Communities Select Committee and the Scrutiny Task & Finish Group.

Savings F1 & I1 – Corporate Business Support Service & Management and Corporate Overheads – the Mayor required future consideration of shared services to begin.

Saving G1a –Blue Badge Charges – this was to be removed from the consultation process with resubmission in 2015.

Saving K1 – Prevention and Inclusion Service – although this was to be delegated to officers for decision the Mayor expected an update report to be provided for Mayor & Cabinet and for Overview & Scrutiny.

Saving M1 – Housing Strategy and non-HRA funded services the Mayor stressed that he expected all decisions delegated to officers to be taken on the basis of the consideration of full reports with legal and financial implications.

Saving O1 – Discretionary Freedom Pass scheme – this was to be removed from the consultation process with resubmission in 2015.

Saving Q2a – Review of Youth Services – The Mayor was addressed by Mr David French, the Chair of the Children and Young People’s Voluntary Sector Forum. He urged the Mayor to reject Option 2 and consider Option 1 as a starting point to talk about the future of the service. He believed a staff seeded mutual could work but that it was important to ensure safeguards were in place to prevent any mutual from undercutting voluntary sector providers. He suggested a duty of co-operation be considered with board seats for the voluntary sector on any mutual created and set funding for a number of years for that part of the voluntary sector that provided youth services.

In response the Mayor concurred with the suggestion that Option 1 be rejected and accepted advice from the Head of Law that no implementation of any savings could take place until consultation had been completed and considered.

As an additional piece of work to the savings items he had considered the Mayor asked officers to set up a way of reviewing the Council’s use of consultants and an explanation of the reasons for their use.

The Executive Director for Community Services mentioned there would be a consultation on the reorganisation of the Probation Service which would involve the Council.

Having considered an officer report, and presentations by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Chair of Overview & Scrutiny, Councillor Alan Hall, and by Mr David French on the Youth Service, the Mayor, for the reasons set out in the report:

RESOLVED that:

- (i) the officer proposals for budget reductions set out in Appendix 1 be noted;
- (ii) officers be authorised to carry out consultation where public/stakeholder

consultation is necessary in relation to any of those proposals;

(iii) consultation with staff be authorised in respect of any proposal which would involve staff reductions;

(iv) following due process decision making in relation to the following proposals be delegated to officers:

A5	£275,000
A7	£250,000
A10	£600,000
E2	£1,125,000
E3	£200,000
E4	£595,000
E5	£134,000
F1	£1,900,000
G1	£950,000
I1	£2,090,000
J1	£751,000
K1	£594,000
K3	£200,000
L2	£280,000
M1	£1,000,000
O2	£50,000
O3	£600,000
P1	£229,000

(v) in respect of all other savings, officers be required to bring a full report on the budget savings proposals back to Mayor and Cabinet for decision at the earliest opportunity, but in any event not later than 11 February 2015; and

(vi) savings previously earmarked for 2015/16 in earlier years' budget reports, as summarised, be approved.

The meeting closed at 8.35pm.

# Agenda Item 3

MAYOR AND CABINET		
<b>Report Title</b>	Report Back On Matters Raised By The Overview And Scrutiny Business Panel or other Constitutional bodies	
<b>Key Decision</b>	No	Item No.
<b>Ward</b>		
<b>Contributors</b>	Head of Business & Committee	
<b>Class</b>	Open	Date: December 3 2014

## Purpose of Report

To report back on any matters raised by the Overview and Scrutiny Business Panel following their consideration of the decisions made by the Mayor on November 12 2014 or on other matters raised by Select Committees or other Constitutional bodies.

# Agenda Item 4

MAYOR & CABINET			
<b>Report Title</b>	Outstanding Scrutiny Matters		
<b>Key Decision</b>	No		Item No.
<b>Ward</b>			
<b>Contributors</b>	Head of Business and Committee		
<b>Class</b>	Part 1	Date: 3 December 2014	

## 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 date of the item shown in the table below be noted.

Report Title	Responding Author	Date Considered by Mayor & Cabinet	Scheduled Reporting Date	Slippage since last report
Matters raised by Sustainable Development Select Committee – Preserving Public Houses and Community Assets of Value	ED Res. & Regen.	1 October 2014	3 December 2014	No

## BACKGROUND PAPERS and AUTHOR

Mayor & Cabinet minutes October 1 2014 available from Kevin Flaherty 0208 3149327.



**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

Date of Meeting 3<sup>rd</sup> December 2014

Title of Report Young Mayor of Lewisham – Budget Proposals

Originator of Report

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		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed:  Executive Member

Date: 25/11/14

Signed:  Director/Head of Service

Date 25/11/2014

**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>	Young Mayor of Lewisham – Budget Proposals	
<b>Key Decision</b>	No	
<b>Ward</b>	All	
<b>Contributors</b>	Executive Director for Resources and Regeneration	
<b>Class</b>	Part 1	Date: 3 December 2014

## **1 Summary**

- 1.1 This report summarises the proposed budget expenditure of the Young Mayor of Lewisham for 2014, Emmanuel Olaniyan, and outlines activities undertaken by the Young Mayor and Young Advisors during the year.

## **2 Recommendation**

- 2.1 That the Mayor agrees the Young Mayor's budget proposals as described in section 8 of this report.

## **3 Policy Context**

- 3.1 The Young Mayor Programme is a key priority for the Council in delivering on its commitment to enhancing young people's achievement and involvement.
- 3.2 The Young Mayor Programme makes an important contribution to the objectives *Empowered and responsible* and *Ambitious and achieving*.
- 3.3 The work of the Young Mayor further relates and makes a contribution to many of the outcomes set out in the Children and Young People's Plan.

## **4 Background**

- 4.1 The Young Mayor Programme has been in place since April 2004. The Young Mayor of Lewisham is allocated a budget of £30,000 to spend on services that help to improve the lives of children and young people in the borough.
- 4.2 On Wednesday 16<sup>th</sup> October 2013 Emmanuel Olaniyan was elected the tenth Young Mayor of Lewisham. Emmanuel won the election on a turnout of 49.4%, which represents 9417 young people voting.

## **5 Budget 2013 Expenditure Achievements**

- 5.1 The Young Mayor for 2013 was Jamel Higgins. Following consultation with young people across the borough, his budget was allocated to a programme of activity that would aim to help raise the career aspirations of young people, creating opportunities for young people to experience business, enterprise and the world of work.

### Jumpstart Work Experience Programme

- 5.2 Local early intervention and mentoring charity Urban Synergy were commissioned to deliver a programme of work experience for young people during the summer of 2014. The scheme was promoted through introductory sessions and workshops at youth clubs where candidates were also identified.
- 5.3 Placements were secured with the following organisations: Thomson Reuters (media/journalism/technology/sales), BPTW Partnership (architecture), Amosu Robinshaw (solicitors), Lloyds Bank, A A Tikare & Associates (dental surgery), YSC (psychology).
- 5.4 27 young people were placed on work experience during the allocated period, the majority on one week placements. All but one candidate said the placement matched their overall career aspiration.
- 5.5 Two of our young people were given further opportunities to continue work on other projects linked to their placement after the completion of their initial work experience programme.
- 5.6 Feedback was uniformly excellent, with the young people saying they felt more prepared for the workplace and employers pleased with the calibre of young people they worked with. Urban Synergy also see the scheme as a model they can replicate in future with other partners.

## **6 Activities during 2014**

- 6.1 Since October 2013, the Young Mayor and Advisors have continued to represent their peers at local, regional, national and international level. Working collaboratively with the Mayor and Cabinet, select committees, councillors, officers, partner agencies and other key stakeholders, the Young Mayor and Advisors make an important contribution to local policy development. They have also continued to support projects that relate to and address issues which concern young people.
- 6.2 Examples of work and activities include:

Young Advisor's Meetings	Regular weekly meetings for young people to plan and organise their activities and for partners/ colleagues
--------------------------	---

	to consult and discuss issues with the group.
Civic events	Representing young people of the borough at events including the Nelson Mandela Memorial Service, Holocaust Memorial Day, Remembrance Day Commemoration, World War 1 Memorial Service at St Mary's Church.
Social justice and diversity	<p>Participating in events on social justice and diversity in conjunction with organisations including Stephen Lawrence Centre, Black Staff Forum, Index On Censorship, Equaliteam.</p> <p>Participation in the Women's Achievement Awards, Black History Month, International Women's Day, White Ribbon Week, British Youth Council Equalities conference.</p> <p>Developing the Lewisham Young People's covenant in partnership with schools and the 10,000hands project.</p>
Intergenerational Activities	<p>Working together with older people to build understanding through intergenerational projects.</p> <p>Christmas event with Positive Aging Council and Deptford Green School at Deptford Lounge.</p> <p>Working with Healthwatch visiting older people's homes and taking part in activities and events.</p>
Health	<p>Working with the Headstart Project to improve young people's mental health and well-being including organising events and consultations in schools and in the community.</p> <p>Working with the drugs team to review services for young people in Lewisham.</p> <p>Discussing young people's access to and experience of health services.</p> <p>Working with the NHS commissioning group</p>

	<p>Developing an alcohol app with the Drugs Action Team.</p> <p>Working with Healthwatch and Healthwatch Ambassadors</p> <p>European healthy eating and exercise project at TNG and residential weekend at Kingswood Outdoor Centre</p>
Employment and Enterprise	<p>Supporting and publishing opportunities for young people i.e.: Job Fair, apprenticeship opportunities</p> <p>Making Christmas cards and selling them at Sydenham Market</p> <p>11 work experience students with the Young Mayor Team</p>
Lewisham Youth Service and The New Generation (TNG) Centre	<p>Supporting the development of the new youth venue.</p> <p>Organising showcase events at the TNG</p> <p>Participating in the youth-led element of the commissioning process for groups to deliver youth services and projects.</p>
B-involved Website	<p>Actively contributing to the new site, developing media skills, promoting opportunities for young people, raising issues of interest and maintaining social media contact with peers. Work experience students in particular support the site and social media.</p>
Children and Young People's Plan	<p>Ongoing process working and reviewing the CYPP through Young Advisors meetings.</p>
Community Safety, Policing and Youth Justice	<p>Joining the discussion about young people being safe and policing in the borough through regular contact with the Safer Neighbourhood Team. Contributing to the development of their youth participation strategy.</p> <p>Taking part in the new Lewisham Safer Neighbourhood Board</p>

	<p>Developing knowledge of and supporting young people involved in the youth justice system, through the Youth Offending Service engagement group.</p> <p>Participating and helping to organise stop and search workshops and events with the Stop and Search Sub group.</p> <p>Working with partners including the Police, TFL and community through the 10,000hands project.</p> <p>Supporting the 10,000 Hands project, promoting peace and safe havens in the borough. Working with the police improve relationships between young people and the police.</p>
Regeneration	<p>Contributing to consultations on current and future projects including Lewisham Town Centre, Catford Town Centre, Beckenham Place Park.</p>
Working with Schools	<p>Raising awareness and consulting through assemblies, citizenship days and school councils. Supporting peers at exhibitions, achievement events and activities.</p> <p>Feeding back to the electorate about the activities of the Young Mayor and Team.</p> <p>Consultations on the Young Mayor's budget.</p> <p>34 visits to schools</p> <p>10 school visits to the civic suite including school council meetings, primary school visits and euroscola</p>
Sports and Arts	<p>Supporting young people's achievements at awards events and promoting opportunities for young people to participate.</p> <p>Producing Showcase events at the TNG centre and promoting young people's talents and interests.</p> <p>Supporting and promoting three</p>

	<p>football tournaments at the Jubilee Ground</p>
Democratic Engagement	<p>Visits to Westminster and the House of Commons, meeting politicians and supporting voter registration events.</p> <p>Participation in local Labour group meetings discussing young people and politics.</p> <p>Promoting League of Young Voters and other ways to promote participation</p> <p>Attendance at UK Youth Parliament, UK Youth and British Youth Council.</p> <p>Participation in "Make Your Mark" ballot to decide on national campaigns.</p> <p>Representing all groups at the BYC Equalities Conference</p> <p>BYC Votes at 16 lobby of Parliament</p> <p>Children's Commissioner's Takeover Day</p>
European Visits / visitors	<p>Visit to Warsaw, Poland, to work with academics, officers and young people to develop their youth participation strategy.</p> <p>Youth in Action projects with youth groups in. Sortland in Norway, and Alingsas near Gothenburg in Sweden.</p> <p>Visit to Prague to meet with their youth council in partnership with the Jimmy Mizen Foundation.</p> <p>Invitation from the Council of Europe for young people to speak at session on youth participation in Strasbourg.</p> <p>New partners in Mallorca, Reggio Emilia, Italy, Santa Maria de Faire in Portugal and Sainte Saint Denis in Paris who we are hoping to develop projects with through the new European programme Erasmus +</p>

	<p>For the 10<sup>th</sup> election there were observers from Norway, Italy and the Czech Republic</p> <p>Over the year we have had visitors from Seine Sainte Denis, the Japanese Local Government Association, and Palestine.</p>
--	---

### 10 Year Evaluation

- 6.3 The evaluation of the Young Mayor Programme has been led by Dr Kalbir Shukra of Goldsmiths College, University of London. Her work has included observing the election process; interviewing young people, officers and politicians; an exit poll to identify what factors influence voting behaviour; two reunion events of former young mayors and young advisors; and following the progress of candidates during and after their involvement in the programme.
- 6.4 Key findings include:
- The Young Mayor Programme acts as a hub supporting other forms of youth participation and representation in the borough.
  - The election process encourages a high level of identification with the borough and pride in being ‘Lewisham young people’.
  - Young People are motivated to stand for election for a combination of altruistic and personal development reasons and hold the position of Young Mayor in high regard.
  - Voters, campaigners and candidates develop political literacy and awareness.
  - Voters say that speeches, manifestos, meeting the candidate, posters and leaflets are most important in deciding who to vote for.

### The “Lewisham Young Peoples’ Covenant”

- 6.5 The Young Mayor and Young Advisors, with the 10,000hands project have continued to work on the “Lewisham Young Peoples’ Covenant”, a pledge identifying what young people can expect from the borough and what the borough and partners can expect from young people. The 10,000hands project took the covenant to every primary school in Lewisham in the summer term 2014, and will be visiting every secondary school in the spring term. Many schools are producing their own covenant in their schools as well as making their own 10000hand peace cloth. This coincides with the anniversary of the Magna Carta in 2015.

## **7 The Young Mayor’s Budget 2014 - Consultation**



- 7.1 The Young Mayor has worked closely with both his Advisors and with schools and youth organisations in identifying how to best spend the allocated budget, as well as consulting more widely than ever through a newsletter and the B-involved website and social media. There has also been dialogue with local groups in the voluntary and community sector.
- 7.2 Initial ideas for spending proposals were gathered from a range of sources and forums and then discussed at the Young Advisors meetings. Following this, a long-list was developed which was taken to schools and youth projects where a wider group of local young people were able to debate and discuss about the merits of the emerging proposals. These proposals were then disseminated through the Young Mayor's newsletter (which is distributed to all the schools and colleges in the borough). The proposals were also available for viewing and comment on the B-involved website, Facebook and Twitter.

### Outcomes

Some of the main areas of interest included:

- Participation for young people in arts and sports activities, opportunities to share and showcase talents, festivals, fashion shows, art gallery, film project. More school tournaments, improve skate parks and more outside gyms/access to gyms.
- Promotion of opportunities, activities and talents, document positive contributions of young people
- Health and wellbeing issues including sexual health and mental health
- Life skills; help with understanding money advice and budgeting, housing advice, college fees advice, opportunities to travel
- Provision of youth services; youth centres locally that people want to use and are free.
- Raising awareness about disability issues, including integration and sporting opportunities, transport, access to parks and park events representation of young people with disabilities
- Business, enterprise and employment, more work experience, . promotion of opportunities, apprenticeships etc
- Intergenerational events, create community cohesion, communication between different groups, cultural activities.

## **8 The Young Mayor Budget 2014 - Proposals**

- 8.1 The Young Mayor and Advisors have identified as a priority for this year's budget five projects for funding - to address the needs and interests which have arisen over the year from the consultation process, to complement existing provision and also to recognise the continuing and increasing strain on public resources.
- 8.2 An **arts showcase** for young people to promote their skills and talents. Linking into existing opportunities like Lewisham Live and Deptford X, the

showcase will make the most of existing facilities and widen young people's understanding and knowledge of what is available, as well as enabling young people to get recognised for their talents.

- 8.3 Initial funding to develop a **community media studio**, offering opportunities for young people to develop sound and video producing skills. The project would aim to work with schools and youth projects to build links with existing services, opportunities and activities as well as act as a forum for showcasing talents and achievements of young people.
- 8.4 A **disability awareness event** looking at issues such as accessibility, how young people with disabilities are represented and how they can represent themselves with different decision making bodies.
- 8.5 Improvement works for **Ladywell Fields Skate Park** to maintain and extend the existing provision of this popular park, with involvement of the present user group.
- 8.6 Funding for **primary school engagement**, to build on the work of the Mayor's Office and Young Mayor's Advisors with primary school councils. The funding would provide opportunities for primary school pupils to work with the Young Mayor and Young Advisors, developing ideas and projects to be considered and taken forward.

#### Summary of proposed expenditure

8.7	Arts Showcase	3000
	Community Media Studio	16000
	Disability Awareness Event	3000
	Ladywell Fields Skate Park Improvements	3000
	Primary School Engagement	5000
	Total	30000

#### Progress and Evaluation

- 8.8 The new Young Mayor and Young Advisors will report progress in implementing these proposals to the Young Citizen's Panel, School Councils, Mayor and Cabinet and the B-involved website and other social media.
- 8.9 An ongoing consultation and evaluation process will take place with local young people through the Youth Service, School Councils, the Voluntary and Community Sector and People's Day, as well as the B-involved website..

## **9 Financial Implications**

- 9.1 The net costs of the proposed programme is £30k and will be met from the budget for the Young Mayor's programme.

## **10 Legal Implications**

- 10.1 The Localism Act 2011 gives a general power of competence to local authorities which provides them with the power to do anything an individual can, apart from that which is specifically prohibited. In exercising discretionary powers the Council must act reasonably taking relevant matters into account and ignoring those which are irrelevant. It would not be unreasonable for the Mayor to agree the sum of £30,000 for the purposes outlined in this report.

## **11 Crime and Disorder Implications**

- 11.1 The Young Mayor's proposals relate to the development of activities, resources and information that will provide young people with diversionary activities, contribute to community initiatives and provide opportunities for young people to address issues concerned with their safety.

## **12 Equality Implications**

- 12.1 The Young Mayor and Young Advisors have considered the equalities implications in all of the proposals and will ensure an inclusive approach to all activities undertaken.

## **13 Environmental Implications**

- 13.1 There are no environmental implications arising from this report.

## **14 Background papers**

- 14.1 None

For further information on this report please contact Malcolm Ball on 020 8314 6354.

# Agenda Item 6

<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"/>

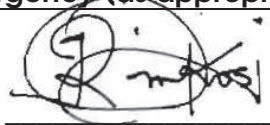
<b>Date of Meeting</b>	3 <sup>rd</sup> December 2014
------------------------	-------------------------------

<b>Title of Report</b>	Parking – Annual Report for 2013/14
------------------------	-------------------------------------

<b>Originator of Report</b>	Ralph Wilkinson	<b>Ext.</b> 46040
-----------------------------	-----------------	----------------------

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:  Executive Member

Date: 25<sup>th</sup> November 2014

Signed:  Director/Head of Service

Date 20<sup>th</sup> November 2014

<b>Control Record by Committee Support</b>	
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 &amp; Cabinet</b>			
<b>Report Title</b>	Parking – Annual Report for 2013/14		
<b>Key Decision</b>	Yes	Item No.	
<b>Ward</b>	All		
<b>Contributors</b>	Executive Director for Customer Services Head of Public Services		
<b>Class</b>	Part 1	Date:	3 December 2014

## 1. Summary

- 1.1. The report describes the rationale for managing parking demand across the borough. In some areas demand exceeds available kerbside parking space and controlled zones have been implemented to protect residents, ensure safe and sustainable access, balance the needs of all road users and meet environmental objectives. Parking charges are set at an appropriate level to achieve these objectives.
- 1.2. The Council reviewed its parking policy in 2012/13 and as a result 37 recommendations were agreed by Mayor & Cabinet. Good progress has been made on implementing these recommendations.
- 1.3. The three year CPZ programme has started. Phase 1 is complete and Phase 2 is now underway.
- 1.4. The Council has made a commitment to provide transparency in relation to the financial position of the Council's parking account. The report sets out the parking income received and how this has been spent.

## 2. Purpose

- 2.1. To provide an update on the parking policy review recommendations and the CPZ programme, to give an overview of the parking contract performance and provide details of the parking income and expenditure.

## 3. Recommendations

The Mayor is recommended to:

- 3.1. Note progress on the implementation of the Parking Policy Review recommendations.
- 3.2. Note progress of this year's CPZ programme

- 3.3. Note the priority list for phase 2 of the CPZ programme
- 3.4. Note the annual financial performance as set out in paragraph 10 .

#### **4. Policy Context**

- 4.1. Parking regulation is governed by the Road Traffic Regulation Act 1984. The Council's local transport and parking policy objectives comply with this legislation and are set out in the Local Implementation Plan (LIP). The goals, objectives, and outcomes for the LIP have been developed within the framework provided by the Mayor of London's Transport Strategy, but they also reflect local policies and priorities and as such are aligned with the Council's Corporate Priorities and the Sustainable Community Strategy.
- 4.2. The new parking policy is placed within this broader policy framework. Parking has a borough-wide impact, and has particular relevance to the many economic, environmental and social objectives of a modern transport system. To varying degrees, parking impacts on all 8 of the objectives in the Council's LIP:
  - Reduce the number of road traffic collisions and improve safety and security on the public transport network;
  - Enhance Lewisham's natural environment and open spaces;
  - Create a low emissions transport system and a resilient transport network;
  - Support and promote healthier and more physically active lifestyles;
  - Improve the quality and connectivity in and around town centres;
  - Reduce congestion and maximise efficiency of the transport network;
  - Improve access to jobs, training and services, regardless of social background and physical and mental health;
  - Improve the urban environment, including the design and condition of highways and footways.

#### **5. Background**

- 5.1. The Council, like most local authorities in London, levies a charge for a permit to park in areas of the borough that have been designated Controlled Parking Zones (CPZs). These CPZs are a function of transport policy and are used to:
  - Ensure safe and sustainable access
  - Achieve effective parking management
  - Balance the needs of all road users
  - Meet environmental objectives
  - Focus on customer needs
- 5.2. The Council's parking policy has to balance the needs of those living, working, visiting and trading in the borough as well as ensuring that the cost of parking controls is met. Complicating matters further is the increase in car ownership and the insatiable demand for parking spaces along with the need to reduce the harmful effects of car use on the environment. The Council's parking

charges reflect the need to not only cover the costs of delivering parking controls but also managing these issues.

- 5.3. The parking charges are fixed in accordance with the requirements of the Road Traffic Regulation Act 1984. Section 122 of the Act imposes a duty on the Council to use them to *'secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians and the provision of suitable and adequate parking facilities on and off the highway'*.
- 5.4. This year all parking charges have remained at their current levels. Setting appropriate charges ensures that the borough does not become a 'car park' for those travelling into London from the south east. It also ensures the Council continues to meet the objectives set out above and comply with the requirements of Section 122 Road Traffic Regulations Act 1984. It has been agreed that a review of charges will not take place until at least 2015 and will be reviewed annually thereafter in line with inflation.
- 5.5. The Council's fear of becoming a 'car park' for commuters is very real. The introduction of the congestion charge in 2003 saw the number of commuters driving into central London reduce but the risk was and remains that they park in car parks in the surrounding areas. The Borough has multiple transport links into central London which makes it a very real risk. This is especially the case as Lewisham is just inside zone 2 with cheaper fares and at the end of the Docklands Light Railway. Added to this is the fact that access to Lewisham and its car parks is relatively easy for commuters driving into London but becomes more difficult the further into London they travel as travel times increase.
- 5.6. Using the power awarded to the Council under Section 122 of the Road Traffic Regulation Act 1984 we have established a range of CPZ's where resident demand was evident and where there was clear evidence to suggest a need for one existed.
- 5.7. In line with the policy review recommendations the Council has refreshed all parking policies and collated them into an integrated and accessible parking policy document which is now available on the Lewisham website.
- 5.8. In view of the Mayor's commitment to review pricing in support of local businesses the Council will undertake a review of the car park pricing structure in line with the Mayor's manifesto.

## **6. The Borough**

- 6.1. The borough is made up of 412.8 miles of road of which 23 miles are red routes controlled by Transport for London and 389.8 miles are local roads maintained by the Council.
- 6.2. At the last Census in 2011 there are 116,100 households within the borough. This represents an 8% increase (from 2001 census) with a total population of 275,900 living within those households.

- 6.3. In 2011, 51.5% of households (60,158) had access to 1 or more vehicles. This represents a decrease from 2001 where 57.2% of households (61,471) had access to 1 or more vehicles. The total vehicle ownership across the borough has fallen from 79,270 in 2001 to 76,507 in 2011 representing a 3.5% decrease.
- 6.4. The Council has introduced a number of policies over recent years in support of a reduction in car ownership and the use of sustainable modes of transport including the use of car clubs that provide a good substitute for car ownership and assists in managing kerbside parking spaces.

## **7. Parking in the borough**

- 7.1. There are a variety of parking places in the borough, including 1,441 parking spaces in the Council's off street public car parks and 21,500 on street parking bays designated for specific purposes, such as disabled parking, loading, short-term use and streets without parking controls.
- 7.2. There are also a variety of parking restrictions, including yellow lines, restricted parking zones and controlled parking zones which rely on a permit system.
- 7.3. There are 18 CPZ's located within the borough which are designed to protect residents and businesses from commuter parking. They are therefore mainly centred around major destinations such as town centres, railway stations and the hospital.

## **8. Review of 2013/14**

- 8.1. The new parking contract was awarded to NSL and started in August 2013. The contract is based on the British Parking Association's model contract that encourages an ethos of service quality. This is done via a number of Key Performance Indicators to assist in effective contract monitoring and management.
- 8.2. The Council identified efficiency savings of £500k to be delivered as part of the new contract and a number of services changes were agreed. These were:
- Closure of the parking shop to make way for the implementation of on-line services.
  - The removal of the pay & display machines from which the cash collection and maintenance costs could be removed.
  - Changes to the Holbeach car park entry and exit barrier system.
- 8.3. A new paperless permitting system was introduced allowing customers the flexibility of purchasing permits from the comfort of their own home. Throughout the year a number of system development changes were



introduced using customer feedback to improve user navigation of this on-line service.

- 8.4. This channel shift to on-line servicing highlighted the need to consider those residents that had no, or limited access to, the on-line services. The Council reviewed this position and introduced an option to purchase permits over the telephone or by post and extended the sale of visitor permits to the Lewisham central library.
- 8.5. In 2013/14 a total of 8,115 resident and business parking permits were sold within the CPZ areas these figures include the newly introduced permit for lower emission vehicles which is charged at a concessionary rate.
- 8.6. Parking restrictions across the borough are enforced to help maintain a safe and effective road network. In 2013/14 63,464 valid Penalty Charge Notices (PCNs) were issued across the borough.
- 8.7. The change to the way Holbeach car park operates was introduced in August 2013. The staffed barrier system was removed in line with efficiency savings. A pilot study was undertaken and a cashless only parking system was introduced. This study ran for 6 months and proved difficult for some customers who did not have the option to pay via their mobile phone, together with negative feedback from local traders. In response, the Council decided to introduce a pay & display machine in the car park. It is worth noting that 67% of Holbeach customers now opt to pay for their parking using the cashless system.
- 8.8. Implementation of the recommendations as part of the policy review is now almost complete see the action plan update in **Appendix A**. Only those recommendations requiring action were included in the action plan. For ease of reference the recommendation numbers relate to the total 37 recommendations as listed in the Parking Policy Review report April 2013.
- 8.9. During 2013/14 a new team was established to design the Controlled Parking Zones (CPZs) and undertake the consultation process in relation to parking demand. This service is shared with the London Borough of Southwark.
- 8.10. Considering all the evidence available, and applying the criteria and weighting, a priority list has been established for the CPZ programme which was agreed by Mayor & Cabinet in April 2013. The priority list for the programme includes 14 proposed areas. Of these, 10 are possible new zones or extensions to existing zones. The remaining 4 are existing zones that will be considered for shorter operating hours. The table below sets out the zones and priority order:

Priority Order	Possible new zones for consideration	Existing zones to be reviewed for shorter operating hours
1	Ladywell Extension	Lee (Home Lacey & Dalinger)
2	Lee Green West	Hither Green East
3	Mountsfield Park	Grove Park
4	Perry Vale East	Old Road and Bankwell Road

Priority Order	Possible new zones for consideration	Existing zones to be reviewed for shorter operating hours
5	Deptford South	
6	Forest Hill South	
7	Forest Hill North	
8	Honor Oak	
9	Brockley	
10	David's Road Extension	

8.11. While the programme is designed to take 3 years, every effort will be made to deliver it sooner in order to address concerns raised by residents. For example zones in the Lee Green ward (Lee (Home Lacey & Dalinger), Old Road and Bankwell Road and Hither Green East) are being reviewed at the same time. This is to ensure that the right parking controls are implemented across the wider area.

## 9. Looking Forward: 2014/15

9.1. During 2014, the CPZ Team plan to undertake four consultations to determine the need for a parking zone and to review three existing parking zones. The areas are identified as high priority and will be delivered in two phases:

### 9.2. Phase 1 - Consultations for Summer 2014

- Review of existing CPZs in Old Road and Bankwell (F) Hither Green East (P) Lee (L), including options to reduce operational hours
- Proposed new CPZ Lee Green West

### 9.3. Phase 2 - Consultations for Autumn 2014

- Proposed CPZ extension in Ladywell
- Proposed new CPZ in Perry Vale East
- Proposed new CPZ in Mountsfield Park

9.4. Preparation work is well underway for the proposed zones, parking occupancy and duration surveys have been commissioned, to establish an understanding of the parking demand in each of the proposed zones. Site inventory surveys are also being carried out to pick up existing street features in the proposed CPZ areas; this enables the preparation of initial design drawings.

9.5. Phase 1 Consultations are now complete and results were shared with ward councillors in October 2014.

### 9.6. Pay & Display & Cashless Parking

9.6.1. As part of the Council's overall budget savings proposals £200k was identified in removing all the boroughs' pay & display machines to be replaced with a cashless parking option.

- 9.6.2. As part of that strategy, the Council ran a pilot that offered a cashless only option in Holbeach car park. The pilot ran for 6 months and the Council realised that there were some customers that were unable to access the cashless system. The results of which identified a need to keep pay & display machines across the borough in the short term.
- 9.6.3. Alongside the existing pay and display machines, the facility to pay for parking sessions through the cashless system currently provided by 'RingGo' will be rolled out across the borough towards the end of 2014.
- 9.6.4. The roll out of the cashless parking system will give the Council the opportunity to analyse cashless parking usage. Once established, the Council will have the opportunity to rationalise the number of pay & display machines on the street.
- 9.6.5. In support of businesses in our town centres and in line with the Mayor's manifesto, the Council will undertake a review of the pricing structure of the Council's off street car parks.

#### 9.7. **On-line Services**

- 9.7.1. The introduction of the new virtual permitting system has seen 60% of customers using the online service to purchase their permits. However, this still leaves 40% of customers using the alternative options.
- 9.7.2. To enable the council to understand why customers are still purchasing their permits via these methods a study will be undertaken to :
- explore the reasons why some residents are still purchasing visitors permits from Lewisham Library rather than on-line or by telephone.
  - explore the characteristics of those residents that purchase their visitors permits at Lewisham Library.
  - better understand the barriers to these residents purchasing their visitors permits on-line or by telephone.
  - gather general feedback on this cohort's preferred methods of paying for parking and other services, including barriers and incentives to using on-line options.
  - (Channel shift) understand whether those residents purchasing their visitors permits at Lewisham Library make use of other on-line services through the Council's website.

### 10. **Financial Performance**

- 10.1 This section of the report sets out information relating to parking finances. The income derives from the parking charges that were last reviewed as part of the Council's parking policy review and agreed at Mayor and Cabinet on 10 April 2013.
- 10.2 The parking charges are fixed in accordance with the requirements of the Road Traffic Regulation Act 1984. Charges have been set at a level which is

in line with the median level in London. Setting charges at this level ensures that the borough does not become a 'car park' for those travelling into London from the south east. It also ensures the Council continues to meet the objectives set out above and comply with the requirements of Section 122 Road Traffic Regulations Act 1984.

10.3 Section 10.5 shows the final outturn for the year 2013/14 and summarises the performance against budget on 2014/15 relating to the direct management of both off-street and on street parking services.

10.4 Section 10.6 also sets out the Council's Parking Control Account for 2013/14. This account is a statutory requirement and sets out the financial position in relation to on-street parking only. The account not only includes the proportion of direct management costs and income relating to on-street parking already included in the tables shown in 10.3 and 10.6 but also a proportion of costs in respect of, for example, management and other support service overheads, an assessment of policy and planning costs, and capital charges.

#### 10.5 Direct Parking Management

10.5.1 In 2013/14, the Council collected £7.5m income in respect of parking services, compared to a budget of £8.1m. The income received can be broken down as follows:

<b>Parking services income collected in 2013/14</b>		
	<b>£000s</b>	<b>%</b>
Parking fines	3,468	46
Pay and Display	2,183	29
Permits	1,780	24
Advertising and other income	118	2
<b>Total income 2013/14</b>	<b>7,549</b>	<b>100</b>

10.5.2 It can be seen from the table above that income from permits and Pay and Display accounts for 53% of the total income for parking services.

10.5.3 The Council budgeted to collect £7.4m of income in 2014/15. Current forecasts indicate that the actual total likely to be collected will be £7.7m.

10.5.4 The actual cost of running the parking service in 2013/14 was £2.3m, compared to a budget of £2.3m. The can be broken down as follows:

<b>Direct parking management expenditure</b>	
	<b>£000s</b>
Enforcement contract costs	1,755
Management and admin costs	341
Car park utilities, rates, repairs and maintenance	386
Legal fees	75
Reduction in bad debt provision	-269
<b>Total expenditure 2013/14</b>	<b>2,288</b>

10.5.5 The budget for running the parking service in 2014/15 is again £2.3m, although expenditure is currently forecast to exceed that budget by £0.1m.

10.6 Parking Control Account 2013/14

10.6.1 Under the Road Traffic Regulation Act, 1984 the Council is required to maintain a separate account of its on-street parking business activities and to report the outcome and the use made of any surplus generated annually to the Mayor of London. The account must contain all expenditure and income in relation to the provision, management and enforcement of on-street parking in the Borough

10.6.1.1 The use of any surplus is governed by Section 55 of the Act which specifies that the surplus may be used for:-

- making good to the General Fund for any deficits incurred in the On-Street Parking Account during the previous four years; or
- meeting the cost of the provision and maintenance of off-street car parking in the Borough, or in another Local Authority.

10.6.1.2 If, however, it is considered unnecessary or undesirable to provide further off-street parking in this area, the surplus may then be used to fund any of the following:-

- public passenger transport services;
- highway improvement works;
- highway maintenance; or
- the costs of anything that has the approval of the Mayor of London and which facilitates the implementation of the Mayor's transport strategy.

10.6.1.3 The Council's Parking Control Account for 2013/14 is summarised below:

<b>Borough Parking Control Account 2013/14</b>		
	<b>£000s</b>	<b>%</b>
<b>On-street Parking income</b>		
Pay and Display	1,420	24
Permits	1,532	25
Fines	3,075	51
	<b>6,027</b>	<b>100</b>
<b>On-Street Parking expenditure</b>		
Enforcement contract costs	1556	54
Management, admin and overheads	711	24
Running costs	509	17
Capital charges	153	5
	<b>2,928</b>	<b>100</b>

<b>Funds available for supporting highways and transportation</b>	<b>3,099</b>	
---	--------------	--

10.6.2 The available funds of £3.1m shown in the above table which are the result of the Council's parking policy were applied to expenditure on traffic management and highways maintenance and improvements. The Council spent a total £11.9m in this area during 2013/14.

## **11 Sustainable Development Select Committee**

11.1 The Sustainable Development Select Committee considered this report and the update to the 2013 policy review recommendations. The committee were pleased with the progress and following a question and answer session agreed the report could be forwarded to Mayor and Cabinet without any amendment or further comment.

## **12 Managing the parking contract**

12.1 The parking contract has been operating under the new contract terms, since 1<sup>st</sup> August 2013. The service provider NSL moved into new premises located within the centre of Lewisham. This has enabled the service provider to house the enforcement and back office functions in one central location.

12.2. The contract covers a number of areas split into 4 broad areas:

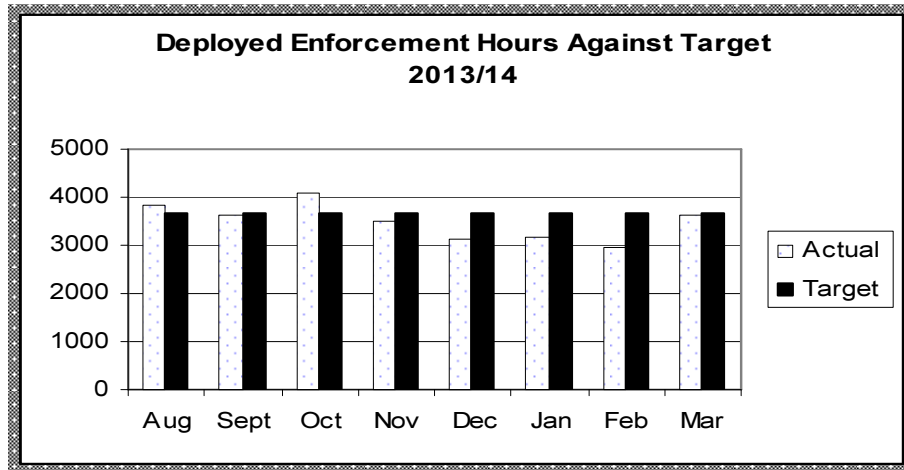
- Parking Enforcement
- Pay & Display Maintenance & Cash Collection
- Penalty Charge Notice Processing
- Permits & Suspensions

12.3. Responses to formal representations and Appeals are authorised by Council staff and the contract is managed using a number of Key Performance Indicators: In the main these are:

- Effective Parking Enforcement
- Quality Trained Staff (Staff Retention)
- Other Services (Statutory Back Office functions, IT Complaint handling)

### **12.4. Effective Parking Enforcement**

12.4.1 At contract start the on street staffing levels were at, or above target levels. This reflects a recruitment drive. The KPI target has a tolerance level of +/- 5%. The performance thus far from Aug 13 to Mar 14 is measured at -6%. There was a slight downturn over the winter period but by March deployment returned back to contractual levels.

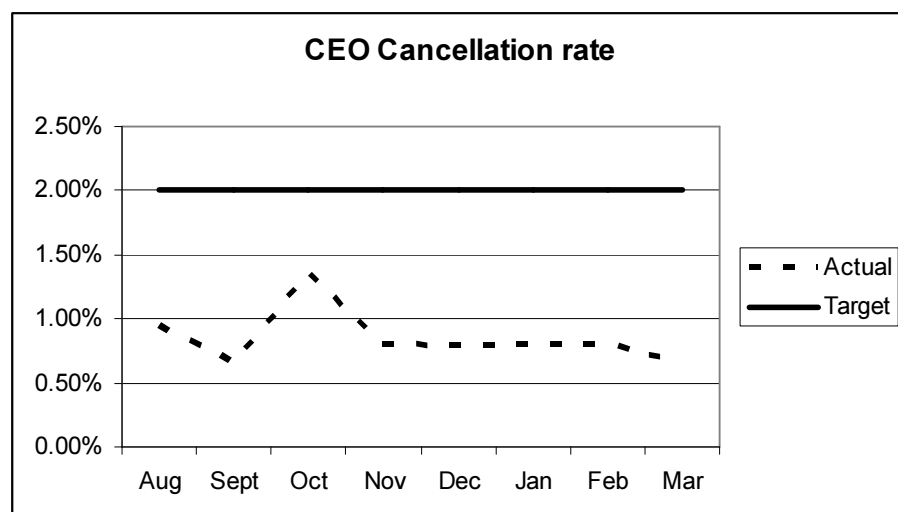


12.4.2 Penalty Charge Notices (PCNs) have remained at consistent levels for the last three years. In 12/13 there was an overall downturn in PCN issue across London. This may reflect the economic climate. This year, all 33 London boroughs have seen an increase in PCNs issued to that of the previous year. The percentage increase across London ranged from 0.11% to 11.6%. The Council had a small increase of 1.27%. This reflects the fair enforcement policy the Council operates in relation to parking enforcement.

	2011-12	2012-13	2013/14
<b>Valid PCNs Issued in Lewisham</b>	64,317	62,636	63,464

## 12.5 Quality Trained Staff & Staff retention

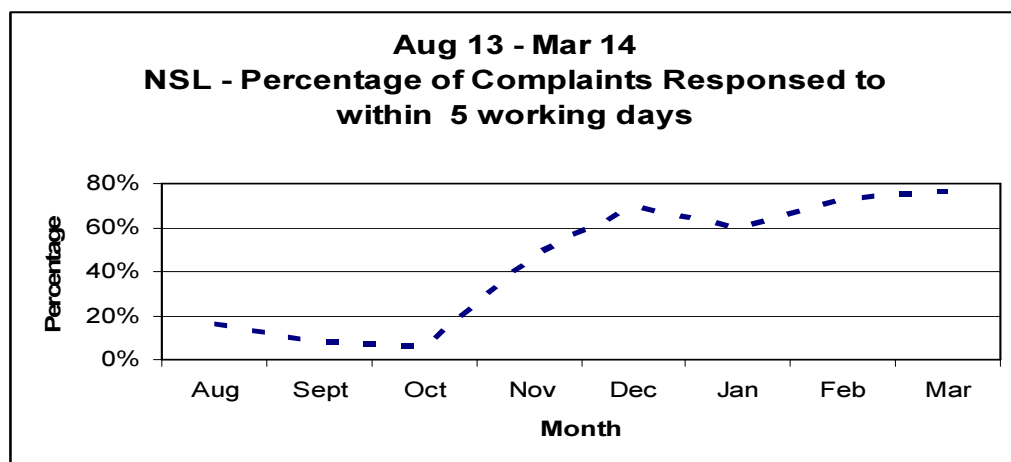
12.5.1 Adequately trained staff is vital in the provision of a good service. All enforcement staff undergoes intensive training for what can be a very difficult job. To ensure quality is maintained throughout contract delivery, the performance target is to maintain the Civil Enforcements Officer's (CEOs) error rate below 2%. Performance against this KPI has been good. See graph below.



12.5.2 Staff retention is key to a stable service especially if valuable investment has been made in the training of staff. Staff turnover in the parking industry can be high due to the very nature of the work involved. The Council has ensured that the service provider has implemented strategies and processes to assist in staff retention and to ensure staff turnover remains below the industry 'norm'. The service provider is measured against an annual turnover of 20%. This is measured against leavers with a +5% tolerance level. Currently the service provider is showing an annual staff turnover of 23.53%. This level is below the industry norm of 26.1%.

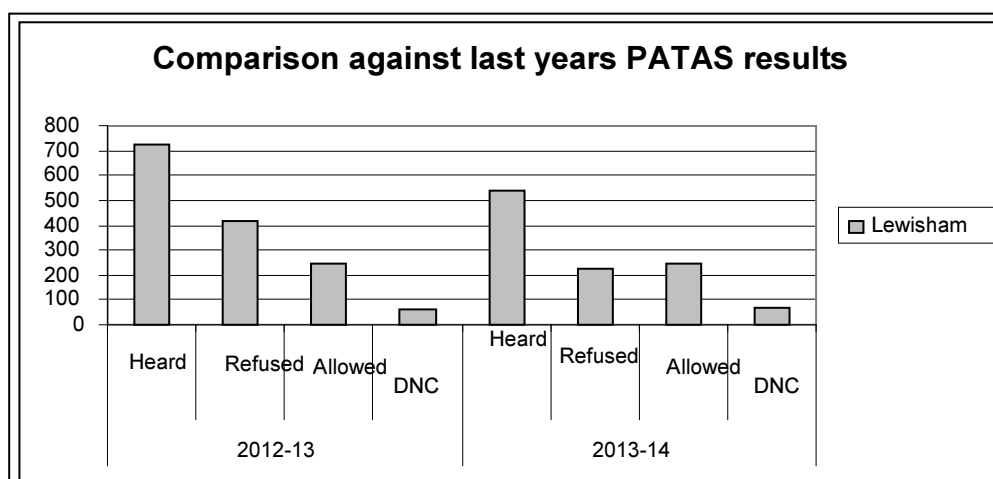
12.6. Notice Processing

12.6.1. Responses to formal representations and Appeals are authorised by Council staff. NSL's back office function provides the first stage responses to correspondence received and this is measured using a number of Key Performance Indicators. In relation to first stage complaints the Key Performance Indicator is for customers to receive a response within 5 working days. The first three months of the contract show a failure of the contractor to meet this performance target. The contract did allow a 2 month 'settling in period' before the figures formed part of the contract performance measurement. Since then performance has steadily improved reaching the 80% achieved mark by the end of the financial year. The performance target is 100% and this is now being met.



12.6.2 The table below shows the yearly comparison of Appeals heard at the Parking & Traffic Appeals Service (PATAS). The total number of Appeals reduced this year but the number of appeals refused (in favour of the Council) also declined. The Council's appeal success rate was 43% in comparison to last year which was 57%. It is worth noting that the percentage of PCNs taken forward to PATAS against the total PCNs issued is 0.8%. See graph below which shows the yearly comparison. The appeals allowed column is a positive result in favour of the motorist.





(DNC = Council did not contest)

## 12.7. Permits

12.7.1 The introduction of the virtual permitting system for the issue of permits across the borough was a major transition for this service. Virtual permitting is new to the industry and one which has realised efficiency savings. In reality there were lessons learnt from a service delivery perspective. We have worked with our partners, using customer feedback to improve the virtual on line service, especially in relation to system navigation. This was vital in designing the virtual permitting system. All of the permit information is now held on the virtual system and 60% of our customers are using the on-line service to renew or purchase visitor permits. Further work will be undertaken to establish how we can assist other customers to use these on-line services.

## 13 Financial implications

13.1 The purpose of this report is to provide an update on the parking policy and CPZ programme and to give an overview of the parking contract performance. As such there are no financial implications to members agreeing the recommendations set out in section 3.

13.2 Details of the Council's financial performance in terms of the parking service are set out in section 10 and comply with both the Road Traffic Regulation Act, 1984 and the Department for Communities and Local Government Transparency Code 2014.

## 14. Legal Implications

14.1 Section 45(1) Road Traffic Regulation Act 1984 (RTRA) allows Councils to designate parking places on the highway and to charge for the use of them. Section 45(2) provides for the issuing of permits for which an authority may charge. The procedure requires consultation and a designation order.

- 14.2 Section 122 RTRA imposes a general duty on authorities to exercise functions under the Act (so far as practicable having regard to the matters set out at para 13.3 below) to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway.
- 14.3 In fulfilling the general duty imposed by Section 122 RTRA, the matters referred to above are as follows:-
- (a) The desirability of securing and maintaining reasonable access to premises;
  - (b) the effect on the amenities of any locality and the importance of regulating and restricting the use of roads by heavy commercial vehicles so as to preserve or improve the amenities of the areas through which the roads run;
  - (bb) the national air quality strategy
  - (c) the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
  - (d) any other matters appearing to the Council to be relevant.
- 14.4 Section 55 RTRA provides for the establishment of a separate account into which monies raised through the operation of on street parking must be paid. The Act requires an enforcement authority, (of which Lewisham is one), to keep an account of:-
- their income and expenditure in respect of designated parking places;
  - their income and expenditure as an enforcement authority in relation to parking contraventions within paragraph 2 of Schedule 7 to the 2004 Act (parking places); and
  - their income and expenditure as an enforcement authority in relation to parking contraventions within paragraph 3 of that Schedule (other parking matters).
- 14.5 It also deals with shortfalls and surpluses. Shortfalls must be made good from the General Fund, and subject to carry forward provisions, any surplus must be applied for the following purposes:-
- (a) the making good of shortfalls in the last 4 years
  - (b) the provision and maintenance of off street parking by the council or others
  - (c) if further off street parking appears unnecessary or undesirable then
    - i) meeting the cost of provision, operation or facilities for public transport services; and

(ii) highway or road improvement projects in the area.

- 14.6 There are also provisions for carry forward. Every London Borough also has to report to the Mayor for London at the end of every financial year on any action taken in relation to any deficit or surplus on their account. It is clear from this report that surpluses made on this special account in 2013/14 have been applied for permitted purposes.
- 14.7 The Local Authorities' Traffic Orders (Exemptions for Disabled Persons) (England) Regulations require traffic regulation orders to include an exemption from waiting prohibitions in certain circumstances, and from charges and time-limits at places where vehicles may park or wait, in respect of vehicles displaying a disabled person's badge.
- 14.8 The Equality Act 2010 (the Act) brings together all previous equality legislation in England, Scotland and Wales. The Act includes a new Public Sector Equality Duty (the duty), replacing the separate duties relating to race, disability and gender equality.
- 14.9 The duty consists of the 'general equality duty' which is the overarching requirement or substance of the duty, and the 'specific duties' which are intended to help performance of the general equality duty.
- 14.10 The duty covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 14.11 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
  - advance equality of opportunity between people who share a protected characteristic and those who do not.
  - foster good relations between people who share a protected characteristic and those who do not.

These are often referred to as the three aims of the general equality duty.

- 14.12 The duty is a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 14.13 The Equality and Human Rights Commission (EHRC) have issued technical guidance for public authorities in England on the Public Sector Equality Duty. The guidance can be found at <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>. This Guidance provides practical approaches to complying with the Public Sector Equality Duty. The EHRC technical guidance is not a statutory Code, but may

be used as evidence in legal proceedings to demonstrate compliance with the Public Sector Equality Duty.

## **15 Crime and Disorder Implications**

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

## **16 Equalities Implications**

16.1 Compliance with the Equality Duty, as described in the 'Legal Implications' of this report has been incorporated within a more detailed Equalities Analysis Assessment which formed part of the Review of Parking Policy report agreed by Mayor and Cabinet on 10 April 2013.

16.2 Key positive equalities impacts on Age, Disability, Pregnancy and Maternity Include:

- continued provision of resident parking permits free of charge to Blue Badge holders;
- quicker resolution of parking issues, that prevent people with mobility issues or young families, parking close to their homes, and create neighbourhood tensions;
- transparent criteria and application process for new disabled parking bays, and a programme of review to manage and fund these requests.

16.3 Moving forward, the Council will also need to give greater consideration to the accessibility of its engagement processes with local areas on proposed new parking restrictions. These need to allow sufficient time for full participation by all members of the community and aim to increase voter turnout through the provision of information in alternative formats as necessary.

16.4 The Council will also need to ensure that any move away from the use of Pay and Display machines is accompanied by an appropriate communications campaign. This should clearly set out the alternative payment methods available, and reassure residents or visitors that do not have access to the Internet, a mobile phone or credit/debit card, that they still have legitimate payment options, that allow them to park safely and conveniently in Lewisham. Consideration should also be given to those who might be vulnerable from a personal safety perspective, particularly in parking locations that are poorly lit or isolated – i.e. if they are required to use their mobile phone or credit/debit cards in public view. The provision of additional payment options as technology evolves must also be considered in terms of accessibility for the user, to prevent indirect discrimination from occurring. For example, alternatives such as top-up cards, should consider the proximity and hours of operation of the nearest PayPoint location in relation to the on-street parking bays. This may be very significant for service users with mobility issues.

- 16.5 The Council also needs to ensure that any web-centric parking policies make alternative provision for those without access to the Internet, to ensure equitable provision of the service.

## 17 Environmental Implications

- 17.1 There are no direct implications arising from this report, but the policy review took into account the Council's broader ambitions for environmental sustainability. For instance, its Local Implementation Plan (LIP) aims to reduce growth in road traffic through the discouragement of car usage and the promotion of facilities for cyclists and pedestrians and alternative sustainable methods of transport. The limitation of on-street parking through CPZs, especially around shopping centres and transport hubs along with appropriate charging is considered to be a deterrent to car usage.

## 18 Conclusion

- 18.1 This report provides transparency for parking finances in accordance with legislation as well as showing progress following the agreement of the Parking Policy Review recommendations. A CPZ priority list has been developed and Phase 1 of the programme is now complete. As with all things there are often additional factors such as major regeneration that might influence the timing and priority of any list published now.

## 19 Background Documents and report author

- 19.1 Mayoral response to the comments of the Lee Green Assembly: [Mayor and Cabinet 30 May 2012.](#)
- 19.2 Parking Policy Review: [Mayor and Cabinet 10 April 2013](#)
- 19.3 Parking Contract Award: [Mayor and Cabinet 1 May 2013](#)
- 19.4 Parking Policy: Monitoring and Update: [Sustainable Development Select Committee 11 July 2013](#)
- 19.5 Annual Parking Report – 2012 /13
- 19.6 Parking Policy Document 2014  
<http://www.lewisham.gov.uk/myservices/parking/Documents/ParkingPolicyOctober2014.pdf>

Document	Link
Mayoral response to the comments of the Lee Green Assembly:	<a href="#">Mayor and Cabinet 30 May 2012.</a>
Parking Policy Review:	<a href="#">Mayor and Cabinet 10 April 2013</a>
Parking Contract Award:	<a href="#">Mayor and Cabinet 1 May 2013</a>

Document	Link
Parking Policy: Monitoring and Update:	<a href="#">Sustainable Development Select Committee 11 July 2013</a>
Annual Parking Report – 2012 /13	<a href="#">Mayor and Cabinet 23 October 2013</a>
Parking Policy Document 2014	

19.7 If you require any further information about this report please contact Lesley Brooks Service Group Manager Travel Demand Management on 020 8314 2126.

## Appendix A

**Parking Policy Review Recommendations Action Plan: Update** (Only those recommendations requiring action were included in the action plan. For ease of reference the recommendation numbers relate to the total 37 recommendations as listed in the Parking Policy Review report April 2013).

Rec No:	Recommendation	Objective	Required Actions	Responsibility	Completion Date	RAG Rating	Comment/Update
5	Enhance the responsiveness of the CPZ review process	Review the CPZ programme to ensure solutions are implemented in any given area to address parking problems and minimise the creation/effects of overspill	1. Agree criteria for CPZ identification	Ian Ransom	30/05/13	Green	Parking Board sign off 30/5/13
			2. Produce annual prog.		30/05/13	Green	Parking Board sign off 30/5/13
			3. Produce maps for potential CPZ areas		30/05/13	Green	Complete
			4. Agree Attractors Matrix		30/05/13	Green	Parking Board sign off 30/5/13
			5. Agree Consultation & Implementation Process		30/05/13	Green	Parking Board sign off 30/5/13
7	Develop a standardised approach for the submission and collation of CPZ parking issues received by the Council	Implement a formalised system to enable the public to record parking issues, submit requests for CPZ consultation, and provide feedback on proposed or new CPZs. On-line form submission and reporting tools	1. Establish solution to record complaints of overspill/parking problems. The solution should have the functionality to produce reports for analysis to feed into the annual CPZ programme	L. Morton L. Brooks I. Ransom	Sept/Oct 13	Green	Complaints recorded on CRM system. Information analysed annually to inform the CPZ programme review

Rec No:	Recommendation	Objective	Required Actions	Responsibility	Completion Date	RAG Rating	Comment/Update
			2. Establish way to centrally record & Implement		Sept/Oct 13	Green	Complaints recorded on CRM system
12	Introduce a concessionary rate (£30) to resident permit holders with the most efficient vehicles (eg Tax Bands AB)	Encourage the use of more efficient vehicles in support of the council's environmental policies	Introduce system changes with the functionality to identify tax banded vehicles via the DVLA and implement a permit charging structure.	L Brooks	Jan 14	Green	Low emission resident permits have been issued since introduction. At present 27 live permits.
15	Reduce the cost of weekly visitor permits from £28 to £20	Introduce a concessionary rate to assist resident visitors that are staying for longer periods.	Permit System Change	L Brooks	01/06/13	Green	Complete – Weekly permit sales have improved.
16	On application provide a book of 10 visitor parking permits (1 hour) free to all household that have at least one resident parking permit holder	Support for those who rely on visitors	1. Implement the process for the administration and delivery of the vouchers for this year.	L Brooks	Jan 14	Green	
			2. Formulate system to ensure one booklet per household is recorded for this year		Jan 14	Green	
			3. Establish the functionality of new parking		Mar 15	Green	Work in Progress/Requires system change



Rec No:	Recommendation	Objective	Required Actions	Responsibility	Completion Date	RAG Rating	Comment/Update
			system to record automatically for future years				
17	On application provide a book of 10 visitor parking permits (1 hour) free to residents with a CPZ that are over 60 in receipt of council tax support and do not have a parking permit	Support for those who rely on visitors	1. Establish entitlement per household via CTB systems.	L Brooks		Green	Complete
			2. Implement the process for the administration and delivery of the vouchers.		Jan 14	Green	Complete
18	Provide carer permits free of charge	Support for those who care for vulnerable people	1. Review the criteria and application process for carer permits to ensure it is robust enough to deter abuse.	L Brooks	01/06/13	Green	Complete
			2. System change for pricing		01/06/13	Green	Complete
24	Establish an application process for disabled bays, with set criteria to ensure that these bays are necessary, safe and feasible.	To streamline the process and produce a cohesive and consistent approach to the implementation of disabled parking bays	Review the application process and criteria for the introduction disabled bays to Ensure the bays are necessary, safe and feasible	I. Ransom	Nov 13	Green	Revised in parking policy document
25	Establish an annual programme, as part	To include as part of the annual CPZ	1. Review disabled bay	I. Ransom	Nov 13	Green	Complete

Rec No:	Recommendation	Objective	Required Actions	Responsibility	Completion Date	RAG Rating	Comment/Update
	of the CPZ programme, for the provision and review of disabled parking across the borough.	Programme to ensure that costs are controlled and that an appropriate assessment can be made on disabled parking bay provision.	implementation criteria				
			2. Include review of disabled bays in the consultation and imp process		30/05/13	Green	Complete
			3. Include disabled bay provision in the attractor matrix		30/05/13	Green	Complete
27	Refresh all parking policies and collate into an integrated and accessible parking policy document	Collate all elements of parking policy into an integrated parking policy document ensuring that the document is both accessible and transparent.	1. Review and update policy document	L Morton L Brooks I Ransom	Sept/Oct 14	Green	Complete
			2 Executive Director sign off		Sept/Oct 14	Green	Complete
			3 Update web pages & implement UAT to ensure easy customer navigation		Sept/Oct 14	Green	Complete
			4. Implement process for future web updates		Sept/Oct 13	Green	Complete
30	Establish a prioritised programme for the consultation, implementation and review of CPZs.	To formalise the programme of implementation and review, with only the highest priority CPZs being implemented or reviewed each	1. Agree criteria for CPZ identification	I. Ransom	30/05/13	Green	Parking Board sign off 30/5/13
			2. Produce annual prog.		30/05/13	Green	Complete
			3. Produce Maps for potential CPZ areas		30/05/13	Green	Complete

Rec No:	Recommendation	Objective	Required Actions	Responsibility	Completion Date	RAG Rating	Comment/Update
		year. This would be informed by the standardised approach for collating public feedback	4. Project Board Sign off		30/05/13	Green	Parking Board sign off 30/5/13
31	Establish a funding model for the proposed CPZ programme	Provide financial transparency that will feed into the annual report	1. Identify unit costs for CPZ implementation	I. Ransom	31/07/13	Green	Complete
			2. Complete revenue impact assessment for CPZ Prog.		31/07/13	Green	Complete
			3. Secure funding & Staff resources for CPZ Prog.	C Hall	31/07/13	Green	Complete: Funding model agreed
32	Report annually on the proposed CPZ programme and on the delivery of the previous year's programme	Clear and accessible policy documentation	1. Agree Content	L Brooks/I Ransom	23 Oct 2013	Green	Complete Annual report to Mayor and Cabinet 11 <sup>th</sup> Nov 2014
			2. Agree Annual Publication date				
33	Produce an enhanced and accessible annual report of parking related revenue	Produce annual parking report to provide updates and Transparency of parking income and how it is spent.	1. Agree Content	L Brooks/I Ransom	23 Oct 13	Green	Complete Annual report to Mayor and Cabinet 12 <sup>th</sup> Nov 2014
			2. Agree Annual Publication date				
35	Pay and Display machines to be phased out cashless roll out to be included in the parking	To achieve a future cashless parking environment through contract service	1. Identify alternatives	L Brooks	2015	Green	Work in Progress. (See paragraph 9.6 in the body of this report)
			2. Agree Timescale for Delivery				

Rec No:	Recommendation	Objective	Required Actions	Responsibility	Completion Date	RAG Rating	Comment/Update
	specificaiton	enhancements.	3. Agree implementation plan with service provider				
37	All signs within existing CPZs to be reviewed to ensure they are consistent & clear	To provide clear and consistent signage	1. CPZ signs design guidance/policy	I Ransom / L Brooks	2015	Green	Work in progress alongside the CPZ review programme.
			2. Update existing signs		2015	Amber	Work in Progress. Need to await the outcome of consultations

<b>Chief Officer Confirmation of Report Submission</b>			
<b>Report for:</b>	<b>Mayor</b>		
	<b>Mayor and Cabinet</b>		✓
	<b>Mayor and Cabinet (Contracts)</b>		
	<b>Executive Director</b>		
<b>Information</b>	<b>Part 1</b>	✓	<b>Part 2</b>
			□
	<b>Key Decision</b>		□


<b>Date of Meeting</b>	3 December 2014
------------------------	-----------------

<b>Title of Report</b>	Health and Safety Committee Theatre Referral Response
------------------------	---

<b>Originator of Report</b>	Liz Dart		48637
-----------------------------	----------	--	-------

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 for Health, Wellbeing and Older People

Signed   
 Executive Director for Community Services

---

**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>	Response to comments of the Health & Safety Committee in relation to the Broadway Theatre		
<b>Key Decision</b>	No	Item No.	
<b>Ward</b>	All		
<b>Contributors</b>	Executive Director for Community Services		
<b>Class</b>	Part 1	Date: 3 December 2014	

## 1. Purpose

- 1.1 This report provides a response to the concerns raised by the Health & Safety Committee regarding health and safety issues at the Broadway Theatre.

## 2. Recommendations

- 2.1 It is recommended that the Mayor
- Approve the response from the Executive Director for Community Services and
  - Agree that this report should be forwarded to the Health & Safety Committee.

## 3. Policy Context

- 3.1 The Broadway Theatre is a valued historical Lewisham asset that plays a key role in the local cultural life. It presents a programme of arts and entertainment in its two Grade II listed auditoria.
- 3.2 Within the context of the Sustainable Community Strategy and the Corporate Priorities, the Theatre plays a specific role in relation to the following:

### Sustainable Community Strategy

- Ambitious and achieving – where people are inspired and supported to fulfil their potential.
- Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities.
- Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected

### Corporate Priorities

- Community Leadership and Empowerment: developing opportunities for the active participation and engagement of people in the life of the community.

- Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working.
- Active, healthy citizens: leisure, sporting, learning and creative activities for everyone
- Inspiring efficiency, effectiveness and equity: ensuring efficiency and equity in the delivery of excellent services to meet the needs of the community.

#### **4. Background**

- 4.1 A Health & Safety Audit conducted by the Council's H&S Safety Officer in 2012 looked at all areas of the Theatre with the exception of the backstage and technical areas. The report found the Theatre's H&S procedures to be good, with some minor recommendations, all of which were carried out by November 2012.
- 4.2 More recently, following an accident to an employee in January 2014, a review of H&S procedures relating to the backstage revealed some inadequacies, particularly in relation to risk assessments. This prompted the commissioning of an externally produced Health & Safety Audit, which was conducted in August 2014 by RS Consultants who have expertise in theatre health and safety.
- 4.3 The Corporate Asset Services team have been carrying out a comprehensive review of all corporate assets and associated structures, systems and processes during the last 18 months. As a function of this work CAS have been reviewing how it supports the Theatre as a technically complex building to:
- i. Ensure statutory compliance of the building fabric;
  - ii. Assist with the ensuring that the building and its offer is operationally sustainable, and can support the Catford Regeneration objectives more specifically, along with the wider corporate objectives.
- 4.4 The building is considered technically complex, not just because it is a listed theatre, but also because it shares infrastructure with the Town Hall Chambers and The Civic Suite (including fire alarm apparatus).
- 4.5 Specific building fabric compliance concerns were identified by CAS in mid-October 2014 when failures relating to regular fixed-wiring tests were surfaced by CAS Compliance officers who are now taking a more pro-active role in ensuring compliance across the whole corporate estate. A schedule of remedial works are underway, but have yet to be concluded (or certificated).
- 4.6 There is also the outstanding matter of whether the theatre ceiling is sound or not. A specialist survey is awaited although this is considered urgent given the age and nature of the building (this is related to the events at the Apollo Theatre in the West End last year and the ensuing guidance).

- 4.7 On 6 October 2014, the Health and Safety Committee discussed health and safety issues raised following the independent audit that had been carried out at the Broadway Theatre.
- 4.8 The Committee also agreed that members should receive an urgent briefing paper and that the Mayor and Cabinet be alerted to members' concerns about the issues raised.
- 4.9 The Committee also resolved that the situation at the Theatre should continue to be monitored by Health and Safety Officers.
- 5. Response to the Health & Safety Committee** In particular, the Committee highlighted the following specific concerns.
- 5.1 Concern 1: Whether there was a timeframe for the completion of the works recommended by the 2014 Audit.

*Response*

Officers from corporate H&S, the theatre and Corporate Asset Services have drawn up a schedule of planned work to enact all of the recommendations of the Audit (see Appendix 1). Actions have been prioritised and resources allocated to address high priority items. The business case for some lower priority items is still being considered such as the auditoria seating. All the high priority actions have either been completed or are in progress with completion dates agreed. Where it has not been possible to complete actions immediately due to availability of specialist services, interim arrangements have been put in place i.e. training for using harnesses is subject to the availability of the specialist trainers. However the council's directly employed technical staff who require the training are supplemented by agency staff for productions and the interim arrangement will be to ensure that the agency staff that are bought in have the training and can undertake any work requiring the use of a harness until the training for in-house staff can be completed.

- 5.2 **Concern 2:** Events are being held while some fire safety and evacuation works have not been carried out. In particular, pensioners' forum events may attract patrons with physical disability, while it is felt that the Theatre is not up to health and safety standard and cannot accommodate a large number of people in wheelchair.

*Response*

Officers are aware of the needs of disabled audiences as opposed to those specifically relating to wheelchair users. Indeed, events are being planned to take into account the limitations that derive from the limited number of evac chairs available.

Staff have now received training on the safe operation of evac chairs and will continue to limit access to the wheelchair users on the basis of the Theatre's capacity to evacuate this group.



In relation to larger scale evacuation, the recent Audit recommended a full audience evacuation. While this is a very important drill, officers are aware of the disruption that this may cause to the enjoyment of the audiences. However, officers are planning a full-scale evacuation at the end of an upcoming event.

### 5.3 **Concern 3:** Fire safety

#### *Response*

Urgent fire safety works that were identified by the audit have been carried out e.g. improvements to fire doors, review of evacuation plan and improvements to fire exit signage.

### 5.4 **Concern 4:** Equipment in the Theatre is not being used because staff had not been trained. A briefing for members should be produced by community services outlining the health and safety works that had been completed and the works that were planned for the Broadway Theatre.

#### *Response*

This specifically relates to the use of tallscopes and harnesses to access lighting positions. Training will be provided as soon as possible subject to the availability of the specialist training provider. In the meantime, agency staff with the necessary training and qualifications are employed when necessary to undertake work that involves this equipment.

## **6 Financial Implications**

- 6.1 The work described in paragraph 5 above will be funded from the 2014/15 Community Services revenue budget.

## **7 Legal Implications**

- 7.1 There are no specific legal implications arising from this update.

## **8 Crime and Disorder Implications**

- 8.1 There are no direct crime and disorder implications arising from this update.

## **9 Equalities Implications**

- 9.1 There are no direct equalities implications arising from this update.

## **10 Environmental Implications**

- 10.1 There are no environmental implications arising from this update.

## **11 Conclusion**

- 11.1 A great deal of work has already taken place to address issues identified by the Health and Safety Audit for the Broadway Theatre. Staff from the theatre, corporate Health and Safety and Corporate Asset Services will continue to meet to ensure that all outstanding actions are concluded. This work is being completed alongside a review of the longer term operation of the theatre.

### **Background papers**

**Health and safety committee – Corporate health and safety team update**  
6/10/2014

<http://councilmeetings.lewisham.gov.uk/documents/s31430/Health%20and%20Safety%20update.pdf>

**Referral to Mayor and Cabinet Committee** 22/10/2014

<http://councilmeetings.lewisham.gov.uk/documents/s31829/Health%20and%20Safety%20referral.pdf>

For further information, please contact Liz Dart, Head of Cultural and Community Development on 020 8314 8637

## Appendix 1

# Audit recommendations Action Plan Status Report

No.	Description	Urgency	Comments
1	Review doors which need to remain propped open and install Dorguards.	HIGH	Installation complete
2	Installation of Evac Chairs and Trainer Training	HIGH	Evac chairs installed - training completed.
3	Signing-in for contractors/visitors with induction in evacuation procedures	HIGH	Introduced September 2014.
4	Harness Training	HIGH	Funding approved – training being scheduled
5	Working at heights training	HIGH	Funding approved – training being scheduled
6	Risk assessment training	HIGH	Set of risk assessments to be produced by RS Consulting and generic risk assessment training to be provided in-house for staff to be able to annually review and update risk assessments and produce any new ones as required including for individual productions.
7	Tallescope works/training	HIGH	Funding approved – training being scheduled
8	First Aid Training	MEDIUM	Training arranged for January 2015 and February 2015 for 4 F/T staff members.
9	COSHH Training	MEDIUM	To be reviewed once other training completed
10	Manual handling	MEDIUM	To be provided through corporate training programme
11	Sort Magnilock controlled doors from Broadway Bar and Main entrance plus software	HIGH	Completed
12	Gantry works	HIGH	In progress

<b>No.</b>	<b>Description</b>	<b>Urgency</b>	<b>Comments</b>
13	New chairs for follow spots	HIGH	On order
14	Asbestos labelling	MEDIUM	In progress, asbestos plan for the building is made available for all contractors working on site. Further advice being sought on whether it is appropriate to label asbestos in public areas of the building.
15	Test smoke vent in dimmer room		In progress
16	Reroute cable and review requirement for doors on bridge.	MEDIUM	Completed
17	Repair and secure door to cage.	LOW	Completed
18	Under office. Use chains to secure free standing cylinders in store. Change Fire Exit signs so that they give correct information.	HIGH	Completed
19	Provide hand hold to improve access into studio theatre control room.	MEDIUM	Funding approved and work scheduled
20	Stage Blacks – repair.	MEDIUM	Funding approved
21	Freezer temperature checks should be made and recorded.	MEDIUM	Completed
22	ABTT membership	HIGH	Funding approved, membership agreed to ensure staff are able to keep up to date with H&S good practice
23	Duty Manager at rehearsals involving large nos	HIGH	Completed: - implemented Sep 2014
24	Health & Safety law poster	HIGH	Installed Completed
25	Review Evacuation Plan	MEDIUM	Completed
26	Prepare a Theatre Specific H&S policy	MEDIUM	Will be prepared following completion of Risk Assessments
27	Dedicated safe site for pyros	HIGH	In progress; pyros are very rarely used. Dedicated safe site will be in

No.	Description	Urgency	Comments
			place before next intended usage.
28	PPE assessment for staff/crew/stewards	MEDIUM	In progress
29	Review lighting sub stage	MEDIUM	Inspected and reported.
30	First aid kits - stocked and in place		Completed
31	Props to doors at side of stage		In progress
32	Mend leading edge of trap doors		Access restricted as interim measure. Work being quoted.

# Agenda Item 9

## 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

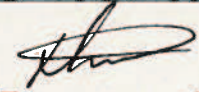
Date of Meeting	3 <sup>rd</sup> December 2014
-----------------	-------------------------------

Title of Report	Preserving Public houses and assets of community value – response to the Sustainable Development Select Committee
-----------------	---


Originator of Report	Philip Ashford	Ext.48533
----------------------	----------------	-----------

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

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

Signed:  Executive Member

Date: 19/11/14

Signed:  Director/Head of Service

Date: 25/11/2014

### 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>	Preserving Public Houses and assets of community value - response to the Sustainable Development Select Committee	
<b>Key Decision</b>	No	Item No.
<b>Ward</b>	All	
<b>Contributors</b>	Executive Director of Resources & Regeneration, Executive Director of Community Services and Head of Law	
<b>Class</b>	Part 1	Date: 3 December 2014

## **1. Summary**

- 1.1 This report responds to the referral by the Sustainable Development Select Committee, considered at the Mayor and Cabinet meeting of 1 October 2014 and seeks to answer two questions raised. The first relates to the status of article 4 directions and asset of community value listings that have been placed on the Baring Hall Hotel and Windmill pubs. The second relates to details of how compensation for the owners of premises under an article four direction will be decided upon, and covers the Catford Bridge Tavern as well as the Baring Hall Hotel.
- 1.2 The report is in two parts. Part 1 addresses the majority of the questions raised. Part 2 covers those parts of the questions which contain information about the financial affairs of the Council, from which the press and public are therefore excluded.

## **2. Purpose**

- 2.1 To respond to the matters raised by the Sustainable Development Select Committee in a report to Mayor and Cabinet on 1 October 2014.

## **3. Recommendation**

- 3.1 The Mayor is recommended to note the content of this report and agree that it is reported back to the Sustainable Development Select Committee.

## **4. Policy Context**

- 4.1 The Planning policy which protects viable local pubs from changes of use is found in the Development Management Local Plan (DMLP). The DMLP, when adopted, will be a Development Plan Document and as such will form part of the Council's policy framework. The DMLP will set out the detailed policies for consideration of planning applications in the borough and will implement the Core Strategy.

## **5. Background**

- 5.1 The Sustainable Development Select Committee produced a document 'Preserving Local Pubs' September 2012, and referred the document to the Mayor and Cabinet meeting on 3rd October 2012. According to the Lewisham constitution, Select Committees can refer documents to the Mayor and Cabinet who are obliged to consider the document and respond to its content within two months of receipt.
- 5.2 The Mayor responded to the document with a report dated 5 December 2012 presented to the Sustainable Development Select Committee on 5 February 2013. The Mayor's response addressed the seven recommendations contained in 'Preserving Local Pubs'. The Mayor's response to a number of the recommendations required further action from officers.
- 5.3 A further report was presented to the Sustainable Development Select Committee on 9 September 2014 updating the Committee on the progress made in preserving local pubs. Following that meeting the Sustainable Development Select Committee referred a report to Mayor and Cabinet on 1 October 2014 which recommended that the Mayor note the views of the Committee and agree that the Executive Director for Resources and Regeneration be asked to provide a response to the comments raised. Section 6 of this report responds to the issues raised.

## **6. Matters raised by the Sustainable Development Select Committee**

- 6.1 On 9 September 2014, the Select Committee considered a report entitled Preserving public houses and community assets of value. Following discussions at the meeting the Committee referred a report to Mayor and Cabinet, dated 1 October 2014 recommending that the Executive Director of Resources and Regeneration provide a response to the comments made.
- 6.2 The two issues raised and the associated responses are set out below.
1. *The Committee should be provided with updated details on the status of the article four directions and asset of community value listings that have been placed on the Baring Hall Hotel and Windmill pubs. This should include information about any ongoing compensation claims or legal cases relating to these pubs.*
- 6.3 There are two pubs, the Baring Hall Hotel and Catford Bridge Tavern, covered by Article 4 Directions in the borough. The effect of an Article 4 direction is to withdraw the right to undertake specified categories of development without the need for planning permission. In the case of the Baring Hall Hotel permitted development rights to demolish the building without applying for planning permission have been withdrawn. In the case of the Catford Bridge Tavern, permitted development rights to change the use of the building from pub to shop without planning permission have been withdrawn. In terms of their status, both Directions remain in effect.



- 6.4 In the case of the Baring Hall Hotel a compensation claim has been made and negotiations are on-going. No compensation claim has been received for the Catford Bridge Tavern.
- 6.5 In terms of Assets of Community Value, there is no further update on the Baring Hall Hotel, and the report to the Sustainable Development Select Committee on 9 September remains up to date. With regard to The Windmill Pub, the owners are currently appealing to the First Tier Tribunal against the Council's internal review decision to formally list the Windmill Pub. The nominator - CAMRA are currently being consulted as to whether they wish to join the appeal as a second defendant. The Council are awaiting further information from the Tribunal regarding this and as such no date has yet been set for the hearing. Additionally the Council has received formal notice from the owners of their intention to dispose of the asset, which has triggered an initial moratorium period where the nominating group have been invited to confirm their intention to bid on the property. Other eligible community groups in the area will also have the opportunity to make an intention to bid and information on this is being circulated via the Local Assembly coordinating groups in the area and is also on the Council's website - <http://www.lewisham.gov.uk/getinvolved/community-support/community-assets/>. If any intentions to bid are received before the moratorium ends at 5 pm on the 19 November, this will trigger a further 6 month moratorium which is designed to give the bidding community group time to raise the funds to offer to purchase the property. Although the Localism Act makes provision for the moratorium periods, it does not give the bidding groups a first right of refusal, determine the price at which the asset can be sold or restrict who the owner should eventually sell the asset to. The Windmill Pub remains closed.

*2. The Committee should be provided with detailed information about how compensation for the owners of premises under an article four direction will be decided upon.*

- 6.6 The threshold for meeting the appropriate criteria for an Article 4 Direction are high; in that it needs to be demonstrated that the development proposed (demolishing the building) would be prejudicial to the proper planning of the area or constitute a threat to the amenities of the area. In both cases the Mayor and Cabinet agreed that these criteria had been met.
- 6.7 The withdrawal of permitted development rights by way of an Article 4 direction may give rise to the liability to compensate the developer. Any person interested in the land may seek compensation for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. The Town and Country Planning Act 1990 requires that a planning application should first have been made and permission refused or only granted subject to conditions other than those previously imposed by the development order. Compensation may be claimed not only by owners and tenants, but also by persons with a contractual right to use the land.
- 6.8 Compensation liability arises even if the Council subsequently refuses to confirm the direction. If a direction is made and an express planning application

for demolition is refused or granted on conditions beyond those set out in the Order, the Council may be liable for a compensation claim.

- 6.9 In the case of the Baring Hall Hotel, the Article 4 direction was confirmed, a planning application to demolish the hotel made and refused and a claim for compensation submitted in December 2012. The claim is based on the alleged loss of value at the time of the notice of refusal of planning permission arising from the article 4 Direction, namely 2 November 2012. The claim is principally based on the diminution in the value of the claimant's freehold interests as a consequence of the refusal of planning permission for the permitted development. The diminution is represented by the difference at 2 November 2012 between the value of the property in its existing state and reflecting the Article 4 Direction and refusal of planning permission against the value of the property with the benefit of planning permission for the permitted development. Associated professional fees can also be added to the claim. The claim and the amount arises as a result of the Article 4 Direction only, and is not linked with earlier decisions regarding prior approval for the building's demolition.
- 6.10 Following the claim officers and specialist consultants have been working to achieve a negotiated settlement with the claimant. If an agreement cannot be reached between the parties, the claimant may refer it to the Lands Chamber (previously known as the Lands Tribunal). The Lands Chamber's decision on the amount of compensation payable is binding. Costs of the proceedings are likely to be awarded to the successful party. The costs of valuation and legal fees associated with preparing for and appearing at the tribunal-are likely to be substantial. The negotiations are presently on-going and the claimant has not yet resorted to the Lands Chamber. Further details are set out in Part 2 of the report.

## **7 Legal Implications**

- 7.1 Where the Local Planning Authority is satisfied that in the circumstance it is expedient that development permitted by schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 ("the GPDO)" should not be allowed, unless permission is granted for it, because the development is prejudicial to the proper planning of their area or constitutes a threat to the amenities of their area the LPA may remove those permitted development rights by a directive under Article 4 of the GPDO . This is know as an Article 4 Direction.
- 7.2 The effect of the Direction is that the permitted development right is withdrawn. The developer, in order to undertake the development will then need to obtain planning permission.
- 7.3 Compensation liability arises (section 108 of the Town and Country Planning Act) when the following conditions are met:

1. an Article 4 Direction withdrawing the permission (permitted development right), making it necessary for an application to obtain planning permission to carry out the development, is made
2. an application for planning permission to carry out the formerly permitted development is made to the planning authority within 12 months beginning with the date on which the Direction took effect
3. permission is refused for the development or granted subject to conditions other than those granted by the GPDO

7.4 If 1, 2 and 3 are met then the Applicant is entitled to compensation. Compensation is payable under two heads (section 107 of the Town and Country planning Act 1990). They are: (1) Abortive expenditure, which includes the preparation of plans for the purposes of any work and similar preparatory works, and (2) other loss or damage directly attributable to the withdrawal of the permitted development, which includes the depreciation of the claimants interest in the land. In all cases the loss must be directly attributable, ie a causal link must be established.

7.5 Any disputed compensation claim is to be referred to the Lands Chamber, (formerly the Lands Tribunal) for determination.

7.6 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.7 In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

7.8 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

7.9 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the

equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

7.10 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

7.11 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

## **8 Financial Implications**

8.1 There are no specific financial implications arising from this report. There may be future financial implications arising from the outcome of negotiations in respect of any claims received however these are not yet known as either claims have not been received or negotiations not yet concluded. In the case of Baring Hall hotel a claim has been received which is subject to negotiation. Details of the amount of compensation sought are contained within the part 2 report. In the case of the Windmill pub no claim has yet been received. In the case of Catford Bridge Tavern no claim has been received.

## **9 Crime and disorder implications**

9.1 There are no specific crime and disorder implications arising from this report. However the car park area of the Baring Hall Hotel has been subject to fly-tipping and it is understood that the Catford Bridge Tavern was temporarily squatted. Both events can be attributed to the building's and site's periods of vacancy, as much the product of the development process generally as from the Article 4 Directions.

## **10 Equalities implications**

- 10.1 *Shaping our future*, Lewisham's Sustainable Community Strategy for 2008-2020, sets out a vision for Lewisham;-

***“Together we will make Lewisham the best place in London to live work and learn.”***

This is underpinned by hard-edged principles for:

- **reducing inequality** – narrowing the gap in outcomes for citizens
  - **delivering together efficiently, effectively and equitably** - ensuring that all citizens have appropriate access to and choice of high quality local services
- 10.2 The Council's Comprehensive Equality Scheme for 2012-16 provides an overarching framework and focus for the Council's work on equalities to support the Sustainable Community Strategy and to ensure compliance with the Equality Act 2010.
- 10.3 A full Equality Analysis Assessment (EAA) (previously known as Equality Impact Assessment) was carried out for the policies in the Council's Core Strategy in February 2009. The overall assessment was that the policies in the Core Strategy would not discriminate and that most policies have a positive impact. Three potential adverse impacts were identified: protection of employment land; designation of mixed use employment locations; and concerns of community groups about the amount of new housing development putting undue stress on the existing network of facilities (shops, transport, health facilities, community facilities and other services) particularly in the Deptford/New Cross area.
- 10.4 The Site Allocations DPD followed on from the Core Strategy and identifies sites, usually 0.25 hectares and above which area likely to be developed during the lifetime of the LDF (2011 – 2026). The Core Strategy sets out the policy context and principles for the development of the allocated sites.
- 10.5 An EAA of the Site Allocations DPD was undertaken in 2011 to identify the positive and negative impacts of the Core Strategy DPD and as a consequence the Site Allocations DPD, on three protected characteristics that were not included in the earlier EIA as it pre-dated the Equality Act 2010. This EAA also provided an update on the Core Strategy EIA.
- 10.6 The Development Management Local Plan proposes specific objectives and policies to help ensure that new development complies with inclusive design principles to ensure that the town centres are safe, attractive and inclusive places. Planning applications for development will need to demonstrate how proposals meet these objectives and policies. The DMLP was the subject of an EAA in 2012.

## 11. Environmental implications

11.1 There are no specific environmental implications from this report.

### Background documents

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Development Management Local Plan	2014	Laurence House	Planning Policy	Brian Regan	No
Baring Hall Hotel report to M&C	18 January 2012	Laurence House	Design and Conservation	Philip Ashford	No

If you have any queries on this report, please contact Philip Ashford, Design and Conservation, 3rd floor Laurence House, 1 Catford Road, Catford SE6 4RU – telephone 020 8314 8533.

<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 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>

<b>Date of Meeting</b>	3 <sup>rd</sup> December 2014
------------------------	-------------------------------

<b>Title of Report</b>	Measures to increase the supply of permanent primary school places: St George's CE Primary School
------------------------	---

<b>Originator of Report</b>	Chris Threlfall	<b>Ext. 49971</b>
-----------------------------	-----------------	-------------------

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>		X
<b>Environmental Implications</b>	√	
<b>Equality Implications/Impact Assessment (as appropriate)</b>	√	
<b>Confirmed Adherence to Budget &amp; Policy Framework</b>		X
<b>Risk Assessment Comments (as appropriate)</b>	√	-
<b>Reason for Urgency (as appropriate)</b>		X

Signed:  Executive Member

Date: 24<sup>th</sup> November 2014  
 Signed: \_\_\_\_\_ Executive Director

  
 Date: 25<sup>th</sup> November 2014

<b>Control Record by Committee Support</b>	
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>	Measures to increase the supply of permanent primary school places: St George's C.E. Primary School		
<b>Key Decision</b>	Yes	Item No.	
<b>Ward</b>	Perry Vale		
<b>Contributors</b>	Executive Director for Children and Young People, Executive Director Regeneration & Resources, Head of Law		
<b>Class</b>	Part 1	Date:	December 3 2014

## **1. Summary**

- 1.1 This report informs the Mayor of discussions by the Governing Body of St George's C.E. Primary School and its proposal to enlarge the school from 1 to 2 forms of entry. The enlargement of the school is proposed in order to meet demand for school places in Forest Hill and Sydenham.

## **2. Purpose**

- 2.1 The report requests the Mayor to note the proposal and to agree that works to enlarge St George's CE Primary school should be included in the local authority's capital programme to meet the demand for school places.

## **3. Recommendations**

That the Mayor:

- 3.1 notes that the Governing Body of St George's C.E. Primary School (VA) has proposed that the school should enlarge from 1 to 2 forms of entry from September 2015 subject to the availability of capital funding.
- 3.2 agrees that works to enlarge St George's CE Primary school should be included in the local authority's capital programme to meet the demand for school places, subject to the agreement to the financials set out in the accompanying Part 2 report.

## **4. Policy Context**

- 4.1 The proposals within this report are consistent with 'Shaping Our Future: Lewisham's Sustainable Community Strategy' and the Council's corporate priorities. In particular, they relate to the Council's priorities regarding young people's achievement and involvement, including inspiring and supporting young people to achieve their potential, the protection of children and young people and ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community.



- 4.2 The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 4.3 In aiming to improve on the provision of facilities for primary education in Lewisham which are appropriate for the 21<sup>st</sup> century, the implementation of a successful primary places strategy will contribute to the delivery of the corporate priority Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working.
- 4.4 It supports the delivery of Lewisham's Children & Young People's Plan (CYPP), which sets out the Council's vision for improving outcomes for all children and young people, and in so doing reducing the achievement gap between our most disadvantaged pupils and their peers. It also articulates the objective of improving outcomes for children with identified SEN and disabilities by ensuring that their needs are met.
- 4.5 Since 2008 the Local Authority's capital programme to ensure the delivery of sufficient school places has been governed by the following principle:

*"Ensuring that sufficient places are provided in localities at the right time will take precedence over significant investment in schools where the rectification of conditions and suitability issues will not produce additional places."*<sup>1</sup>

- 4.6 Dependent upon future central government decisions on capital delivery, it is proposed that the borough's Places Programme will continue to be governed by the following criteria as set out in the 2008 PSfC:
- Provide sufficient places at the right time to meet future needs within and between planning localities in the Borough
  - Improve conditions and suitability of schools in order to raise standards
  - Increase the influence of successful and popular schools
  - Maximise the efficient delivery of education in relation to the size of the school, removing half-form entries and promoting continuity of education
  - Enable school extended services for pupils, parents and communities
  - Optimise the Council's capital resources available for investment.

### **School Organisation Requirements**

- 4.7 The guidance for proposers and decision makers in maintained schools was revised in January 2014 with the publication of School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 and (Establishment and Discontinuance of Schools) Regulations 2013. The regulations came into force on 28 January 2014.
- 4.8 The new School Organisation regulations have been introduced to support the government's aim of increasing school autonomy and reducing bureaucracy. The guidance on the regulations can be found at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/278418/School\\_Organisation\\_Guidance\\_2014.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278418/School_Organisation_Guidance_2014.pdf)

---

<sup>1</sup> Primary Strategy for Change (PSfC), June 2008

- 4.9 As a consequence of the changes, governing bodies of all categories of mainstream school can make the following changes to their schools without following a formal statutory process:
- Expansion (enlargement of premises)
  - Alteration of upper or lower age limit by up to two years (except for adding and removing a sixth-form) ; and
  - Adding boarding provision
- 4.10 The guidance on the regulations requires governing bodies to ensure that
- They have secured the necessary capital funding
  - They have identified suitable accommodation and sites
  - They have secured planning permission and/or agreement on the transfer of land where necessary
  - They have the consent of the site trustees or other land owner where the land is not owned by the governing body
  - They have the consent of the religious authority (as required); and
  - The admissions authority is content for the published admissions number (PAN) to be changed where this forms part of the expansion plans, in accordance with the School Admissions Code.
- 4.11 The regulations also state that, although governing bodies are no longer required to follow a statutory process, they are nevertheless required to adhere to the principles of public law: they must act rationally; they must take into account all relevant considerations; and they must follow a fair procedure. The department expects that in making the changes set out in 4.9 governing bodies will:
- Liaise with the LA and trustees/diocese (if any) to ensure that, where possible the proposal is aligned with wider place planning/organisational arrangements, and that any necessary consents have been gained; and
  - Ensure effective consultation with parents and other interested parties to gauge demand for their proposed change(s) and to provide them with sufficient opportunity to give their views.
- 4.12 This report sets out how those requirements have been met.

## **5. Alignment of proposal with wider place planning**

- 5.1.1 Members have received regular reports on the continuing demand for school places. St George's CE Primary School (formerly Christchurch CE Primary) is located in Primary Place Planning Locality 1, Forest Hill & Sydenham. This is an area where demand has exceeded supply since 2009. The school offered a bulge class in 2010 in response to local demand.
- 5.1.2 Demand has continued to be high. The following table summarises the Schools in the area who have offered additional places since 2008:

School	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Primary Place Planning Locality 1 Forest Hill &amp; Sydenham</b>							
Adamsrill		√	√	√	√	Expanded	
Christ Church			√				
Dalmain		√	√	√	Expanded		
Eliot Bank					√		
Fairlawn			√			√	
Haseltine					√	YR & Y1	√
Horniman				√			
Kelvin Grove			√	√	Expanded		√
Kilmorie		√	√	√	Expanded	√	
Perrymount			√			√	
Rathfern				√	√		
St Bartholomew's					√	Expanded	
St Michael's						√	
St Will. of York				√			

5.1.3 The majority of places have been added as partial expansions (“bulge” classes)., Since 2012 the authority has used Basic Need allocations to launch a programme to increase the supply of places on a permanent basis, using existing council-owned buildings, developing existing school sites and by taking the opportunity to remove half forms of entry.

5.1.4 Projections are reviewed at least annually as the information on live births, applications to schools and the uptake of places across each year becomes available.

5.1.5 The most recent update indicates that the demand for places will remain high and measures continue to be required to increase the supply of places through a mixture of permanent and temporary enlargements tailored to meet the needs of the area. Figures are set out below.

<b>Primary Place Planning Locality 1 Forest Hill &amp; Sydenham</b>			
Year	Planned Admission Number	Forecast Reception demand	Shortfall
2014/15	943	1059	116 (4 FE)
2015/16	943	1054	111(4 FE)
2016/17	943	1045	102 (3.5.FE)
2017/18	943	1007	64 (2 FE)
2018/19	943	1028	85 (3FE)

5.1.6 The LA is developing options to meet the shortfall across the area. The evaluation of each option includes an assessment of affordability and compliance with local planning conditions. On the basis of this evaluation the LA initiated discussions with the governing body of St George’s and with the Southwark Diocesan Board of Education (SDBE), who own the site. They agreed readily that a design development process should start with the aim of developing a proposal for the school site to RIBA Stage 2<sup>2</sup> including consultation with parents and stakeholders.

<sup>2</sup> Concept Design, including outline proposals for structural design, building services systems, outline specifications and preliminary cost information along with relevant project strategies in accordance with Design Programme.

5.1.7 A cost estimate for the proposal has been included in the forward financial planning of the capital programme. The cost estimate has been revised as the design and proposals for construction methods have developed. It is considered to offer good value for money.

5.1.8 Southwark Diocesan Board of Education has agreed that the building proposal is acceptable and can be delivered on its site.

## 5.2 Consultation

5.2.1 The school has consulted with parents and local residents through newsletters and meetings. A letter was sent out to parents on 9<sup>th</sup> July inviting their views (Appendix One). 9 responses were received, 8 in favour and 1 against. There have also been one to one discussions. The comments from parents have been overwhelmingly in favour, The written comments from parents are as follows:

*“The building expansion plan would definitely improve the current structures on grounds with modern facilities.”*

*“Expansion leads to developments in all areas”*

*“The growth in population would require more hands to be on deck”*

*“Trust Mrs Constable with employing good quality and experienced staff in order to maintain the high academic and moral standards.*

”

*“Children need education”*

*“I agree it would open the children to better facilities regarding the early years provision’. An after school facility would also be a bonus for us working parents”*

The one parent against commented:

*“With such expansion you lose that ‘small’ community feel.”*

5.2.2 The plans for expansion were on display on 16<sup>th</sup> July at the Parents’ Evening and representatives of the local authority and SDBE were there to talk through the proposals for the site and how the school might change as it grew incrementally. Parents were very supportive of the proposal and aware of the potential stress for families who might not otherwise secure a local school place.

5.2.3 Further information was included in the start of term school newsletter (attached as Appendix Two).

5.2.4 A meeting was held on 10 September 2014 when neighbours and other local residents were invited to view the plans prior to the completion of a Planning Application. The publicity leaflet is attached to this report as Appendix Three. Information boards were displayed in the school hall during an afternoon and evening session, with members of the design team on hand to answer queries. A video projection of a CGI walk-through was also playing during the day. Participants were invited to complete a comment sheet. The exhibition was attended by approximately 30 people, a mixture of school parents,

neighbours and school staff. Whilst there was an understandable concern about the increase in foot and vehicle traffic as the school enlarges, people understood that the school would need to grow to meet the needs of the locality. They liked the proposed style of the building and the development of the landscaping on the site.

- 5.2.5 In addition to consultation with the parents and the local community, the proposals have been discussed with the Design Review Panel on two occasions and their comments are reflected in the recently submitted Planning Application. Ref. No: DC/14/89545
- 5.2.6 The Place Manager has attended meetings of the governing body during the development of the proposal. On October 15<sup>th</sup>, the governing body discussed the results of the consultation events set out above. The Governing Body agreed that, subject to the Mayor's agreement to include the capital works in the programme to meet the demand for school places, St George's C.E. Primary should be enlarged from 1 to 2 forms of entry and that it should admit 60 pupils in September 2015. The consultation on admissions for 2016 will be on the basis of a Planned Admission Number of 60 (Appendix Four - Letter from Chair of Governors and extract of the Governing Body minutes).

**6. The following tables summarise how the proposal to enlarge St George's meets national and local criteria.**

<b>National Criteria</b>	<b>Evidence</b>
They have secured the necessary capital funding	The purpose of this report is to secure the necessary capital funding
They have identified suitable accommodation and sites.	It is agreed by planners and SDBE, the site owners that the school site is suitable for expansion
They have secured planning permission and/or agreement on the transfer of land where necessary	There has been close liaison with the Planning Authority during the development of the proposal for enlargement. A planning application has been submitted. There is no requirement to transfer land.
They have the consent of the site trustees or other land owner where the land is not owned by the governing body	St George's CE Primary school is a Voluntary Aided school and the land is owned by the Southwark Diocesan Board of Education. There has been close liaison with the Board during the development of the proposal and they have expressed their support.
They have the consent of the religious authority (as required)	As above
The admissions authority is content for the published admissions number (PAN) to be changed	As a Voluntary Aided school, the Governing Body is the admissions authority for the school. It is content for the published admissions number to be increased to 60. They will include this in the consultation for

<p>where this forms part of the expansion plans, in accordance with the School Admissions Code.</p>	<p>admission arrangements in 2016, and have agreed to vary the admission arrangements in 2015 to admit 60 children.</p> <p>The admission arrangements for 2015 provide for both Foundation and Open Places. 60% of places are offered as Foundation places to pupils who have one or more parents who are faithful and regular worshippers at a Christian church. 40% are offered as Open places to parents who apply for a place knowing that the school aims to provide an education based on Christian principles. In the event of over-subscription the following criteria apply to both categories of places:</p> <ol style="list-style-type: none"> <li>1) Looked After Children</li> <li>2) Children who have an exceptional personal or family acute medical or social need for a place at the school</li> <li>3) Children who have a sibling (not Year 6) on the roll at the school on the date of entry of the applicant</li> <li>4) Nearness to the school gate, measured by a straight line using the Council's digitised mapping software</li> </ol>
---	---

<b>Local Criteria</b>	<b>Evidence</b>
<p>Provide sufficient places at the right time to meet future needs within and between planning localities in the Borough</p>	<p>The sustained demand for places in the area is set out above (5.1.5)</p>
<p>Improve conditions and suitability of schools in order to raise standards</p>	<p>The proposals for enlargement include works to improve teaching conditions in 2 classrooms and to avoid the need to pass through one room to reach another</p>
<p>Increase the influence of successful and popular schools.</p>	<p>Ofsted undertook a full inspection of the school in June 2011 and judged the school to be "Good with outstanding capacity for sustained improvement" An interim assessment was undertaken in May 2014 which reported that the school's performance had been sustained.. The reports can be accessed through the following link  <a href="http://www.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/100721">:http://www.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/100721</a></p> <p>The school is regularly oversubscribed. A total</p>

	<p>of 103 on-time applications were received for the 30 places available in 2014/15. Of these 42 were first preferences and 15 second. 109 on-time applications were received for entry in 2013.</p> <p>Data from the January census shows that occupancy in Key Stage was 90% in 2012/13 and 93% in 2013/14</p>
Maximise the efficient delivery of education in relation to the size of the school, removing half-form entries and promoting continuity of education	The school is currently 1 form of entry meaning that a relatively high percentage of the school budget is taken by management costs. Expansion to 2 forms of entry will offer greater economies of scale and better value to the Direct Schools Grant.
Enable school extended services for pupils, parents and communities	The proposed security zones in the building will mean that the school can be used out of regular school hours.
Optimise the Council's capital resources available for investment	The cost per place compares well with other permanent enlargements. The majority of the expenditure is for new build rather than backlog maintenance. Other funding streams available for voluntary aided schools will be used where possible to fund aspects of the build.

## 7 Financial implications

7.1.1 In the period 2008/09 to 2016/17 the Government has made £114.95m Basic need grant available. In addition the Council has secured other grants of £18.65m and identified £4.3m of Section 106 monies to support the programme. This makes the total resources available over the period £137.9m. Against these resources, the value of works estimated to be necessary is £157.25m to September 2016: this leaves a shortfall of £19.3m. In the period to September 2019 additional works of £55m are estimated which includes £50m to meet secondary places demand equivalent to two secondary schools.

7.1.2 All projects to deliver additional places in September 2014 and September 2015 can be funded within the funding envelope identified above.

### 7.2 Capital Financial Implications

7.2.1 Budgetary provision for the estimated costs of the expansion of St George's C.E. primary school have been included in the forward planning of the capital programme for the delivery of school places projects to September 2015.

7.2.2 The construction works will provide an additional 30 places in September 2015 rising to a total of 210 additional places over the next 7 years.

7.2.3 The full capital financial implications are set out in the separate Part 2 report.

### 7.3 Revenue Financial Implications

- 7.3.1 The revenue costs of running the fully expanded accommodation will be funded from the Dedicated Schools Grant with no burden falling on the General Fund resources of the Council.

## **8 Legal Implications**

- 8.1 The Human Rights Act 1998 safeguards the rights of children in the Borough to educational provision, which the Council is empowered to provide in accordance with its duties under domestic legislation.
- 8.2 Section 14 of the Education Act 1996 obliges each local authority to ensure that there are sufficient primary and secondary schools available for its area i.e. the London Borough of Lewisham, although there is no requirement that those places should be exclusively in the borough. The Authority is not itself obliged to provide all the schools required, but to secure that they are available.
- 8.3 In exercising its responsibilities under section 14 of the Education Act 1996 a local authority must do so with a view to securing diversity in the provision of schools and increasing opportunities for parental choice.
- 8.4 Although St. George's C.E. Primary School is a voluntary aided school and under statute is responsible for building and maintenance of school premises subject to receiving 90% government grant, in this case, as the building work is to enable the expansion of the school to accommodate the pressure on primary school places in the borough and the Council has received Basic Need funding to cover the cost of the building works it is proper for it to go in to the Council's Capital Programme.
- 8.5 Paragraph 4.7 and 4.11 sets out the legal framework for an expansion to a school. The school has consulted with all relevant stakeholders as required under the Regulations. The results are set out at paragraph 5.2.
- 8.6 The Governing Body decision to proceed with the expansion is subject to the Mayor's agreement to include the work to the school in the Council's capital programme. It will be necessary for the Council to enter into a licence with the Governing Body and the Diocese for the Council to carry out the works at the school.
- 8.7 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.8 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.



- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

8.9 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

8.10 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:  
<http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

8.11 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

8.12 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:  
<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

8.13 In deciding whether to agree the recommendations of this report, the Mayor must be satisfied that to do so is a reasonable exercise of his discretion on a consideration of all relevant matters and disregarding irrelevancies and having regard to all Guidance that he is statutorily required to consider.

## 9 **Crime and Disorder Implications**

9.1 There are no crime and disorder implications.

## 10 Equalities Implications

- 10.1 This report supports the delivery of the Council's Equalities programme by ensuring that all children whose parents /carers require a place in a Lewisham school will be able to access one.

## 11 Environmental Implications

- 11.1 The proposed scheme will meet BREEAM "Very Good".

## 12 Risk assessment

- 12.1 There are financial risks if insufficient funding is made available to support the delivery of the programme. There are also significant reputational risks to the Council if it does not meet its statutory requirement to ensure sufficient primary school places are made available.

## 13 Conclusion

- 13.1 There is a clear need to expand primary provision to meet demand in the borough and in this locality. The enlargement proposed in this report will provide places in a popular and successful school in an area of high demand.
- 13.2 The Mayor is therefore recommended to note the proposal of the Governing body that St George's CE Primary school should be enlarged from 1 to 2 forms of entry with effect from September 2015 and agree that the necessary building works should be included in the capital programme.

## Background Documents

Guidance on school organisation changes

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/278418/School\\_Organisation\\_Guidance\\_2014.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278418/School_Organisation_Guidance_2014.pdf)

Summary of demand for school places:

Children and Young People Select Committee January 2014

<http://councilmeetings.lewisham.gov.uk/documents/s26896/06PrimaryAndSecondarySchoolPlacesPlanning29012014.pdf>

*If there are any queries arising from this report, please contact  
Margaret Brightman, Place Manager, ext 48034*

<b>Appendix</b>	Southwark Diocesan Board of Education agreement
<b>Appendix One</b>	Letter sent out to parents/carers on 9 <sup>th</sup> July
<b>Appendix Two</b>	Newsletter to parents/carers
<b>Appendix Three</b>	Consultation leaflet to parents & community
<b>Appendix Four</b>	Letter from Chair of Governors and extract of the Governing Body minutes



**Christ Church School**  
Perry Vale, Forest Hill, London SE23  
2NE  
Telephone: 020 8699 5127  
Fax: 020 8291 6749

**Headteacher: Mrs Geraldine Constable**  
**Deputy Headteacher: Mrs Angela Burton**

9<sup>th</sup> July 2014

Note to all parents and Carers

Proposed expansion of Christ Church School

I am sure that all of you will be aware that there is a high demand for Primary school places in London. Lewisham has experienced a high demand for places since 2008, especially in Forest Hill. Christ Church has already offered one “bulge” class in 2010 as part of the borough’s response to the shortage of places.

Since then the local authority has discussed with the school and with Southwark Diocese whether Christ Church could admit further pupils.

The Governing Body, with the support of the Diocese, has responded that it would not be prepared to take a further bulge class but it would be prepared to consider a permanent enlargement to 2 forms of entry.

The benefits of expansion are many. Firstly, the building and landscaping work will bring many improvements to the learning environment both inside and out. The provision of a brand new Foundation stage Unit will also better support the Early Years curriculum and enable more of our Nursery parents to gain a place in the school. With 50 places on offer in our Nursery, we have only been able to offer a place to 30 children and many have been disappointed in the last 2 years. The outline plan makes use of the existing footprint of the school which means that we will not be losing any outside play space. From a teaching perspective, it also allows for greater collaboration amongst staff allowing them to plan for a year group together. A larger school also secures more funding to support the provision of educational resources within school. In addition, a larger building will allow for the possibility of increasing out of hours provision, which is limited at the moment due to lack of suitable space, this will help to support parents, particularly working parents.

The local authority has engaged a team of architects to look at how the site could be developed. They have visited the school to observe how the current site works and have discussed the Governing Body’s vision of how they want the school to function. You can see the architects’ proposals for the site on display in the school hall. If built, the scheme would be funded by the local authority using government grant.

The Governing Body and the Diocese feel that it is the right time for the school to expand. There are more children in the area we serve and they should have the opportunity to attend a good school like Christ Church. The building proposals support our aims and objectives.

The Governing Body would like to hear your views. **Do you agree with the proposal that Christ Church Primary School should enlarge from 1 to 2 forms of entry?**

If we do enlarge, the most likely timescale is that the school would start to admit 60, rather than 30, children from September 2015. This would then continue each year and the school would be two forms of entry throughout by September 2022.

The building work to provide the additional classes would start in spring 2015 with the creation of a new Early Years and Foundation Unit for our Nursery and Reception children. After that the current nursery building would be demolished and a new hall and classroom block would be built, completing by early 2016. The programme would be completed by landscaping the playground. The proposed works also include some changes to the main building which will give us a better library and improve the temperature control in the upstairs classrooms.

This proposal from the local authority has come at a very important time for the school, as we move forward with renaming in September to become St George's Church of England School. It is a testament to the work of the children, staff, parents and Governors of Christ Church that the Local Authority wishes to invest in the school's future, to enable the benefits of the good education that your children experience to be accessible to a wider group within the community.

You can let us know by completing the attached form and returning it to the school office before the end of term.

The display of the drawings will be available to view in the hall before and after school from Friday 11<sup>th</sup> July until the end of term on Wednesday 23<sup>rd</sup> July.

Mrs G Constable

Headteacher

On behalf of the Governing Body of Christ Church School

**Do you support the proposal that Christ Church Primary School should enlarge from 1 to 2 forms of entry?**

<b>YES</b>	<b>NO</b>	<b>UNSURE</b>

**We would like to know the reasons for your views as they will help with our future planning**

Welcome back to the new St George's School!

### New Uniform

It has been a great start to our new year with all the children looking very smart in their new school uniform. We are awaiting the order from the suppliers for additional uniform orders and will let you know as soon as the order is in. Please ensure that your child's name is written in their uniform as soon as you get it.

### Renaming Ceremony

Plans are well under way for the Renaming ceremony which will take place on 2<sup>nd</sup> October. The Bishop of Southwark will be conducting the service and the new signs and our new mosaics will be blessed at that time. Unfortunately we do not have enough space to invite parents to this service, however, there will be a special exhibition showing the old Christ Church School with photographs and written memories from previous pupils on display and this will be open to parents at the end of the school day.

### School Expansion

**The public consultation took place on Wednesday evening which gave parents and members of the public an opportunity to look at the more detailed plans for the school expansion. These plans will go forward to the local authority with a view to work on the new Foundation stage block starting in the Spring term. During the whole process we will keep you informed of developments and will aim to minimise disruption to the running of the school.**

### Parking outside the school

I have been informed that the Police have successfully prosecuted a parent for illegal parking and driving without due care and attention outside of the school. It is very important that if you do need to drive your children to school you park responsibly and with due care. I would also ask that parents and carers cross at the correct crossing point as Perry Vale is a very busy road.

### Birthday party bags

Birthdays are special family times and the school's policy is not to give out sweets or cakes in school time, however, parents have been allowed to distribute them in the playground if they chose to do so on their child's birthday. Increasingly, however, this practice has become more elaborate with some parents bringing in party bags for the whole class. A number of parents have approached me to say that they have felt under pressure to do the same for their child, at a time when financially they are not in a position to do so. As a school, we would not want any parent to feel uncomfortable in the playground, therefore, from now on parents wishing to do so would have to distribute any gifts off school grounds.

### Nursery Places

There are currently places available in the Nursery. If you, or someone you know, has a child aged 3 or about to turn 3 years of age, please approach the office for an application form or download an application form from the website.

# Christ Church C of E Primary

## A consultation for a new school



### We are pleased to inform you,

as a local resident or parent, of our application for planning consent for the expansion of Christ Church CE Primary School.

Representatives from the London Borough of Lewisham, along with architects from Pollard Thomas Edwards, will be on hand to show you the exciting new plans that have been developed, with the school, including:

**A new 'Pavilion' block for foundation years fronting Westbourne Drive and Church Vale.**

**A new extension to the existing school to replace existing temporary buildings and to allow full expansion from 1 to 2 forms of entry in September 2016.**

We are inviting people living close to the school, as well as the staff and parents to come to the event and discuss the proposals. We welcome and look forward to your attendance.



### Change of school name

The proposed expansion has come at an exciting time in the school's history as the Governing Body, in consultation with Southwark Diocesan Board, Lewisham Local Authority and parents, have voted to rename the school to:

### St George's C of E Primary School

This decision was taken because the original church of Christ Church was deconsecrated many years ago and from that time on the school has been linked to St George's Church. The Governing Body feels that the time is now right to reflect that link in our school name.



**Pollard  
Thomas  
Edwards**



**CHRIST CHURCH  
CE PRIMARY SCHOOL**

**Wednesday 10<sup>th</sup> September 3:30pm - 7:30pm**

**Christ Church CE Primary School, Perry Vale, London, SE23 2NE**

# Agenda Item 11

<b>Mayor and Cabinet</b>			
<b>Title</b>	Comments of the Children and Young People Select Committee on Raising the Participation Age		
<b>Contributors</b>	Children and Young People Select Committee	<b>Item No.</b>	
<b>Class</b>	Part 1	<b>Date</b>	3 December 2014

## **1. Summary**

- 1.1 This report informs the Mayor and Cabinet of the comments and views of the Children and Young People Select Committee, arising from discussions held on the officer report entitled Lewisham's Preparations for the Raising of the Participation Age, considered at its meeting on 12 November 2014.

## **2. Recommendation**

- 2.1 The Mayor is recommended to note the views of the Children and Young People Select Committee as set out in section three of this referral and agree that the Executive Director for Children and Young People provide a response.

## **3. Children and Young People Select Committee views**

- 3.1 On 12 November 2014, the Children and Young People Select Committee considered a report entitled Lewisham's Preparations for the Raising of the Participation Age.
- 3.2 The Committee highlighted information in the report that showed that raising the participation age has significantly increased the scope of the responsibilities that rest with the local authority, with the expectation that it will be delivered within existing resources. The Committee were concerned that this represents an extra cost pressure for the Council at a time of severely restricted resources.
- 3.3 The Committee raised concerns about the risks to delivering activities around increasing the participation of young people in education, employment or training that could arise from changes to the youth service, including the restructure of the way the service is delivered and budget reductions. The Committee sought reassurance that these risks had been identified and that proposed changes would not impact on the capability of the Council in delivering its statutory duties around the participation of young people in education, employment or training.

## **4. Financial Implications**

- 4.1 There are no financial implications arising out of this report per se; but there may financial implications arising from carrying out the action proposed by the Committee.

## **5. Legal Implications**



- 5.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

### **Background papers**

Lewisham's Preparations for the Raising of the Participation Age - Meeting of the Children and Young People Select Committee, 12 November 2014

If you have any queries on this report, please contact Andrew Hagger, Scrutiny Manager (ext. 49446) or Kevin Flaherty, Head of Business & Committee(0208 3149327).

# Agenda Item 12

## Chief Officer Confirmation of Report Submission

### Cabinet Member Confirmation of Briefing

<b>Report for:</b>	<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"/>
<b>Information</b>	<b>Part 1</b> <input type="checkbox"/>	<b>Part 2</b> <input checked="" type="checkbox"/>
		<b>Key Decision</b> <input checked="" type="checkbox"/>

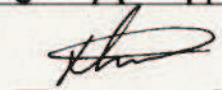
<b>Date of Meeting</b>	3 <sup>rd</sup> December 2014
------------------------	-------------------------------

<b>Title of Report</b>	<b>Planning Service: Annual Monitoring Report 2013 - 14</b>
------------------------	---

<b>Originator of Report</b>	Brian Regan	<b>Ext.48774</b>
-----------------------------	-------------	------------------

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

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

Signed:  Executive Member

Date: 24/11/14

Signed:  Director/Head of Service

Date 25/11/14

#### 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>	Planning Service: Annual Monitoring Report 2013-14	
<b>Key Decision</b>	Yes	Item No.
<b>Ward</b>	All	
<b>Contributors</b>	Executive Director of Resources and Regeneration	
<b>Class</b>	Part 1	Date: 3 December 2014

## **1. Summary**

1.1 The Planning Service is required by law to prepare and publish a report each year reviewing the performance of planning in the borough. The Planning Service does this on an annual basis in the Annual Monitoring Report (AMR) and includes matters such as the extent to which the Council's planning policies are being implemented as well as performance in decision making on planning applications and in preparing new planning documents.

1.2 The AMR reports on the last financial year, that is, the period from April 2013 up to 31<sup>st</sup> March 2014. A summary of the main AMR findings is set out in section 6 of this report and the AMR 2013-14 is attached at Annex 1.

## **2. Purpose**

2.1 This report advises the Mayor and Cabinet of the Planning Service activities for the monitoring year 2013-14 as required by law.

## **3. Recommendation**

3.1 The Mayor is recommended to note the content of the AMR 2013-14 and approve its publication and placement on the Council's website.

## **4. Policy Context**

4.1 The content of this report is consistent with the Council's policy framework, namely the Core Strategy and the Sustainable Community Strategy (SCS). The Core Strategy is closely related to the SCS, as it sets out the physical implementation of the SCS. This report supports the following SCS objectives:

- *Empowered and responsible*: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- *Clean, green and liveable*: where people live in affordable, high quality and adaptable housing, have access to green spaces and take responsibility for their impact on the environment.
- *Healthy, active and enjoyable*: where people can actively participate in maintaining and improving their health and well-being, supported by

high quality health and care services, leisure, culture and recreational activities.

- *Safer*: where people feel safe throughout the borough and are able to live lives free from crime, anti-social behaviour and abuse.
- *Dynamic and prosperous*: where people are part of vibrant and creative localities and town centres, well-connected to London and beyond.

4.2 The AMR is particularly relevant to two of the Council's policy objectives - strengthening the local economy and providing decent homes for all – and reports on a number of indicators which show progress in these areas.

## **5. Background**

5.1 The AMR is a document that is part of Lewisham's Local Development Framework (LDF). The Planning & Compulsory Purchase Act 2004 required every Local Planning Authority to publish an annual report. Lewisham meets this duty through publishing the Annual Monitoring Report (AMR). The legal requirement is to provide information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDD) are being achieved, focussing on the situation in the most recent financial year. The Localism Act 2011 removed the requirement to report on Government's core indicators and to consult the Secretary of State about the AMR.

5.2 This AMR covers the reporting period of the last financial year, that is, from 1 April 2013 up to 31 March 2014. It accords with Part 8 (which is Regulation 34) of the Town and County Planning (Local Planning) (England) Regulations 2012 which specifies the information to be included within a monitoring report in particular:

- The stage each document specified in the LDS has reached in its preparation, and if there have been delays, why.
- The date of adoption of documents specified in the LDS, if any.
- Identifying where policies are not being implemented, and the reasons why.
- Specifying the number of net additional dwellings and affordable dwellings.
- Details of Neighbourhood Development Orders, Neighbourhood Development Plans.
- Details of Community Infrastructure Levy receipts and expenditure, if any.
- Details of any actions taken in regard to the duty to cooperate.

## **6. Key findings of the AMR 2013-14**

6.1 The AMR 2013-14 is set out as Appendix 1 to this report. It is structured a little differently this year to reflect the fact that it is no longer a requirement to report on specific Government indicators. The content is as follows: section 1 provides an introduction; section 2 sets out details of development completed

in 2013 – 14; section 3 provides details of future likely development; section 4 provides information on the value of planning; section 5 gives details about the planning service performance and section 6 provides some conclusions.

- 6.2 Section 2 Development in 2013-14. This monitoring year an additional 842 new dwellings were completed in the borough, however, as 90 dwellings were demolished the net increase for the year was 752. This was a considerable reduction (42%) on the previous years completion of 1,895. This is below the current London Plan target of 1,105, which is due to increase to 1,385 if the Further Alterations to the London Plan (FALP) are adopted early next year. This was the first time in 6 years that the completions did not reach the London Plan target. To put this in perspective the completions for 2012-13 were a record year, recording the highest ever completions for the borough, and cumulatively because the last 6 years have been above the London Plan target we are still on track to exceed that target over the plan period.
- 6.3 The main reason for the drop in completions is the phasing of the large developments which are the main source of new dwellings in the borough. A number of large housing developments completed phases in 2012-13 but not in 2013-14, they will complete further phases next year and in future years and we can therefore anticipate an increase in completions in future years.
- 6.4 The new dwellings completed in 2013-14 were overwhelmingly (86%) in the form of flats and 7% in the form of houses. These are similar but slightly lower proportions than last year. The bedroom size was different to last year with 34% one bed (45% last year); 50% two bed (38% last year) and 13% three bed (17% last year).
- 6.5 The data on affordable housing is from two sources this year, the London Development Database (LDD) and the RSLs returns. This is because there has been concern over the data entry into the LDD on this topic. Housing associations can sometimes increase the amount of affordable housing in a scheme after planning permission has been granted through use of additional housing grant and this is not always picked up in the LDD. The RSLs return figures show 224 affordable housing completions and the LDD 194. The discrepancy appears to be related to the completion of shared ownership homes in Heathside and Lethbridge estate renewal which the RSLs count in this financial year. The RSLs figure of 224 for affordable housing completions is therefore being used.
- 6.6 The affordable housing completions were considerably lower this year than in recent years as they represent 27% of the dwellings that were completed. This is probably due to the smaller number of completions produced by RSLs this year. The geographic distribution of affordable housing completions was also different this year as about half the provision was in the south of the borough in the two wards of Grove Park and Whitefoot. This was largely due to the 75

affordable units completed as part of the former United Dairies development in Baring Road, Grove Park.

- 6.7 The tenure of the affordable housing has changed this year and reflects the introduction by the Government of the new category of 'affordable rent' which can be charged at up to 80% of market rent. However, in Lewisham no affordable rent scheme has been consented to date which secures rents above 60% averaged across the site. The proportions by tenure were; shared ownership 53%; affordable rent, 27% and social rent 20%. The social rent:intermediate ratio of the affordable completions was 66:33 which is slightly short of the Core Strategy target of 70:30 ratio.
- 6.8 Section 2 also presents data on non residential development completed in the monitoring year. The key findings are that there was an overall gain of about 13,000 sq.m. of non residential floorspace. This was made up by a loss of business space but a gain in leisure and community space due mainly to the expansion of four schools. None of the loss of business space was in allocated business locations in accordance with planning policy.
- 6.9 Section 3 Future Development considers future development and growth in the borough. It summarises the amount and type of development anticipated in the future, provides an overview of the development expected in the Regeneration and Growth Areas and highlights the progress made towards developing the sites in the housing trajectory. This includes 667 net new homes granted planning permission of which 399 will be developed on 3 major sites at Lewisham Gateway, Faircharm Trading Estate and Tanners Hill in Deptford.
- 6.10 The Government has changed planning law and regulations many times since they came into office in 2010. Some of these changes relate to permitted development rights and one controversial change was to allow the conversion of office floorspace to residential with the requirement that the applicant obtain 'prior approval' from the LPA. The system of prior approval for conversion of office to residential came into effect on 30<sup>th</sup> May 2013. The Council received 27 prior approval applications up to 31<sup>st</sup> March 2014 which related to a total floorspace of 12,513 sq.m. and were for conversion for 192 dwellings. While the Government's stated intention in introducing this change was to encourage the conversion of vacant office space the monitoring of the prior approvals has shown that only 36% of the lost office floorspace was in fact vacant. This situation needs to be monitored further as it may indicate the loss of viable office space and the accompanying jobs in the borough.
- 6.11 Section 3 provides an update on the progress of the 5 strategic sites designated in the Core Strategy and located within the Regeneration and Growth Areas. Convoys Wharf, the largest of the strategic sites at 16Ha, was 'called in' by the Mayor of London in October 2013 and in March 2014 he resolved to grant outline planning permission subject to completion of a

Section 106 Agreement. Once this is completed Convoys Wharf would have permission for up to 3,500 new homes. All the other four strategic sites already have planning permission.

- 6.12 The Plough Way strategic site is the most advanced and includes three main development parcels. Marine Wharf West has planning permission for 532 dwellings plus retail and business space. Phase 1 including 71 dwellings and commercial premises is now complete and construction is nearing completion for phase 2 and 3. Marine Wharf East has permission for 183 dwellings in two buildings of up to 8 storeys. Cannon Wharf has permission for 679 dwellings in two buildings of 20 and 23 storeys. The first residential block is now complete and the first commercial units, including the replacement Cannon Wharf Business Centre will be ready for occupation in summer 2015. A smaller parcel at 7-17 Yeoman Street is also currently under construction and includes 33 dwellings in a five story building.
- 6.13 The Surrey Canal strategic site has permission for 2,400 dwellings and commercial floorspace that is likely to generate about 1,500 jobs including a major new sports facility. This is a complex redevelopment and site assembly work is still in progress.
- 6.14 The Oxestalls Road strategic site has planning permission for 905 dwellings and non residential floorspace creating up to 750 new jobs. The site has now been sold and the new owners are currently consulting on possible changes to the permission with a view to submitting a further planning application.
- 6.15 The Lewisham Gateway strategic site has planning permission for up to 800 dwellings plus retail, commercial and leisure floorspace. Construction of Phase 1A has started comprising a 15 story and a 25 story building with 193 dwellings and ground floor shops and restaurants. A planning application for phase 1B has been submitted for 169 dwellings, shops and restaurants.
- 6.16 Section 3 also includes a housing trajectory and identifies the anticipated amount of residential development over the next 15 years (2015-16 to 2029-30). It shows a strong housing supply with:
- An estimated 7,018 dwellings or an average of 1,404 dwellings per year, during years 1-5.
  - An estimated 14,945 dwellings for the full 15 years, or an average of 996 units per year.
  - A fluctuating supply of housing, comprised of a good supply in the past, an over supply (or frontloading of sites) during the first five years and then followed by a slight under supply during years 6 – 15.
  - five of the next 15 years are anticipated to exceed the current annualised London Plan target, when past completions and future projected supply are taken into account.

- The end of the 15 year period currently shows an oversupply of 173 units compared to the cumulative London plan target. This indicates new capacity may be required towards the end of the plan period.
- 6.17 Section 4 The Value of Planning considers information on the ways the planning system can be used for community benefit. It considers S106 Planning Obligations; Community Infrastructure levy (CIL) and New Homes Bonus. In this monitoring year new development schemes have:
- Secured almost £3 million financial contributions and 65 affordable units through section 106 agreements. .
  - Received New Homes Bonus for 2013-14 of £3,813,791
- 6.18 Section 5 Planning Service Performance acknowledges the progress made in preparing new plans and strategies against the LDS, which was revised and adopted by the Council in February 2013. Good progress on plan adoption has been made:
- The Council's key planning document, the Core Strategy, was adopted in July 2011.
  - The Site Allocations Local Plan was adopted by the Council in June 2013.
  - The Lewisham Town Centre Local Plan EIP was held in January and July 2013, with subsequent adoption by the Council in February 2014.
  - The Development Management Local Plan EIP was held in January – February 2014 and was adopted by the Council in November 2014.
  - However, the Gypsy and Traveller's Sites Local Plan has been delayed resulting in a requirement for a new needs survey to be commissioned.
- 6.19 Section 5 provides an overview of the activity of the Planning Service. A total of 2,481 applications were lodged with the Council during 2013-14, this is an increase of 18% over the previous year. The breakdown was 1,852 applications for planning, 74 advertisement applications and 555 tree applications. Minor applications formed the largest category with 49%, followed by Householder applications at 25% and Certificates of Lawful Developments at 14%. As would be expected Major application formed a small proportion of total applications at 2% but are responsible for the majority of development. The performance on dealing with applications against national targets was good. For major applications the target is 60% in 13 weeks the actual was 75%; for minor applications the target is 65% in 8 weeks, the actual was 81% and the target for other applications is 80% within 8 weeks, the actual was 79% very slightly below target.
- 6.20 In 2013-14 there were 88 appeals and this represents an increase of 22% over the previous year. Planning Inspectors upheld the majority of the decisions made by the Council, as 61% of appeals were dismissed. Enforcement activity has increased since last year with a total of 119 formal notices served compared to 83 last year of which 88 relate to planning contravention notices.



6.21 Section 5 also highlights the work of other teams within the Planning Service, including Economic Development and Urban Design and Conservation, who have:

- Provided advice and support to businesses, employees and those looking for work via a range of initiatives including the Business Advice Service, Local Labour and Business Scheme, Lewisham Service Providers Forum, Universal Credit Pilot and Strategic Partnership's Family Budgets project.
- Established a renewed Design Review Panel to advise on planning applications, working with property owners to reduce at risk buildings and ensuring development protects the character of Conservation Areas and Locally Listed Buildings.

## **7. Financial Implications**

7.1 There are no direct financial implications arising from this report. The AMR will be published electronically on the Council's website and only limited hard copies will be produced, these being funded from within the agreed Planning Service budget.

## **8. Legal Implications**

8.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) requires that every local planning authority must prepare reports containing such information as is prescribed as to:

- (a) the implementation of the local development scheme;
- (b) the extent to which the policies set out in the local development documents are being achieved.

8.2 This report must be made available to the public and must (a) be in respect of a period:

- (i) which the authority considers appropriate in the interests of transparency,
- (ii) which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months or such shorter period as is prescribed.

8.3 The report must be in the form prescribed by statutory instruments and contain such other matters as is prescribed. The report must be made available to the public. The applicable Regulations are the Town and Country Planning (Local Planning) (England) Regulations 2012.

8.4 Regulation 34 of the applicable regulations requires that the report contain:

- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
- (b) in relation to each of those documents:
  - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;

- (ii) the stage the document has reached in its preparation; and
  - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
  - (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
- 8.5 Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the report must specify the relevant number for the part of the local planning authority's area concerned:
- (a) in the period in respect of which the report is made, and
  - (b) since the policy was first published, adopted or approved.
- 8.6 Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the report must contain details of these documents
- 8.7 Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010 (being a report for the reported period setting the total CIL receipts for the year and the total CIL expenditure, with a summary of details), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- 8.8 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
  - advance equality of opportunity between people who share a protected characteristic and those who do not.
  - foster good relations between people who share a protected characteristic and those who do not.
- 8.9 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

- 8.10 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:  
<http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 8.11 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
  2. Meeting the equality duty in policy and decision-making
  3. Engagement and the equality duty
  4. Equality objectives and the equality duty
  5. Equality information and the equality duty
- 8.12 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:  
<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

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

- 9.1 There are no direct implications relating to crime and disorder issues.

## **10. Equalities Implications**

- 10.1 The Council’s Comprehensive Equality Scheme for 2012-16 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.
- 10.2 Although the AMR does not have any direct equalities implications, the information and data reported, along with known and emerging data from the Census 2011 and other sources will highlight and inform equalities impacts and implications for services provided by the Council.

## **11. Environmental Implications**

- 11.1 There are no direct environmental impacts arising from this report.

## **12. Conclusion**

12.1 The AMR sets out a great deal of information about both Lewisham and the Planning Service. The monitoring year has shown a significant decline in the number of homes completed compared to last year and a consequent decline in the provision of affordable housing. The explanation lies in the phasing of very large development schemes some of which did not have any completions during the monitoring year but are expected to pick up again in the next few years. The planning service has received an 18% increase in planning applications and has performed well in meeting government targets for dealing with these applications. The Council has also adopted a number of Local Plans during the monitoring period.

12.2 It is recommended that the Mayor notes the content of the AMR 2013-14 and approves its publication on the Council's website.

## 15. Background documents and originator

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
<a href="#">Planning &amp; Compulsory Purchase Act 2004</a>	2004	Laurence House	Planning Policy	Brian Regan	No
<a href="#">Localism Act 2011</a>	2011	Laurence House	Planning Policy	Brian Regan	No
<a href="#">National Planning Policy Framework (NPPF) 2012</a>	2012	Laurence House	Planning Policy	Brian Regan	No
<a href="#">Town and Country Planning (Local Planning) (England) Regulations 2012</a>	2012	Laurence House	Planning Policy	Brian Regan	No

If you have any queries on this report, please contact Brian Regan, Planning Policy Manager, 3<sup>rd</sup> floor Laurence House, 1 Catford Road, Catford SE6 4RU – telephone 020 8314 8774.

## Annex 1: Planning Service Annual Monitoring Report 2013-14

# Planning Service Annual Monitoring Report 2013-14

November 2014







**Annual Monitoring Report  
For the 2013-14 Financial Year**

**1 April 2013-31 March 2014**

**November 2014**





# CONTENTS

<b>Executive Summary</b>	<b>1</b>
1. Introduction	1
2. Development in 2013-2014	1
3. Future Development	2
4. The Value of Planning	3
5. Planning Service Performance	4
6. Conclusions	6
<b>1. Introduction and Context</b>	<b>9</b>
1.1 Content of the AMR	9
1.2 Sources of Data	10
1.3 Targets and Indicators	10
1.4 Planning Framework	10
1.4.1 National Policy Framework	10
1.4.2 Planning Legislation Changes	11
1.5 Key Trends in the Borough	12
1.5.1 Overview	12
1.5.2 Population	14
1.5.3 Housing	15
1.5.4 Economy	17
1.5.5 Deprivation	18
<b>2. Development in 2013-2014</b>	<b>21</b>
2.1 Providing New Housing	21
2.1.1 Amount of New Housing	21
2.1.2 Distribution of New Housing	23
2.1.3 Types of Sites where New Housing has been Built	24
2.1.4 Types of New Housing	24
2.1.5 New Housing Summary	26
2.1.6 Amount of New Affordable Housing	29
2.1.7 Distribution of New Affordable Housing	30
2.1.8 Types of Sites Where New Affordable Housing has been Built	31
2.1.9 Type of New Affordable Housing	32
2.1.10 New Affordable Housing Summary	33
2.2 Non-Residential Development	34
2.2.1 Business Floorspace	34
2.2.2 Retail Floorspace	36
2.2.3 Leisure and Community Floorspace	37
2.2.4 Other Floorspace	38
<b>3. Future Development</b>	<b>39</b>
3.1 Approvals Made During 2013-14	39
3.1.1 Residential Development	39
3.1.2 Non-Residential Development	40
3.1.3 Prior Approvals	41
3.2 Regeneration and Growth Areas	45
3.2.1 Convoys Wharf	45
3.2.2 Surrey Canal Triangle	46
3.2.3 Oxestalls Road	47
3.2.4 Plough Way	47
3.2.5 Lewisham Gateway	48
3.3 Forecasting the Future Housing Supply	49
3.3.1 15 Year Housing Land Supply	49
3.3.2 Summary of Progress of Housing Trajectory Sites	53
<b>4. The Value of Planning</b>	<b>57</b>
4.1 Section 106 Agreements	57
4.2 Community Infrastructure Levy	58
4.3 New Homes Bonus	60
4.4 The Benefits of Enhanced Infrastructure	61

<b>5. Planning Service Performance</b>	<b>63</b>
5.1 Plan Preparation against the Local Development Scheme	63
5.1.1 LDF Progress in 2013-14	63
5.2 Neighbourhood Planning	66
5.3 Duty to Co-operate	67
5.3.1 Statutory Requirements	67
5.3.2 Actions to Meet the Duty to Co-operate	67
5.4 Planning Applications	68
5.5 Appeals	71
5.6 Enforcement	73
5.7 Conservation and Urban Design	74
5.7.1 National and Local Conservation Listings	74
5.7.2 Design Review Panel	75
5.8 Economic Development	75
5.8.1 Co-operative Working	75
5.8.2 Education	75
5.8.3 Business Support	76
<b>6. Conclusions</b>	<b>79</b>
<b>Appendices</b>	<b>83</b>
Appendix 1: Abbreviations	A1
Appendix 2: Ward Boundaries Map	A3
Appendix 3: Use Classes Order	A5
Appendix 4: Progress of Housing Trajectory Sites	A9
Appendix 5: Housing Trajectory	A15

# EXECUTIVE SUMMARY

This is the tenth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1 April 2013 to 31 March 2014 and the extent to which the Council's planning policies are being implemented.

The executive summary provides the main points of the annual monitoring report. These are discussed at length in the body of the report. As such it does not contain the contextual and analytic detail of the report itself.

## 1. Introduction and Context

The introduction provides the overview to the administrative and wider economic and social contexts in which the Council's planning activities are undertaken. Legislative changes mean the AMR is no longer required to report on a wide range of economic, social and environmental indicators, but some comment on these matters is needed in order to gain an understanding of the drivers behind the Council's planning, and what the planning system need to help achieve.

## 2. Development in 2013-14

At 1,018, housing completions were fewer than last year's record high. This number consisted of 842 new dwellings, plus 176 longterm vacant dwellings brought back into use. When the 90 dwellings demolished as part of redevelopment schemes are excluded, the net additional dwelling stock for 2013-14 was 928.

The main areas of the borough in which new housing was completed were in Lewisham Central and Brockley wards, with major completions occurring at the Seager Building site (Deptford), Loampit Vale (Lewisham), Marine Wharf West (Deptford) and Staplehurst Rd (Hither Green).

80% of the completions were in new construction, and half were two-bedrooms. 86% of new dwellings were flats.

The data showed that 30% of new dwellings were for affordable housing – either social rent, affordable rent or shared ownership, but this figure justifies a revisiting of the data and the way in which it is managed. The majority of the new affordable housing was achieved on the former United Dairies site in Baring Rd Grove Park.

Completions were not as high as last year because most of the borough's new dwelling supply comes from a small number of very large projects, which are constructed in stages. In 2012-13 a number of major projects had stages completed simultaneously. This had two effects: the 2012-13 completions number was unusually high, and these schemes have since proceeded to their next stages, most of which did not produce completions during 2013-14 – these completions will occur in 2014-15 and 2015-16.

In regard to employment floorspace development (offices, manufacturing, processing, research, and storage), there were large losses of nearly 6,400 m<sup>2</sup> at the Seagers Building, and 2,700 m<sup>2</sup> at the United Dairies site in Grove Park. However both these resulted in substantial numbers of new dwellings (see above).

There was a major increase in retail floorspace of over 13,500 m<sup>2</sup> at the former Bell Green gasworks site, but a loss of nearly 2,000 m<sup>2</sup> with the demolition of the Green Man public house on Bromley Road Bellingham.

After allowing for demolitions, there was an increase of nearly 13,000 m<sup>2</sup> of D class uses floorspace (community facilities and places of assembly). The increase was almost entirely through additional accommodation being provided at five primary schools.

### **3. Future Development**

During 2013-14, 676 net residential units were approved for completion in the future, of which 399 net units will be developed on three major sites (sites holding 50 or more dwellings) at Lewisham Gateway, and at the Faircharm trading estate and 120 Tanner's Hill sites in Deptford.

Permissions granted during the year for a range of projects will result in a net loss of over 17,000 m<sup>2</sup> of retail, commercial and industrial floorspace, including a loss of some 9,000 m<sup>2</sup> of general industrial, but a gain of 10,000 m<sup>2</sup> in community facility floorspace this represents 94% of the non-residential floorspace approved during 2013-14. It includes the new Brent Knoll school for children with intellectual difficulties, extensions to Rushey Green Primary School, and the redevelopment of the Deptford Reach Centre.

The introduction of changes to the General Permitted Development Order (and the 'use classes order') during the year allow conversions of offices to residential use without the need for planning permission. Although this system was not in operation for the full financial year (only beginning on 1 May 2013), the data gathered to date suggest that this system is not achieving what the government claimed it was intended to do: fill empty office floorspace. Half the office floorspace concerned is occupied, and half the floorspace concerned was built between 1970 and 2000.

Also of concern is that three quarters of the converted floorspace is in town centres or adjacent to them – the very places where office floorspace should be viable, and the most appropriate locations for office-based employment.

Redevelopment of the borough's five strategic sites continues. Four of these sites are in Deptford – Convoys Wharf, Plough Way, Surrey Canal and Oxestalls Rd, whilst the fifth is the Lewisham Gateway site adjacent to Lewisham railway station and the River Ravensbourne.

Convoys Wharf was granted deemed permission by the Mayor of London in March 2014, and since then negotiations have been underway regarding the terms of the section 106 agreement. These need to be agreed before the permission can become operational.

Stage 1 of the Lewisham Gateway project is a major development – a 25-storey building – and this stage is not likely to be completed until 2016-17.

The final stage of Marine Wharf West is scheduled for occupied by the end of 2014.

The housing trajectory – the spreadsheet-based system for reconciling the availability and timing of housing development sites with the targets set by the Greater London Authority – continued to be updated during the year in review. It shows that with the current known supply of sites and the timing of their availability, the borough will be able to meet the annual target of providing sites for 1105 additional net dwellings (the target number includes vacant dwellings brought back into use).

Whilst outside the reporting period, for the sake of context it is worth reporting that the 2014 Further Alterations to the London Plan propose increasing Lewisham's annual target to 1385 dwellings – a 25% increase. The Further Alterations were consulted on in mid-2014, followed by examination in public during August. At the time of writing, the inspector has not yet made public his findings report on the soundness of the Further Alterations. It is therefore not yet known whether the current target or the increased target will be imposed in future years.

#### **4. The Value of Planning**

**Section 106 (S.106) agreements** play an important role in generating funds to contribute towards infrastructure and affordable housing provision. During 2013-14 the Council secured nine S.106 agreements and thirteen variations to existing agreements, providing £2,978,506 in financial contributions and 65 affordable housing dwellings.

Over half the 2013-14 contributions were secured by way of the £1.8 million from the residential redevelopment of the Faircharm industrial estate, at Creekside in Deptford. 35 of the dwellings in this projects will be for affordable housing tenure. The redevelopment at St Clement Heights in Upper Sydenham, whilst providing £321,000 in financial contributions, will also provide 50 affordable housing dwellings. The agreement for the Tanners Hill redevelopment in Deptford has secured 15 affordable dwellings.

The Council's S.106 obligations supplementary planning document (SPD) is being amended to reflect the introduction of the community infrastructure levy in 2015 (see below), as the financial contributions currently collected through S.106 will instead be collected by CIL. At this time, the role of S.106, as per the proposed amended S.106 SPD, will be to set the framework whereby the Council can continue to secure works and improvements needed to mitigate the adverse impacts that otherwise would arise from development.

The **community infrastructure levy** (CIL) is proposed to come into effect on 1 April 2015, being supported by proof of the need for future infrastructure, evidence that other sources cannot fund this infrastructure, and evidence that the proposed CIL rates (charged per square metre of net additional floorspace) will not make development unviable. The proposed charging schedule was found sound at examination in October 2013.

The approved CIL rates are:

Geographical Zone	Landuse Category A	Landuse Category B	Landuse Category C
Zone 1	£100/m <sup>2</sup>	£80/m <sup>2</sup>	£0/m <sup>2</sup>
Zone 2	£70/m <sup>2</sup>	£80/m <sup>2</sup>	£0/m <sup>2</sup>

Category A: Use class C3

Category B: All use classes other than B and C3

Category C: Use class B.

In general terms zone 1 covers the Deptford riverside regeneration sites, St Johns and Blackheath, and zone 2 covers the rest of the borough (see map at figure 4.1 on page 60).

The **New Homes Bonus** scheme was introduced in 2011. It is a grant paid by central government to local councils for increasing the number of dwellings and dwellings occupied. The scheme is administered by the Department for Communities and Local Government (DCLG).

Lewisham has been awarded payment for the three years in which the scheme has been operating:

2011-12: £705,698

2012-13: £1,663,886

2013-14: £3,813,791.

The scheme runs for six years, and the amount shown for each year is a cumulative amount, not an annual amount.

Local councils can decide how to spend the New Homes Bonus. However, DCLG expects local councils to consult communities about how they will spend the money, especially in those parts of its area where housing stock has increased.

Through mechanisms such as section 106, the community infrastructure levy and the new homes bonus, the Council's statutory planning activities provide means of securing income for the borough, or to have improvement works undertaken at no cost to the Council. Given the current financial stress under which the Council is operating, it is important to use these mechanisms as much as possible, whilst remaining fair to developers, and within the set legal limits.

## 5. Planning Service Performance

The **local development scheme** (LDS) is the component of the local development framework which sets out the program for preparing and introducing the other components of the LDF. The current LDS dates from February 2013, and progress is detailed in section 5.1 of the report.

Key events in this regard during 2013-14 were the submission for examination in November 2013 of the Catford Town Centre Local Plan (CTCLP) as per the LDS timetable, and then its subsequent withdrawal, after the Council was informed by Transport for London (TfL) that it

intended to re-examine its long-standing proposal for relocating the A205 (the South Circular Road) in Catford town centre (to run behind Laurence House). The Council agreed to work with TfL on this project, but as this meant modelling the advantages and disadvantages of the proposal, it was not compatible with the policy in the submitted CTCLP. As the modelling exercise was likely to take between 6-8 months it was felt that withdrawal of the CTCLP was the best course of action.

The Development Management Local Plan (DMLP) was submitted and the Public Examination was held in accordance with the LDS timetable. However there was a delay in the Examination as the GLA held that the plan was not in 'general conformity' with the London Plan regarding policy relating to affordable rent. The Inspector requested that the Council and the GLA try to reach a compromise on this issue. This was eventually achieved, but resulted in a delay to the process.

Public consultation on the Gypsy and Traveller Local Plan (GTLP) was due during July and August 2013, with submission in May 2014, but this did not happen due to the delay in finding an appropriate site or sites for inclusion in this plan. The delay is now so extensive that the evidence of need is no longer considered reliable, so the planning service is commissioning a new needs survey. Subsequent to the period covered by this AMR, consultants were appointed in October 2014 and their report is expected in January/February 2015. This delay means it will be necessary to revise the timetable in the LDS once the new need for gypsy and traveller site/s is quantified.

The Localism Act 2011 allows communities to influence the planning of their area by preparing **Neighbourhood Plans and Development Orders**. The plans are led by local people who set out how they want their local area to develop, and the neighbourhood plan becomes part of the development plan for the borough and will be used to consider relevant planning applications. Neighbourhood plans can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. Since the Act came into force but subsequent to the period of this report the Council has approved the designation of two neighbourhood forums/areas – Crofton Park and Grove Park.

A **duty to co-operate** with other councils and public bodies is imposed under the Localism Act 2011 to address those planning issues that are strategic in a council's area. The Council undertook a considerable amount of engagement activity with neighbouring local authorities in 2013-14, as well as with other government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage and Thames Water.

The Council organises a quarterly Planning Policy Group meeting of the South East London Planning Authorities, and during the year topics discussed included education, gypsy and traveller sites, housing and waste. The Group worked jointly with the boroughs' waste teams to update the South East London Waste Technical Paper (December 2013).

A large number of public and private bodies and the local residential and business communities have also been regularly engaged with and consulted throughout the plan-making process.



In terms of **planning applications** there was a total of 2,481 applications lodged with the Council during 2013-14. This was 371 more planning applications than the previous monitoring year, an 18% increase. 75% of applications related to planning, followed by tree applications (22%). Only a small number of advertisement applications were lodged.

Only 2% of applications were major applications (ie involving 10 dwellings or more). Minor applications formed the largest category with 49% followed by 25% householder applications.

Timeframes for determining different types of applications within the timeframes set by the Council were well above the target levels for major and minor applications, and the performance level for other applications was very marginally (1%) below the target.

Of a total of 88 **appeals** in regard to planning applications, 61% were dismissed. However one third of appeals were upheld. A similar ratio of two thirds dismissed to one third upheld applied in relation to appeals against refused applications.

Over the past three years there has been a decline in the number of appeals being won – from 80% in 2011-12, down to 76% in 2012-13 and then a further decrease to only 62% in 2013-14. This equates to almost a 25% fall in the proportion of successfully defended cases over only two years. This is causing concern, and a more detailed study to try to understand the reasons for this is to be undertaken.

A total of 119 enforcement procedures took place during 2013-14. 75% of which relates to planning contravention notices. The total number served was 43% higher than in the previous year.

The Council's **conservation** responsibilities make it responsible for protection of 360 nationally listed buildings, structures and items. In respect of local (council) listings, the borough contains 301 listed buildings (including structures and items), 28 conservation areas, 21 areas of archaeological priority and one area of special local character. Part of the borough is in the buffer zone of the Maritime Greenwich world heritage site.

18 buildings/structures and one conservation area in the borough are currently on English Heritage's 'at risk' register. They are at risk from development pressures, neglect or decay. The items at risk include ten graves in one churchyard.

The conservation area at risk is the Deptford High Street conservation area, however its circumstances are classed as improving.

The same buildings/items and conservation area remained at risk as in 2012-13 and in 2011-12.

In order to help foster good **urban design** the Council operates a Design Review Panel, made up of independent specialist design advisors who provide high level, independent, expert design advice on major applications both at pre-application stage and to the Planning Committee. The Panel's advice is meant to assist and encourage developers to achieve and deliver high quality design in their development proposals



The Council refreshed its Design Review Panel in August 2013, in accordance with the requirements of the National Planning Policy Framework. The Panel meets monthly.

## **6. Conclusions**

The key matters in the 2013-14 annual monitoring report are:

- The planning system is driven almost entirely by the need to provide housing. At present there is sufficient residential development capacity to meet GLA targets and the projected increase in the number of households. However if the increased annual housing targets proposed in the 2014 draft Further Alterations to the London Plan are adopted the current supply of known housing sites will be exhausted before the end of the plan period in 2029. This would necessitate refreshing the housing site availability studies previously undertaken, in order to identify additional suitable and available sites.
- There was a decrease in dwelling completions in the year, due to the unusually high number completed the previous year and the subsequent 'quiet period' in which developers are constructing next stages, which are likely to be completed next year.
- The majority of additional dwellings are two-bedroom flats in new-build developments.
- The recorded number of affordable dwellings completed was lower than expected, and a major review of data capture and recording systems in relation to all forms of development is necessary. This includes addressing the failure of private certifiers to provide required development data to the Council.
- Section 106 agreements, the community infrastructure levy and the new homes bonus will provide major sources of infrastructure funding and a means of offsetting adverse development impacts.
- Redevelopment is continuing on the borough's major strategic sites, with most of this development providing large amounts of new housing.
- The Government's 'prior approvals' policy is being used by developers to convert occupied office space to residential use.
- There is a serious fall in the percentage of refusals and appeals being successfully defended.
- There has been a considerable increase in the number of planning applications being lodged, but planning application completion targets have been exceeded by large margins in two categories, and were 1% below the target in the third category.



# 1. INTRODUCTION AND CONTEXT

This is the tenth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1 April 2013 to 31 March 2014 and the extent to which the Council's planning policies are being implemented.

## 1.1 Content of the AMR

The AMR is structured as follows:

- CHAPTER 1 discusses the administrative and wider economic and social contexts of the borough and thus of the preparation of the annual monitoring report. It explains the plan preparation framework, relevant legislation, and population, housing, economic and social factors
- CHAPTER 2 provides an overview of the type and amount of development that has taken place during 2012-2013 including housing, business, retail, community and leisure floorspace. It assesses whether targets have been met to help determine the extent to which planning policies in the Core Strategy have been implemented and whether relevant London-wide and national targets have been achieved.
- CHAPTER 3 provides an overview of the Regeneration and Growth Areas with a particular focus on the progress of the strategic sites. It provides an overview of the type and amount of development anticipated in the future and considers the housing land supply for the future, based on a housing trajectory.
- CHAPTER 4 provides information on the means by which the planning system can be used for the community's benefit. It discusses the infrastructure funding and affordable housing secured through section 106 agreements, the use of the future Community Infrastructure Levy to secure income for funding infrastructure, the payments made to the Council through the Government's New Homes Bonus for new dwelling construction, and the benefits of enhanced infrastructure.
- CHAPTER 5 discusses the Council's statutory obligations and powers under planning legislation: plan preparation progress as measured against the Local Development Scheme, the beginning of neighbourhood planning under the Localism Act, the duty to co-operate with other councils in planning evidence and plan preparation, numbers of planning, tree and advertising applications, planning appeals and enforcement action. It also discusses conservation, urban design and economic development initiatives.
- CHAPTER 6 provides a summary of the main findings and highlights the issues that emerged in the preparation of the report

## 1.2 Sources of Data

Most data is from the Council or from the GLA

The information contained within this AMR is taken from the Council's databases and from the Greater London Authority (GLA) . The planning data is primarily sourced from the Planning Service, London Borough of Lewisham using the London Development Database. Other sources of data are acknowledged in notes at the end of the chapters. Percentages in tables have been rounded so may add to a total between 99% and 100%.

## 1.3 Targets and Indicators

The AMR now focuses on achieving development targets

Each year the AMR reports on a range of matters for which the Lewisham Core Strategy sets targets. Where this is the case the relevant parts of the Core Strategy are set out at the beginning of the chapter.

Following changes to the legislation (see below) which requires councils to prepare an AMR each year, this year's report concentrates mainly on current and future provision of housing and other forms of development, as well as related matters such as funding and infrastructure provision.

Where possible the report incorporates time series data, drawing on previous AMRs, in order to illustrate trends and changes over time.

## 1.4 Planning Framework

### 1.4.1 National Framework

**Local authorities are required to prepare an annual monitoring report each year and to make it available to the public**

The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have introduced changes to the legal requirements governing the content of the AMR. The Council is no longer required to submit the AMR to the Secretary of State, but nonetheless must produce a monitoring report, having collected information during the monitoring year, and to make it available to the public. The Council publishes each AMR on the Planning Policy pages of its website after it has been agreed by the Mayor.

The regulations also require the Council to report on the progress of Local Plan preparation against the timetable specified in the latest Local Development Scheme (LDS). If the preparation of a document is lagging behind, the reasons for this must be given in the AMR – see section 5.1.

The Government has introduced new monitoring requirements in relation to the Community Infrastructure Levy, neighbourhood planning and duty to co-operate – see sections 4.2, 5.2 and 5.3.

In order to streamline the planning process the Government has reduced the number of changes to the type and scale of developments that require approval from a local authority, and hence the AMR is not capable of capturing all of the

development taking place in the borough, as the Council will generally not be aware of these. They include:

- Small scale alterations, extensions and development to dwelling houses that have permitted development rights.
- Change of use between some Use Classes, predominantly in order to enable flexibility within town centres.
- Conversions from office and retail to residential via the Prior Approvals process – see Section 3.1.3.

### 1.4.2 Local Policy Framework

At the local level, the borough’s planning policies are organised into a local development framework (LDF), the components of which are shown in Figure 1.1 below.

The LDF consists of a portfolio of planning documents, prepared by Lewisham Council, which collectively will deliver the borough’s planning strategy and will in time replace the Unitary Development Plan (UDP) adopted in July 2004.

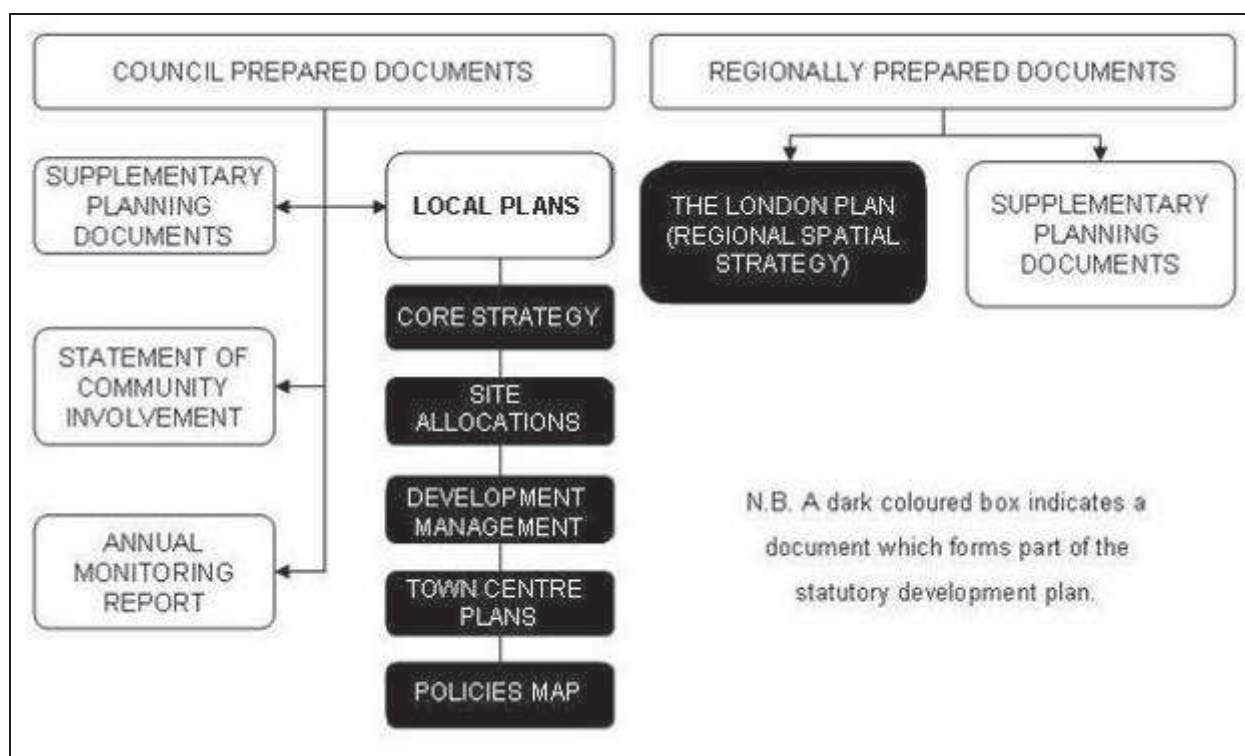


Figure 1.1: Relationships between the documents making up Lewisham’s local development framework

Table 1.1 overleaf describes each of the documents within Lewisham’s LDF. Those notated with a (C) are subject to public consultation during their preparation period. Those notated with an (E) are required to be submitted to the Secretary of State and to be examined by an independent Planning Inspector and found sound prior to being adopted by the Council. Table 5.1 on page 65 sets out how the policy documents are progressing against the key dates specified in the Local Development Scheme.

Type of document	Name	Description
Procedural	<b>Local Development Scheme (LDS)</b>	Is a work programme which sets out what documents will be prepared and the key dates for preparation, public consultation and adoption. (C) (E)
	<b>Statement of Community Involvement (SCI)</b>	Shows how the Council will involve the community in the preparation, alteration and review of LDF documents and in planning application decisions. (C)
	<b>Annual Monitoring Report (AMR)</b>	Sets out information on whether the Council is on track to meet key dates published in the LDS, and whether targets are being achieved.
Policy	<b>Core Strategy</b>	Sets out the vision, objectives, strategy and policies that will guide public and private sector investment to manage development and regeneration in the borough over the next 15 years. (C) (E)
	<b>Site Allocations (SALP)</b>	Identifies sites, usually above 0.25 hectares, which are likely to be developed during the lifetime of the Core Strategy. (C) (E)
	<b>Development Management (DMLP)</b>	Sets out the planning policies for managing development in the borough and will be used to guide, assess and determine planning applications. (C) (E)
	<b>Local Plan for Lewisham town centre (LTCLP)</b>	Provides a spatial strategy for the town centre, identifies town centre boundaries, includes policies that are relevant to all development proposals across the town centre and identifies sites where development is expected to come forward in the future. (C) (E)
	<b>Gypsy &amp; Traveller Local Plan</b>	Identifies suitable sites for these facilities, and provides guidelines for identifying future sites if necessary.
	<b>Policies Map</b>	Accompanies the above mentioned policy plans and provides a visual representation of the policies. (C) (E)
	<b>London Plan</b>	Is a spatial development strategy that sets out a framework for development in London over 20-25 years. Its policies apply to Lewisham and all London Boroughs. (C) (E)
	<b>Supplementary Planning Documents (SPD)</b>	These documents, prepared by both the Council and the Mayor of London, provide additional detail on the implementation of policies contained in the plans listed above. (C)

Table 1.1: Description of Lewisham's LDF component documents

## 1.5 Key Trends In The Borough

### 1.5.1 Overview

Figure 1.2 shows Lewisham, Inner London's third largest borough in terms of area. It covers 35.16 square kilometres. It is located to the south-east of Central London, and is bounded by the River Thames to the north and the boroughs of Southwark to the west, Bromley to the south and Greenwich to the east.



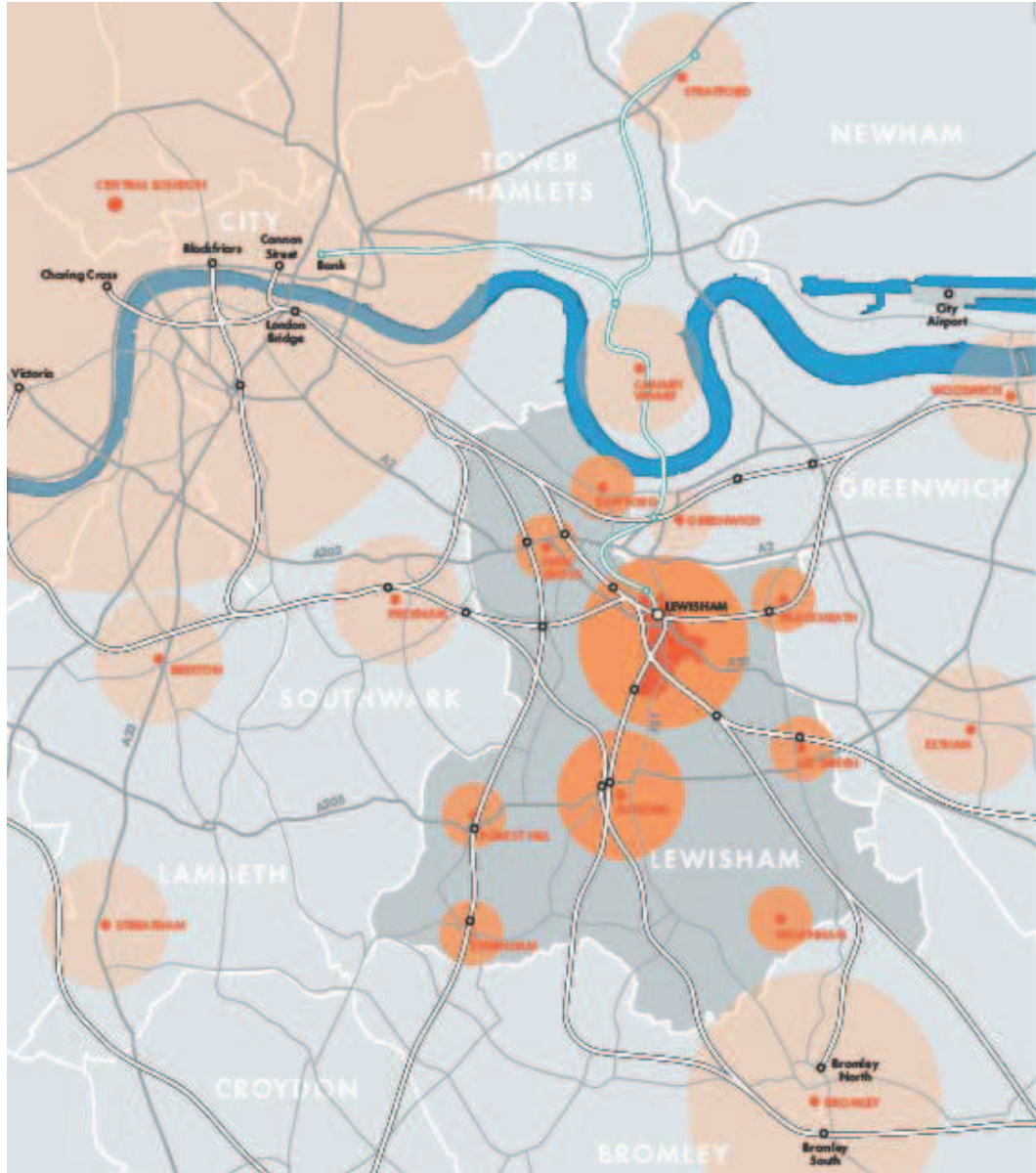


Figure 1.2: Map of southeast London, showing main centres and location of Lewisham borough

Lewisham is a diverse borough and has a number of characteristics that make it a unique place:

**Large, growing and diverse population**

- including over 289,900 people who speak 130 languages, and is the 14th most ethnically diverse borough in England. By 2025 the population is predicted to rise to 321,600 and by 2040 to 349,000<sup>1</sup>.

**Diverse neighbourhoods**

- including strong communities with unique identities at Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham.

**Extensive housing areas**

- including approximately 116,100<sup>2</sup> households, living in mainly older Victorian neighbourhoods in the north of the borough and in 20th century suburbs in the south.

<b>Key regeneration sites</b>	<ul style="list-style-type: none"> <li>including Opportunity Areas<sup>3</sup> at Lewisham, Catford, New Cross and Deptford that will accommodate substantial new jobs and/or homes in the future and the nationally significant Thames Gateway in the north of the borough.</li> </ul>
<b>A hierarchy of retail centres</b>	<ul style="list-style-type: none"> <li>including the two major town centres of Lewisham and Catford, seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades.</li> </ul>
<b>A range of employment</b>	<ul style="list-style-type: none"> <li>including two Strategic Industrial Locations at Bromley Road and Surrey Canal Road, and other employment areas across the borough.</li> </ul>
<b>Good transport links</b>	<ul style="list-style-type: none"> <li>including important road and rail transport routes (radial and orbital routes and 21 railway stations) connecting within London<sup>4</sup> and between London, Kent and Sussex.</li> </ul>
<b>A rich heritage</b>	<ul style="list-style-type: none"> <li>including 28 conservation areas and 685 listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens, locally listed buildings and, at Blackheath, part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site.</li> </ul>
<b>Extensive green and blue networks</b>	<ul style="list-style-type: none"> <li>including greenspace that encompasses over one fifth of the borough, a variety of award winning parks and a 8km long network along the Rivers Thames, Ravensbourne, Quaggy and Deptford Creek.</li> </ul>

The remainder of this section provides a summary of the key trends experienced by the borough. Much of the data, especially relating to the 2011 Census, remains the same as reported in last year's AMR. This report seeks to avoid repetition by providing a brief overview whilst focussing on new, recently published data.

### 1.5.2 Population

#### High population growth rate in the borough

The estimated 2013 mid-year population of the borough was 286,180<sup>5</sup>, an increase of 4,624 (1.6%) over the previous twelve months. This growth rate is nearly twice the national growth rate. The population is estimated to have grown by 15% since 2001, whereas the national growth in this period was only 9.6%. These two numbers show that the borough's population growth is well above the national rate. Whilst the growth rate from 2001 to 2013 was slightly below the rate for Greater London, it is nearly a quarter higher than the metropolitan growth rate in the twelve months 2012 to 2013.



Estimate of usual residents	Lewisham borough	Greater London county	England
2001 Census <sup>6</sup>	248,922	7,172,100	49,138,800
2011 Census <sup>7</sup>	275,900	8,173,900	53,013,500
2012 Mid Year Estimate <sup>8</sup>	281,556	8,308,369	53,493,729
<b>2013 Mid Year Estimate<sup>9</sup></b>	<b>286,180</b>	<b>8,416,535</b>	<b>53,865,800</b>
Change 2012 to 2013	4,624	108,166	372,071
% change 2012 to 2013	1.6%	1.3%	0.7%
% change 2001 to 2013	15.0%	17.4%	9.6%

Table 1.2:  
Population  
growth since  
2001

Sources: as per footnotes

**Population forecasts frame the need for ongoing large scale housing development**

The 2013 GLA population forecasts suggest that the borough's population will grow to 321,560 in 2025, and to 349,055 in 2040. These represent percentage increases of 12% and 22% respectively, and demonstrate the scale of the planning task of identifying housing sites and locations for facilities and services to provide so much more infrastructure in the coming decades.

### 1.5.3 Housing

**Average household size continues to fall**

At the 2011 census, (the most recent comprehensive data source on population and housing) the number of households in Lewisham was 116,091. This represented 8.5% of total households in Inner London and 3.6% of London as a whole. Between the 2001 and 2011 censuses, the number of households increased by 7.5%.

GLA household data estimates show that there was a 3.3% growth in the number of households in the borough from 116,091 in 2011 to 120,439 in 2013. This is twice the population growth rate over this period, and shows that occupancy rates and thus average household size are falling.

The 2011 census data showed that 26% of households were single people living on their own. Lone parents, adult couples with children and adult couples without children each contained between 16 and 17%. Pensioners constituted the smallest group of households, at 12%.

The 2011 census data also showed that since 2001 there had been a decline in the proportion of households consisting of single pensioners, pensioner couples, adult couples with children, and adult couples without children. However the proportions of households consisting of single persons, lone parents, groups of adults without children and groups of adults with children increased.

There is a forecast growth of a further 15.5% to 139,060 households in 2025 and a further 17,154 to take the number of household in 2040 to 156,214 – a 29.7% increase since 2013.<sup>10</sup> Planning for the borough will need to ensure that these households can be accommodated.

The population density in Lewisham increased from 70.8 persons/ha at the 2001 census to 77.3 at the 2011 census. Based on the 2013 Mid Year population estimate the density is now 81.4 persons/ha.

**Flats represent an increasing proportion of the dwelling stock, as most new dwellings are flats**

According to 2011 census data, purpose-built flats were the most common dwelling type (35.7%), followed by terrace houses (28.2%). There was a change in the proportions of dwelling types between 2001 and 2011, with a decline in the proportion of terrace houses and converted flats and an increase in purpose built flats, as shown in Figure 2.6. The dwelling completion numbers discussed in Chapter 2 show that this trend has continued since then.

One of the outcomes of London's housing cost and shortage is that it is likely that in some cases there is more than one household occupying a dwelling. Whilst in some cases there may be no family connection between the households, it is more common to find situations such as young married couples living with the parent or parents of one of the partners, or households related by blood eg household heads may be siblings.

The most comprehensive recent data on dwelling tenure is the 2011 census, and so the information in this respect has not changed from the 2012-13 AMR. The data are summarised in Table 1.3.

*Table 1.3:  
Comparison of  
Lewisham and  
Greater London  
dwelling tenures*

Tenure type	Lewisham	Greater London
Owned/Mortgaged/shared ownership	43.6%	56.5%
Social rent	31.1%	26.2%
Private rent	24.4%	15.5%

Source: 2011 census – ONS

*Table 1.4:  
Trends in  
average house  
prices; Greater  
London and  
Lewisham*

Date	Greater London		Lewisham		Lewisham as % of Greater London
	Average Price (£)	% Change since 2004	Average Price (£)	% Change since 2004	
Mar 2004	263,343	NA	209,202	NA	79.4
Mar 2005	273,783	4.0	221,871	6.1	81.0
Mar 2006	283,371	7.6	227,386	8.7	80.2
Mar 2007	321,405	22.0	252,003	20.5	78.4
Mar 2008	347,512	32.0	283,594	35.6	81.6
Mar 2009	294,622	11.9	239,412	14.4	81.3
Mar 2010	329,390	25.1	255,287	22.0	77.5
Mar 2011	336,018	27.6	259,358	24.0	77.2
Mar 2012	340,252	29.2	272,031	30.0	79.9
Mar 2013	367,758	39.6	284,503	36.0	77.4
Mar 2014	416,098	58.0	328,561	57.1	79.0

Source: Land Registry

**57% increase in house prices in ten years**

Table 1.4 shows the trends over the last ten years in average house prices (all dwelling types) in Greater London and in Lewisham borough. The increases in each have in percentage terms remained close to each other, so that in 2004 and in 2014 Lewisham house prices remain at 79% of the London average.

**Major increase in private rentals**

The housing tenure structure in the borough changed significantly between the 2001 and 2011 censuses, with the private rented sector almost doubling from 13.1% in 2001 to 24.3% in 2011. Conversely, declines were experienced in owner occupation and in the social rent sector.

The increase in the private rented sector was a result of the buy-to-let market, and Lewisham has the highest level of private rental accommodation in the sub-region – probably related to price when compared to other boroughs, migration, the nature of the labour market and good transport links.

### 1.5.4 Economy

**Far more residents work outside the borough than people come into the borough to work**

Data from the 2011 census show that overall, Lewisham has a small economy, with a job density of 39 jobs per 100 people of working age. This compares to 88 for London and 78 for Great Britain. The borough's Gross Value Added (a measure of how well an economy is performing) was ranked 30th out of the 33 London boroughs. The number of jobs in Lewisham in 2010 was 73,000, which was 6,000 less than in 2002. The rate of economically active people in Lewisham has remained relatively stable since 2004, and in 2013 was 79.8%, an increase of 6.4% since 2010. This rate is slightly higher than the London rate of 76.4% and the rate for Great Britain (77.3%).

The rate of people in employment in Lewisham has remained relatively stable since 2004. At 71.4% in 2013, there was an increase of 6% between 2010 and 2013. This rate is slightly higher than that for London (69.4%) and Great Britain (71.1%). In line with other parts of London, Lewisham has lost the majority of its major private sector companies in the past 30 years.

Because the borough has a relatively small internal economy, it is a major supplier of labour to neighbouring areas. The 2011 census showed that there were 79,125 people travelling out of the borough to work, mostly commuting to North London and South East London. This is approximately 2.5 times more people than the 29,442 people who travelled into the borough to work, mostly from South East London<sup>11</sup>.

The numbers in Table 1.5 show how, other than in the last period (2013-14) the percentage of the economically active cohort of the population who are unemployed has been consistently above the London average. This is paradoxical, given the fact that the level of trade and professional qualifications attained by the Lewisham population is higher than the London and Great Britain percentages at every level of qualification – see table 1.2.

Period	Lewisham		London
	Number	%	%
Jul 04-Jun 05	10,800	7.7	7.2
Jul 05-Jun 06	11,000	8.1	7.8
Jul 06-Jun 07	11,500	8.1	7.4
Jul 07-Jun 08	11,200	7.9	6.4
Jul 08-Jun 09	12,300	8.6	8.1
Jul 09-Jun 10	13,500	9.4	8.9
Jul 10-Jun 11	14,800	10.2	9.1
Jul 11-Jun 12	14,000	9.9	9.2
Jul 12-Jun 13	15,000	9.9	8.9
Jul 13-Jun 14	11,300	7.3	7.4

Table 1.5:  
Number and %  
of Economically  
Active who are  
unemployed –  
12-month  
averages

Source: Office of National Statistics

Qualification Level	Lewisham (number)	Lewisham %	London %	Gt Britain %
NVQ4 and above	102,000	54.0	49.1	35.2
NVQ3 and above	131,800	69.8	64.0	55.8
NVQ2 and above	149,500	79.2	75.6	72.5
NVQ1 and above	163,000	86.3	84.2	84.4
Other qualifications	13,800	7.3	8.0	6.3
No qualifications	12,100	6.4	7.8	9.3

Table 1.6:  
Comparison of  
Lewisham,  
London and GB  
vocational  
qualifications

Source: Office of National Statistics

### 1.5.5 Deprivation

#### Lewisham continues to struggle with reducing deprivation

As per the 2012-13 annual monitoring report, the Indices of Multiple Deprivation (IMD) for England 2010 remain as the most up to date assessment of deprivation in the borough. New indices of multiple deprivation are anticipated to be available in 2015, in time for next year's AMR.

Deprivation covers a broad range of issues and refers to unmet needs caused by a lack of resources of all kinds, not just financial. The English Indices of Deprivation attempt to measure a broader concept of multiple deprivation, made up of several distinct aspects, or 'domains', of deprivation.

In addition to the overall IMD score and rank, each local authority is ranked against seven domains and two supplementary indices.

- Income
- Employment
- Health and Disability
- Education Skills and Training
- Barriers to Housing and Other Services
- Crime

- Living Environment.

The 2010 indices show that, overall, Lewisham is the 31st most deprived local authority area in England, which makes it one of the 20% most deprived local authority areas. They present a mixed picture for Lewisham: although progress in reducing deprivation has been made in the borough, these improvements have been outstripped by increased social disadvantage in other respects<sup>12</sup>.

The IMD shows that the proportion of lower layer super output areas (LSOAs) (the geographical divisions for statistic collection and analysis) in Lewisham which are in the bottom 20% (ie the most deprived) nationally decreased slightly between 2007 and 2010. Of Lewisham borough's 166 LSOAs, 38% were in the 20% most deprived in England in 2010, compared with 38.6% in 2007 and 33% in 2004. Five of these LSOAs were within the worst 10% in England (in 2007 there were eight); they are dispersed across Bellingham, Evelyn, Lewisham Central, Rushey Green and Whitefoot council wards. However, 58 of Lewisham's LSOAs were in the bottom 10-20% percentile (up two from 2007), making a total of 63 LSOAs in the bottom 20% nationally.

Relative to other London local authorities Lewisham is deemed as more deprived, although deprivation has not increased in all parts of the borough, and deprivation levels relating to individual indices vary greatly.

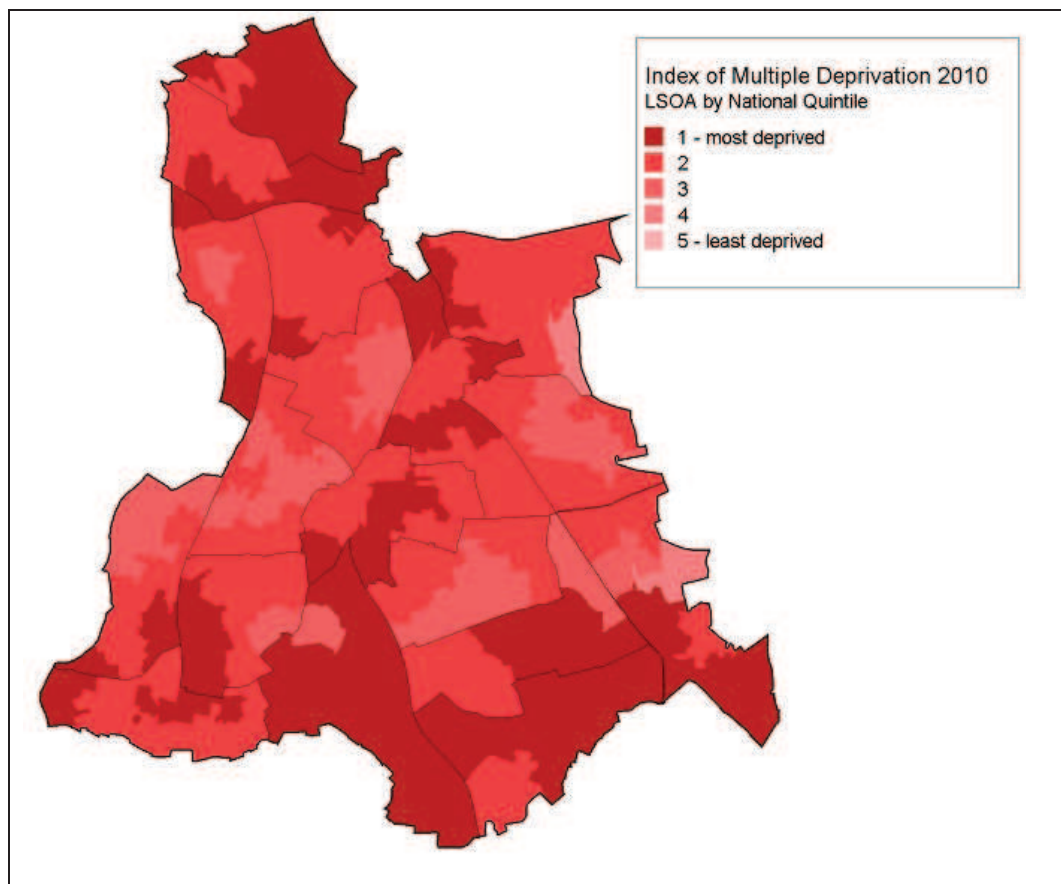


Figure 1.3:  
Variations in the  
degree of  
deprivation  
within Lewisham  
borough 2010

---

<sup>1</sup><http://data.london.gov.uk/datastore/package/gla-population-projections-2012-round-shlaa-borough-sya-incorporating-dclg-2011-ho>

<sup>2</sup> 2011 Census, Office of National Statistics

<sup>3</sup> As designated in the Sustainable Communities Plan, Sustainable Communities: Building For The Future, 2003

<sup>4</sup> Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

<sup>5</sup> GLA 2013 Population Estimates

<sup>6</sup> 2001 Census, Office of National Statistics

<sup>7</sup> 2013 Mid Year Estimates, Office of National Statistics

<sup>8</sup> ibid

<sup>9</sup> ibid

<sup>10</sup> GLA Population and Dwelling Forecasts 2013

<sup>11</sup> 2011 Census, Office of National Statistics

<sup>12</sup> 2010 English Indices of Deprivation, Dept for Communities and Local Government

## 2. DEVELOPMENT IN 2013-14

This section reviews planning performance relating to the amount and type of development that has taken place during 2013-2014, including the different types of housing and business, retail, community and leisure floorspace development completed. It assesses progress against the following relevant parts of the Core Strategy:

<b>Strategic objectives</b>	CSO2: Housing provision and distribution CSO3: Local housing need CSO4: Economic activity and local businesses
<b>Core strategy policies</b>	CSP1: Housing provision, mix and affordability CSP3: Strategic industrial Locations and Employment Locations CSP4: Mixed Use Employment Locations CSP5: Other employment locations including creative industries CSP6: Retail hierarchy and location of retail development CSP19: Community and recreational facilities

### 2.1 Providing New Housing

#### 2.1.1 Amount of New Housing

**New dwelling completions fell from 1895 in 2012-13 to 815 in 2013-14**

An additional 842 new dwellings were completed in the borough during 2013-14. This involved the loss of 90 existing dwellings, which gives a net increase of 752 dwellings. All were self-contained dwellings<sup>12</sup>.

The 752 net increase was only 42% of the 1,895 achieved in 2012-13, and only 68% of the current London Plan target of 1,105 dwellings per year. In contrast last year's record number of completions *exceeded* the London Plan target by 71%.

The main reason for this major variation in completions is the phasing of the large developments which are the main source of new dwellings in the borough. For practical and marketing reasons, the completion of the dwellings in large developments occurs in phases. There is a number of large housing projects in the borough in which phases were completed in 2012-13, and the developers concerned are now proceeding with the next stages, with completions scheduled to occur in 2014-15, which should bring the overall number for dwelling completions next year back in line with or close the London Plan target.

Table 2.1 (page 28) show the large numbers of new dwellings arising from a small number of large, phased projects during 2013-14: 648 of 752 (86%).



The 2014 draft Further Alterations to the London Plan envisage increased dwelling construction targets across Greater London, with the annualised target for Lewisham borough expected to increase from the current 1105 to 1385, which equates to a 25% increase. The Further Alterations were consulted on then subject to examination in public in September 2014. The date of the inspector's report is not yet known.

The data for dwelling completions in the borough and the associated London Plan targets over the last ten years are set out in Figure 2.1.



Former United Dairies site, Barings Road Grove Park

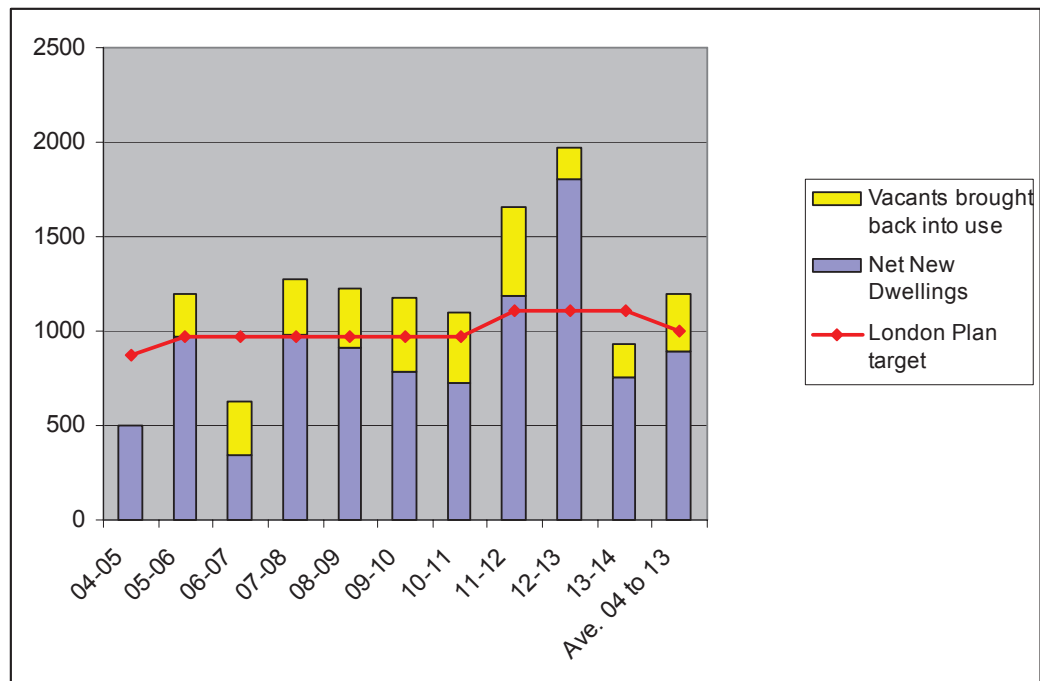


Figure 2.1: New dwellings and vacant dwellings brought back into use 2004-05 to 2013-14

Source: LDD



## 2.1.2 Distribution of New Housing

### New housing continues to be concentrated in the north of the borough

The majority of the 842 dwellings completed during 2013-14 were concentrated in the north of the borough, in the wards of Lewisham Central (25%), Brockley (20%) and Telegraph Hill (13%) (see Figure 2.2). However there was a considerable degree of building activity concentrated in Grove Park ward, which saw 9% of the completions. This geographical distribution is different to that in 2012-13, where phases in major projects in Evelyn, Blackheath and New Cross wards were completed, making them the location of most new housing – along with Lewisham Central ward, where major development continues.

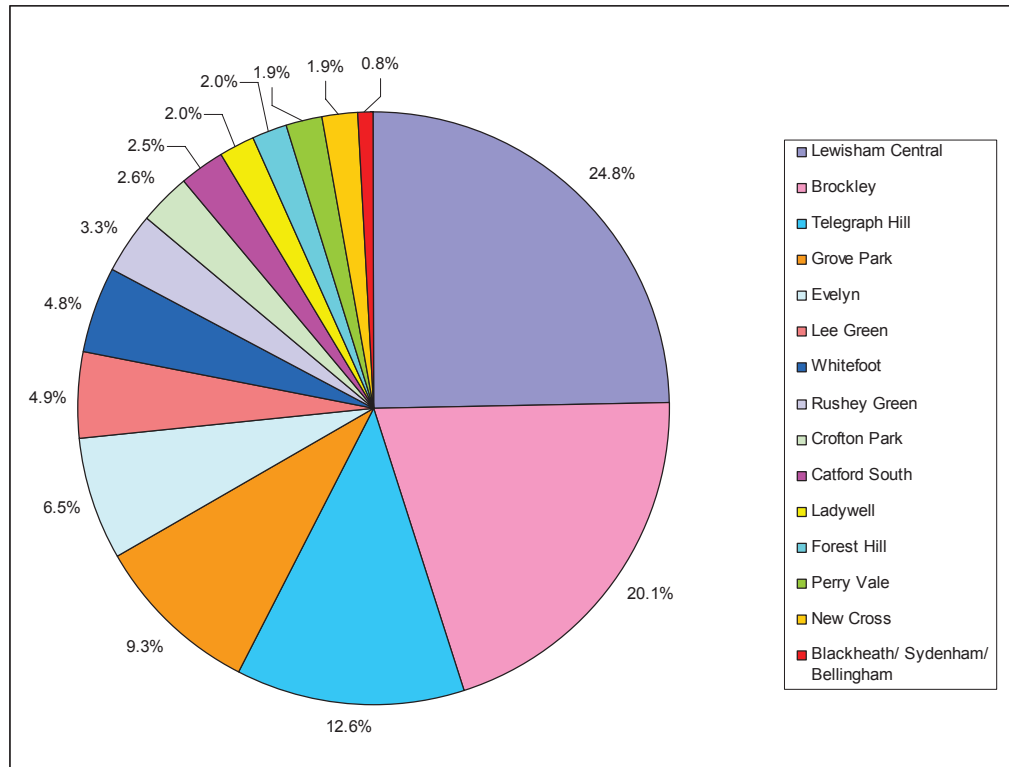


Figure 2.2: Distribution of housing completions by ward 2013-14

Source: LDD

Some 39% of new dwellings were built in the four wards located in the Growth and Regeneration Areas designated by the Core Strategy – Evelyn, New Cross, Lewisham Central and Rushey Green. This is a key part of the rejuvenation of these areas. The regeneration of these areas is occurring largely through redevelopment to mixed use (mostly housing) of a small number of large brownfield sites, and it is usual in this type of redevelopment, given the numbers of new dwellings they provide, that the housing is completed in phases. The progress of the housing trajectory at Appendix 4 provides information on projected completion years for future phases of these sites.

These figures demonstrate the geographical concentration of the new housing being provided in the borough. The ward map at Appendix 2 shows the locations of the wards where most of the completions during 2013-14 occurred.

Notwithstanding the redevelopment occurring in the regeneration areas, nearly half the new housing in the borough was completed in just two wards: Lewisham Central and Brockley. No new housing was constructed in Downham ward this year, and Bellingham, Blackheath and Sydenham wards together accommodated less than 1% of the new housing.

### 2.1.3 Type of Sites Where New Housing has been Built

**New housing is concentrated on a small number of large sites**

Housing sites are categorised according to how many dwellings they can accommodate:

- Small sites can accommodate less than 10 dwellings.
- Large sites can accommodate 10 to 50 dwellings.
- Major sites can accommodate more than 50 dwellings.

Figure 2.3 shows that 67% of the net dwellings completed were concentrated on major sites, of which there were seven. 11% were developed on large sites, of which there were three. Small sites represent the most numerous type of site but provide 22% of the net new homes. Table 2.1 contains details of these sites.

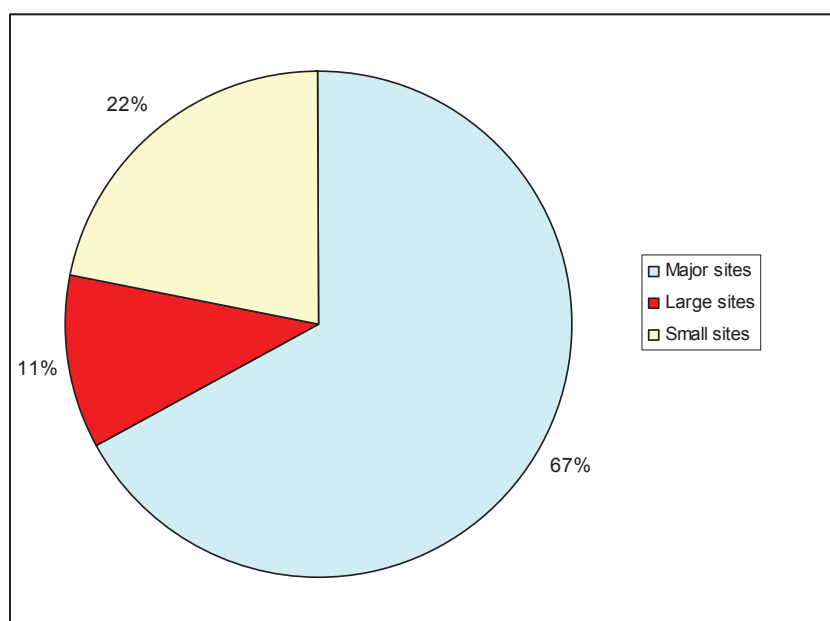


Figure 2.3: Housing completions by size of site 2013-14

Source: LDD

### 2.1.4 Types of New Housing

**Most new dwellings are flats**

A variety of choice, in terms of type and size of accommodation reflecting local need, is an important element of the housing supply. To gain an idea of the supply of new dwellings provided during 2013-14, the form, construction and size of the gross units that have been built are discussed below.

Although new dwellings completed in 2013-14 were overwhelmingly (86%) in the form of flats/maisonettes, figure 2.4 shows that only 7% were in the form of houses. These figures are similar to 2012-13, when 91% of new dwellings were

flats and 7% were houses. Live/work units and studio/bedsits represent only a small proportion of the overall supply of new dwellings.

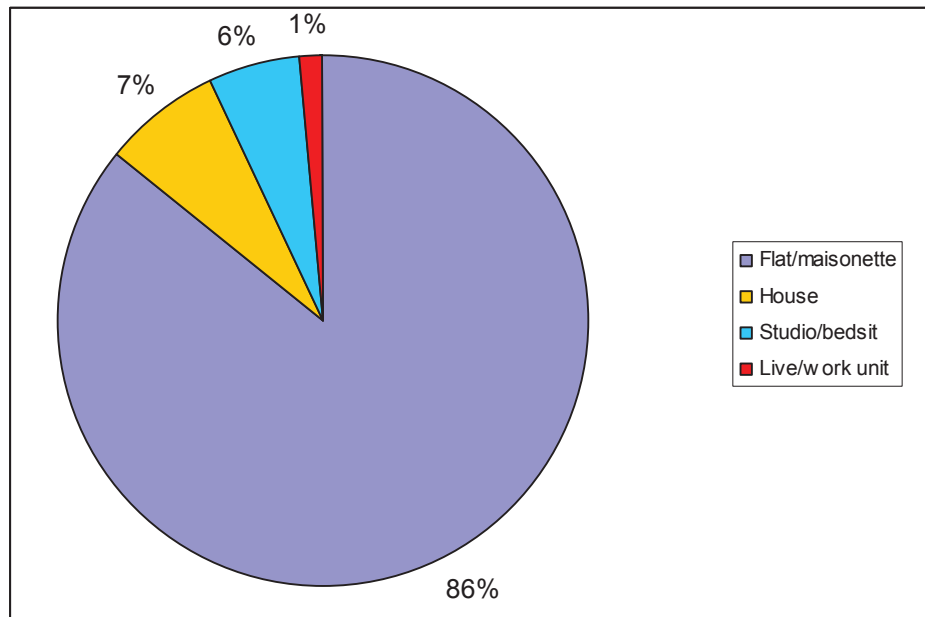


Figure 2.4: Housing completions by type of dwelling 2013-14

Source: LDD

**Purpose-built development provides most of the new dwellings in the borough**

80% of new dwellings were in new, purpose built development, similar to the 82% last year. However a significant amount of housing has also been created through existing buildings being converted and extended (10%) or experiencing a change of use (8%). These proportions are virtually unchanged from last year, and this suggests that these sources of additional dwellings may be likely to continue to provide a proportion of the new dwellings in the borough.

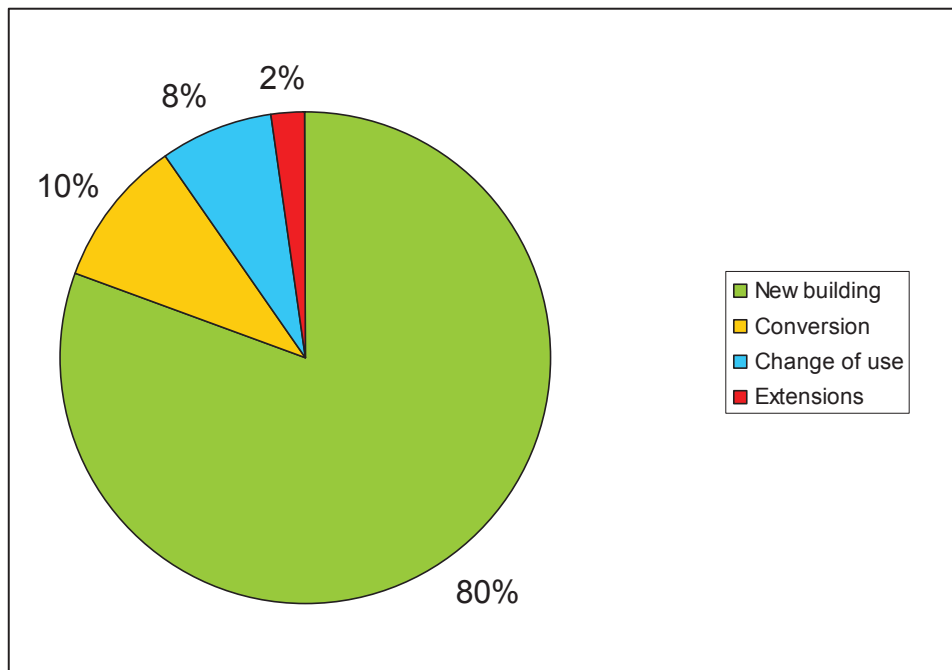


Figure 2.5: Sources of new dwellings 2013-14

Source: LDD

**The proportion of new two-bedroom dwellings increased**

Figure 2.6 shows the number of dwellings completed by number of bedrooms<sup>3</sup> in 2013-14. Unlike last year, where the highest proportion (45%) of dwellings were one-bedroom, in 2013-14 this fell to 34%, while the proportion of two-bedroom dwellings rose from 38% to 50%. There was a slight decrease in the proportion of three-bedroom dwellings completed, from 17% to 13%.

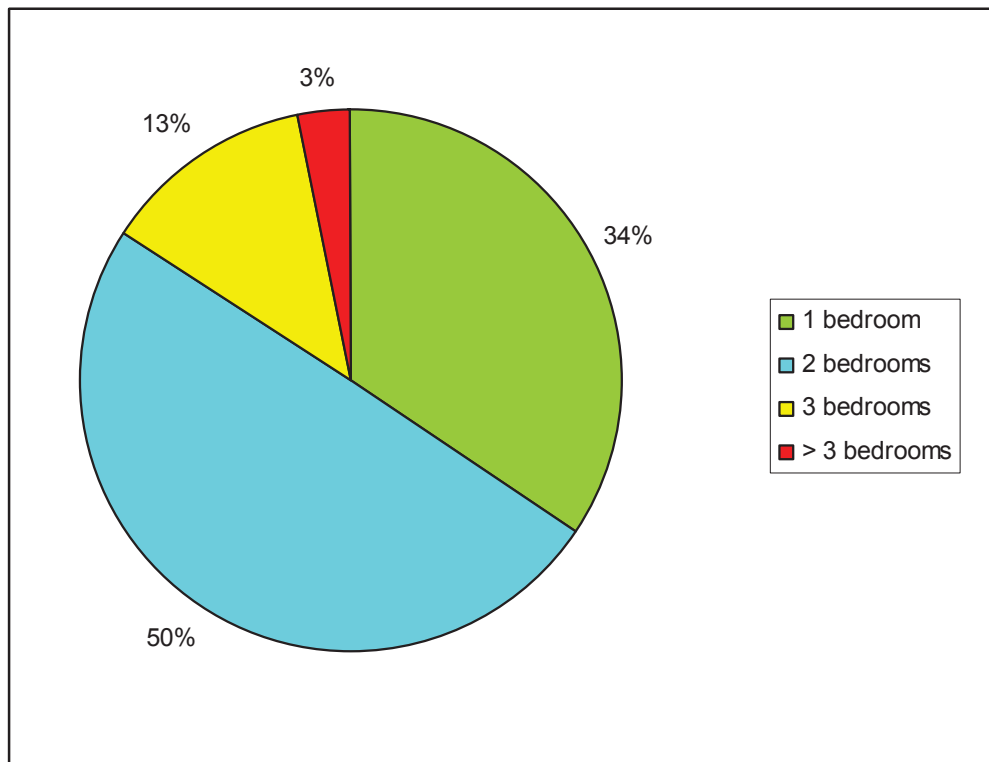


Figure 2.6: Dwelling completions by number of bedrooms 2013-14

Source: LDD

### 2.1.5 New Housing Summary

**Six of the eight major or large sites under development during the year were completed**

To summarise, Table 2.1 provides details of each of the major and large sites above 10 units, where housing was completed during 2013-14. In total these comprise 648 dwellings, or 87% of the 752 completions. There is a number of points to highlight regarding these sites:

- 97% of these dwellings are on sites that provide for a mix of uses, not just housing, thereby helping to create sustainable communities.
- 69% of the net major and large site completions are on just two sites, the Seagers Building site in Deptford and the Loampit Vale site in Lewisham.
- Unlike last year, when 25% of the major and large site completions were on social housing estates, none of this year’s completions are located on these estates. As discussed elsewhere in the report, this is related to the timing of the completion of phases of major projects.

In the case of six of the eight major and large sites on which dwellings were completed during the year, these completions marked the overall completion of the schemes. Last year there were twenty large or major schemes completed. The other two major sites, at Loampit Vale Lewisham and Marine Wharf West in

Plough Way Deptford, are still in development. Further to the 174 dwellings completed in the Loampit Vale project during the year, another 195 are forecast to be completed in the next two years. At Marine Wharf West, a further 382 dwellings are forecast for completion by 2017-18. Elsewhere on the Plough Way strategic site, a further 859 dwellings are forecast to be completed by 2022-23.



*Part of the regeneration of the Heathside and Lethbridge estates, Lewisham, containing private and affordable housing*

Site name	Ward	Site description	Net units completed in 2013-14	Has the site been completed?
<b>Major sites</b>				
Seager Building	Brockley	In district centre; mixed use scheme	273	Yes
Loampit Vale, south side east & west Elmira Street	Lewisham Central	In town centre; mixed use scheme	174	No. A further 195 units are due to be completed by 2015-16 and a further 765 units are anticipated on associated sites east and west of Jerrard Street.
Marine Wharf West, Plough Way	Evelyn	Strategic site; mixed use scheme	53	No. Remainder of site (382 units) is due to be completed by 2017-18. A further 859 units are due to be completed on the Plough Way strategic site by 2022-23.
9 Staplehurst Road	Lee Green	Mixed use scheme	51	Yes
TOTAL:			551	
<b>Large sites</b>				
Martins Yard, 82a Endwell Road	Telegraph Hill	Mixed use scheme	47	Yes
5 St Norbert Road	Telegraph Hill	Housing scheme	32	Yes
Land to east of Fishers Court, Besson Street	Telegraph Hill	Housing scheme	12	Yes
34 Bromley Road	Rushey Green	Residential care group home with non-self contained units	6	Yes
TOTAL:			97	
<b>TOTAL ALL:</b>			<b>648</b>	

Table 2.1: Summary of housing sites (sites above 10 dwellings)

Source: LDD

## 2.1.6 Amount of New Affordable Housing

### Data reconciliation for affordable housing completion databases

The development data which form the basis of annual monitoring reports are taken from the GLA's London Development Database (LDD). The Council, like other Greater London boroughs, is responsible for entering the data relating to approvals, commencement of construction and completions of most development into the LDD, and for reporting changes of floorspace use. The accuracy and thus usability of the data in the LDD is determined almost entirely by the accuracy and completeness of the data the Council enters into it.

Based on a general knowledge of current development activity in the borough, the numbers of dwelling completions extracted from the LDD for this year's annual monitoring report do not appear to provide the complete picture, in particular in relation to affordable housing completions. It would appear that this is likely due to data entry problems.

Notwithstanding the understandable smaller number of overall dwelling completions in 2013-14, following the record number of completions in 2012-13, a number of major projects are now proceeding to next phases, which will result in larger numbers of completions in 2014-15 and subsequent years (discussed in section 2.1.1).

The LDD affordable housing numbers have been checked against the GLA's affordable housing database, separate to the LDD, and with the 2013-14 returns from the social housing providers (registered social landlords – RSLs) which operate in Lewisham borough. As opposed to the 194 affordable housing completions in the LDD, the GLA's affordable housing database shows 222 completions, and the providers' returns give a number of 224.

The GLA affordable housing database is based on stages of the development process and therefore identifies project phases (and the associated dwelling numbers) actually completed during the year, but the RSLs' returns only enumerate the additions to their stocks of assets. These could therefore be through purchase of dwellings completed prior to 2013-14, or purchased on the open market rather than at reduced rates through section 106 agreements, which are the only affordable housing units recorded in the LDD.

The discrepancy of two dwellings between GLA and the RSLs appears to be accounted for by the timing of completion of two shared ownership units in the regeneration of the Heathside and Lethbridge estates. As the GLA completion date for these two are shown as occurring within the 2013-14 financial year, they have been included and the accepted total affordable housing completions is taken as being 224.

However most of the analysis in this section is based on the 194 completions in the LDD, as these entries contain data on dwelling type, number of bedrooms and the like. This allows dissection and analysis, whereas other than tenure type, the GLA and RSL returns databases only provide total of completions.



**Affordable housing numbers are lower than previous years**

Section 2.1.1 highlighted that housing affordability is a major issue in the borough. Housing that is affordable, so that it can be bought/rented by local residents in housing need, is one of the most important elements of the housing supply. To gain an idea of how much affordable housing has been provided, the amount of net affordable housing completions and their geographical spread across the borough are considered below.

224 new affordable dwellings<sup>iv</sup> were completed in 2013-14, either as part of mixed tenure developments, or by RSLs undertaking their own developments. The provision of affordable housing in 2013-14 was considerably lower than recent years, as shown in Figure 2.7. Affordable housing represents 30% of the dwellings that were completed during 2013-14, so it was well below the Council's target of 50% of new dwellings being affordable housing.

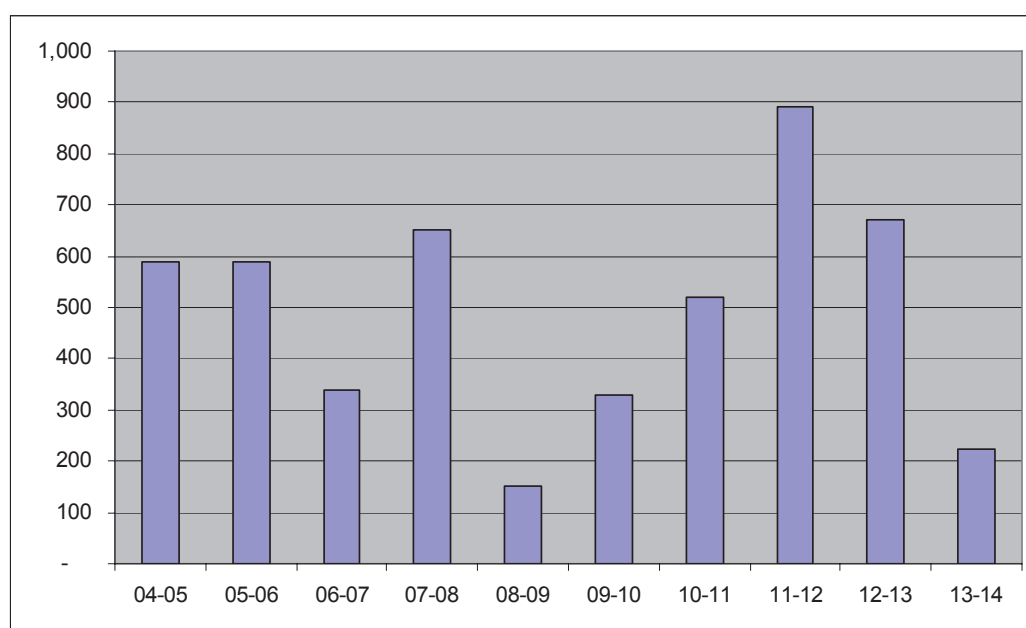


Figure 2.7: Affordable housing completions 2004-05 to 2013-14

Source: LDD

### 2.1.7 Distribution of New Affordable Housing

**Affordable housing is concentrated in the north and central parts of the borough**

The affordable housing completed in 2013-14 was not equally spread across the borough. Of the 18 wards, no new affordable housing was completed during the year in 12. Unlike in 2012-13, there was a concentration of provision of affordable housing in the southern part of the borough – over a third of the new affordable housing was achieved in Grove Park ward alone, and along with a further 18% in Whitefoot ward, over half the new provision was in these two wards. Almost another third of the new affordable housing occurred in Telegraph Hill ward. The remaining 13% was developed in another three wards.

These figures must be seen in the light of the availability of housing development sites (nearly all are brownfield), the localised need for additional housing, resources available to finance the rate at which new affordable housing is provided, the order of priority of providing this housing, and site-specific constraints which can delay development of some sites and thereby delay the



provision of new affordable housing on those sites.

The pattern of new affordable housing development is at odds with the broad pattern seen by completions in general, as the affordable housing was not concentrated in the regeneration and growth areas. This is largely because the 38% which occurred in Grove Park ward was the 75 affordable housing dwellings which occurred as part of the redevelopment of the United Dairies site in Barings Rd Grove Park.

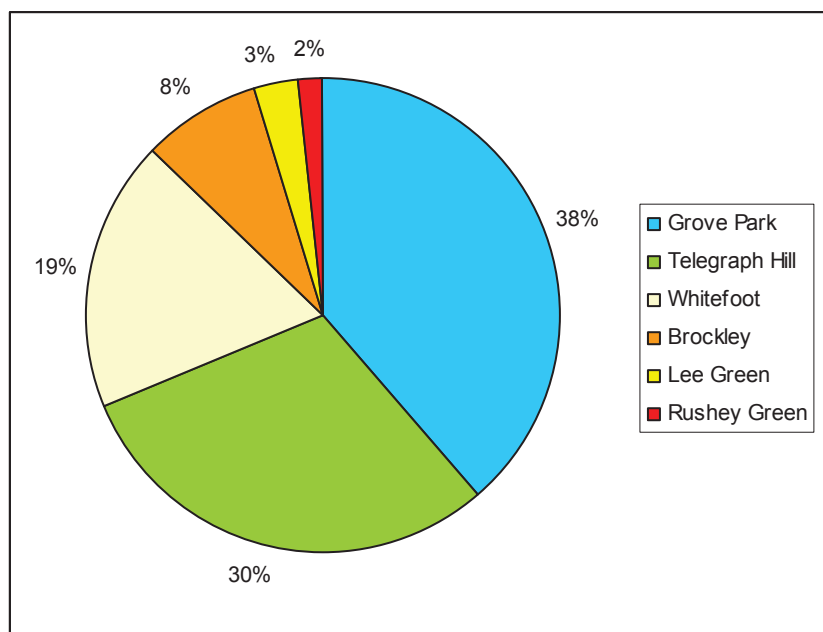


Figure 2.8: Distribution of affordable housing units by ward 2013-14

Source: LDD

### 2.1.8 Type of sites where New Affordable Housing has been Provided

**On sites providing a mix of tenures, 32% was affordable housing**

Of the eight projects completed during the year which contained an element of affordable housing, four provided only affordable housing.

32% of affordable dwellings were on sites consisting of 100% affordable housing, with a further 36 affordable dwellings being completed on a site of 39 dwellings (ie 92% affordable). This is similar to last year's number of 34% of the affordable housing being built on mixed-tenure sites.

All the affordable housing completed was in projects where a housing association was the developer. There were eight such projects in 2013-14.

There was very little evidence in this year's completions of the trend of recent years whereby housing associations develop and sell housing on the open market, in order to generate income to cross-subsidise affordable housing development. However this trend is expected to emerge again next year.

## 2.1.9 Types of New Affordable Housing

### Half the new affordable dwellings were affordable rent

Reflecting major changes over the last few years in almost every aspect of affordable housing provision and tenure, only 20% of the new affordable dwellings completed in 2013-14 in Lewisham borough were tenanted as social rent. By contrast, 27% were provided to occupants as affordable rent, a new category introduced by Government whereby dwellings are made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing however due to affordability issues, no affordable rents have been granted at more than 60% of market rent, because of high London rent levels.

27% were allocated as intermediate housing, also known as shared ownership, whereby the occupant buys between 25% and 75% of the ownership of the dwelling and rents the balance from the housing provider. Some providers allow occupants to 'staircase', or increase the proportion they own – in some cases up to 100%, or outright ownership.

The social rent:intermediate ratio of the dwellings completed during the year was 73:27, which is slightly over the target ratio of 70:30.

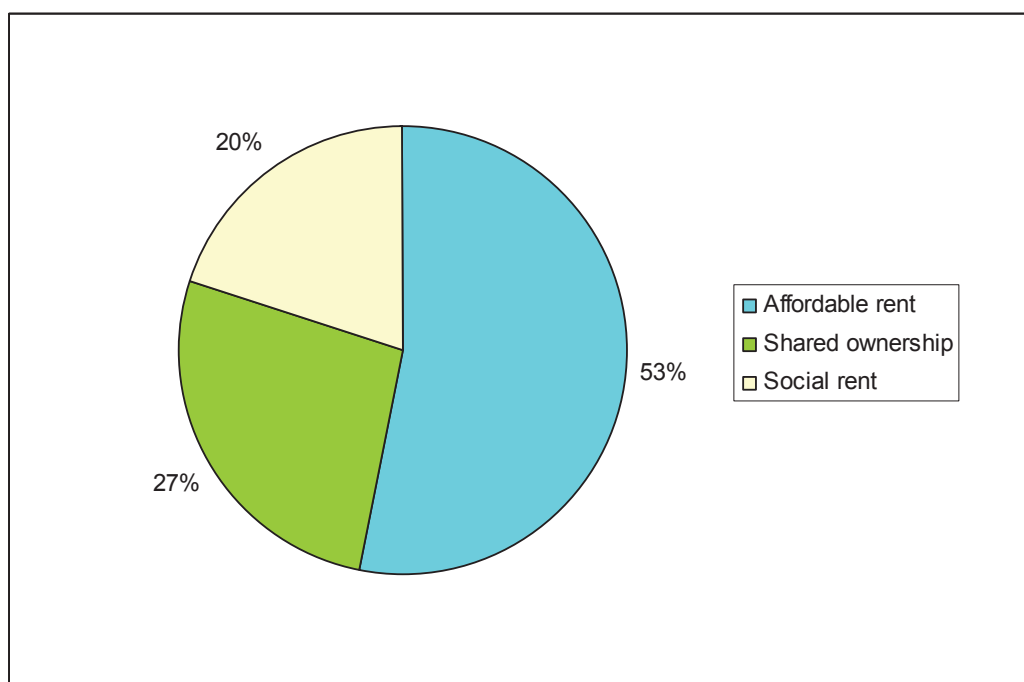


Figure 2.9: distribution of types of tenures of new affordable housing 2013-14

Source: RSL 2013-14 returns

### There is a variety of sizes of affordable units

Figure 2.10 shows that there is a variety in the size of affordable housing units, with over half of the supply of affordable units provided as 2-bedroom units. 21% of the completions were 1-bedroom dwellings, while the remainder were three- or four-bedroom dwellings.

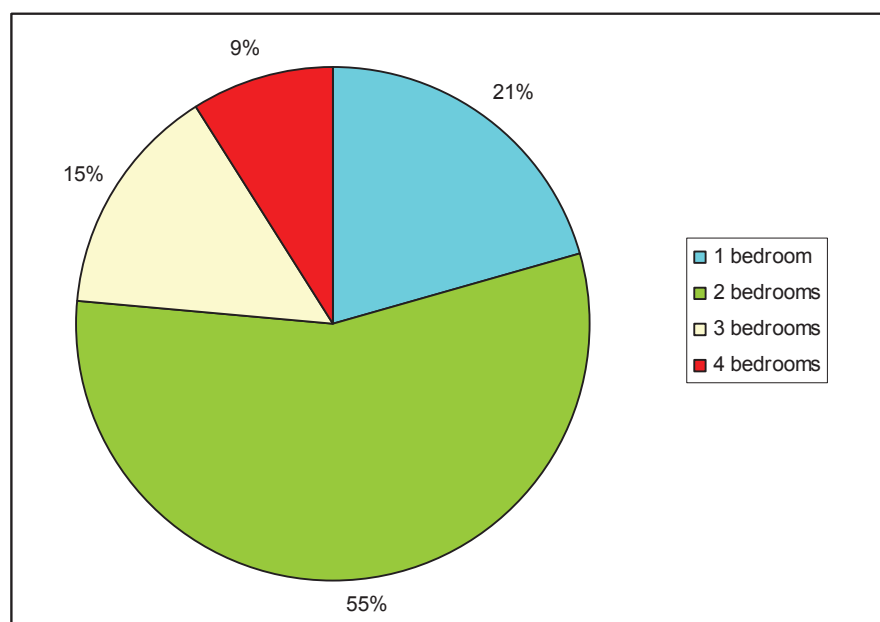


Figure 2.10: Sizes of new affordable dwelling by bedroom size 2013-14

Source: LDD

### New affordable housing was all as flats

Other than one one-bedroom house and one two-bedroom house, all the affordable housing completed in 2013-14 was built as flats or maisonettes, notwithstanding the range of dwelling sizes shown in figure 2.11 above. This is due in large part to the economies of scale of construction, maintenance and management of the dwelling stock of the housing providers which can be achieved with larger numbers of identical dwellings and at the same location.

### 2.1.10 New Affordable Housing Summary

#### Major increase in affordable rent dwellings

Table 2.2 provides an overview of the housing completions since 2005-06. The supply of affordable housing completions since 2005-06 now totals 2,872. 2013-14 was only the second year of affordable rent social housing, and the number of these was considerably higher than in 2012-13. Social rent completions dropped markedly, partly as the move encouraged by the Government from social to affordable rents. Intermediate completions in 2013-14 were significantly lower. The target of the ratio between social rent (since 2012, social rent plus affordable rent) and intermediate is 66:33, but has fluctuated over the years since 2005-06 – see table 2.2.

Category	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
<b>Social rented</b>	242	107	278	69	87	259	357	229	45
<b>Affordable rent</b>	NA	NA	NA	NA	NA	NA	NA	70	119
<b>Intermediate</b>	4	16	128	159	81	100	197	265	60
<b>Social rent: Intermediate Ratio</b>	98:2	87:13	68:32	30:70	52:48	72:28	64:36	53:47	73:27
<b>Total affordable</b>	246	123	406	228	168	359	554	564	224
<b>Cumulative affordable housing</b>	246	369	775	1003	1171	1530	2084	2648	2872

Table 2.2: Net affordable housing completions 2005-06 to 2013-14

Source: 2005-06 to 2012-13 LDD; 2013-14 GLA Affordable Housing database

## 2.2 Non-Residential Development

### 2.2.1 Business Floorspace

**There has been a further loss in business floorspace** There has been an overall gain of 12,896 m<sup>2</sup> of non-residential floorspace during 2013-14 (37,111 m<sup>2</sup> completed, but 24,215 m<sup>2</sup> lost). Sections 2.2.1-2.2.4 consider each of the types of non-residential development in turn.

Table 2.3 shows net changes in the 'B' group of use classes – business floorspace – during 2013-14, where there was a major loss of 14,411 m<sup>2</sup> of floorspace. Much of this can be attributed to redevelopment from business to residential uses, and there was little demolition of business premises for replacement by new business floorspace. This is notwithstanding the objective of the Core Strategy, which seeks the reconfiguration of some of the existing employment floorspace to make way for more modern, appropriate employment space as well as for mixed use schemes.

In reading these figures, it must be remembered that the numbers only relate to sites where there was change, and beyond these sites there were no changes, so that the majority of sites in the borough which hold non-residential floorspace experienced no change.

Use Class	Existing at 1/4/2013 (m <sup>2</sup> )	Change (m <sup>2</sup> )	Resulting Floorspace (m <sup>2</sup> )
<b>B1</b>	9432	-4992	4440
<b>B1A</b>	2189	2251	4440
<b>B1B</b>	0	0	0
<b>B1C</b>	7243	-7243	0
<b>B2</b>	921	-921	0
<b>B8</b>	3506	-3506	0
<b>TOTAL:</b>	<b>23291</b>	<b>-14411</b>	<b>8880</b>

Table 2.3:  
Change in  
business  
floorspace during  
2013-14

Source: LDD

**On ten sites B1 floorspace disappeared** Table 2.3 above shows how overall the B1 uses – ie B1a, B1b and B1c – suffered a net reduction of over half on the sites where there was a change in B1 floorspace, from 9432 m<sup>2</sup> to 4440 m<sup>2</sup>. The losses included 6,379 m<sup>2</sup> at the Seager Building in Deptford, which is a major redevelopment site where the final 273 dwellings were completed this year (see Table 2.2). It can be seen that all the B1c uses were lost on the sites where there was change. However, B1a uses more than doubled from 2189 m<sup>2</sup> to 4440 m<sup>2</sup>, which partly offset the loss at the Seagers site. There was a loss of 921 m<sup>2</sup> of B2 at 3 St Norbert Rd Brockley, and seven sites where all the B8 uses disappeared, including 2700 m<sup>2</sup> at 9 Staplehurst Rd Hither Green.

Small areas of new B1 floorspace came into use at 308 Brockley Rd and 9 Staplehurst Rd, and there was an increase from 472 m<sup>2</sup> to 2,411 m<sup>2</sup> at the

Martins Yard project in Endwell Rd, also in Brockley. An additional 1,105 m<sup>2</sup> was achieved at 355-357 Bromley Rd Catford.

**No major B1 developments in 2013-14**

As in 2012-13, there were no B1 developments of more than 2,800 m<sup>2</sup> and therefore the Council's policy of locating such developments within the Lewisham or Catford town centres was not applicable.

Site	Net B use classes floorspace lost	Replaced by
166 Gilmore Rd Lewisham	613 m <sup>2</sup> of B1a	5 dwellings (C3)
4-14 Barmeston Road Catford	305 m <sup>2</sup> of B1a	2 dwellings (C3)
441 New Cross Rd new Cross	252 m <sup>2</sup> of B1a	4 dwellings (C3)
Seagers Brookmill Rd Deptford	6,379 m <sup>2</sup> of B1c	273 dwellings (C3)
29 Dermody Rd Lewisham	746 m <sup>2</sup> of B1c	90 m <sup>2</sup> 3 business units (B1), and 6 dwellings (C3)
5 St Norbert Rd Brockley	921 m <sup>2</sup> of B2	32 dwellings (C3)
11 Perry Vale Forest Hill	113 m <sup>2</sup> of B8	1 dwelling (C3)
1-2 Patrol Place Catford	136 m <sup>2</sup> of B8	3 dwellings (C3)
Martins Yard, Endwell Road Brockley	342 m <sup>2</sup> of B8	2883 m <sup>2</sup> of B1 and 47 dwellings (C3)
9 Staplehurst Rd Hither Green	2,700 m <sup>2</sup> of B8	Café/bar (A3) retail (A1/A2), commercial floorspace (B1) and 51 dwellings (C3)

*Table 2.4: Net losses in business floorspace in 2013-14*

Source: LDD

Other minor losses totalled 547 m<sup>2</sup> of B1a, 118 m<sup>2</sup> of B1c, 921 m<sup>2</sup> of B2 and 215 m<sup>2</sup> of B8 (total 1801 m<sup>2</sup>).

There were no changes to B1b (research and development) floorspace in the borough during the year, and three sites where the B1c (Light industry appropriate in a residential area) floorspace was demolished or converted to other uses.

As can be seen in table 2.4, the trend of demolishing business floorspace to build new dwellings, often incorporating other uses, continued during 2013-14. However, none of the larger losses of business floorspace were located within defined employment areas.

## 2.2.2 Retail Floorspace

**There was a net increase in retail floorspace during the year** Table 2.5 shows the net changes that took place in retail floorspace during 2013-14. Completed development resulted in a net gain of 15,035 m<sup>2</sup> of retail floorspace, with increases in A1, A2, A3 and A5 uses and losses in A4 uses. This pattern is similar to 2012-13.

The main increase was the 13,413 m<sup>2</sup> of additional retail floorspace as part of the development of the site of the former Bell Green gasworks, while the major decrease was the loss of 2,175 m<sup>2</sup> of A4 floorspace at the site of the Green Man public house in Grove Park.

As with commercial floorspace, it must be borne in mind that the numbers in table 2.5 relate only to sites where there have been changes in retail floorspace, so that the existing floor areas for each of the use classes shown in the table do not include the majority of the borough's retail floorspace.

Table 2.5:  
Change in retail  
floorspace  
during 2013-14

Use Class	Existing (m <sup>2</sup> )	Change (m <sup>2</sup> )	Net Change (m <sup>2</sup> )
A1 (shops)	1,258	+13,413	+14,671
A2 (services)	49	-21	+70
A3 (restaurants)	258	+36	+294
A4 (pubs & bars)	2,415	-2,415	0
A5 (takeaways)	109	-109	0
<b>TOTAL:</b>	<b>4,089</b>	<b>+10,946</b>	<b>+15,035</b>

Source: LDD

Table 2.6 lists main losses in retail floorspace in 2013-14. In addition to these there was 603 m<sup>2</sup> lost from fourteen smaller schemes, mostly to residential.

Table 2.6: Main  
losses in retail  
floorspace in  
2013-14

Site	Net A use classes floorspace lost	Replaced by
Green Man public house, 355-357 Bromley Rd Bellingham	2,175 m <sup>2</sup> of A4	2282 m <sup>2</sup> of community facilities and office
243 Lewisham Way New Cross	510 m <sup>2</sup> of A1	Residential units
1 Mantle Rd Brockley	185 m <sup>2</sup> of A1	Residential units
55-59 Honor Oak Park Honor Oak	202 m <sup>2</sup> of A1/ 125 m <sup>2</sup> of A3	Residential units
159-161 New Cross Rd New Cross	187 m <sup>2</sup> of A1	Residential units
30-32 Catford Hill Catford	150 m <sup>2</sup> of A3	Residential units

Source: LDD

**Conversion of poorly-performing small scale retail to residential**

The trend noted in last year’s AMR of conversion of retail floorspace to residential mixed uses continued. However, of these conversions, only the site at 159-161 New Cross Road was in a district or town centre. Most of these sites are in small, undesignated centres which are performing very poorly or have altogether failed, so that residential use is a more profitable use than retail.

**2.2.3 Leisure and Community Floorspace**

**There has been a net gain in leisure and community floorspace**

Table 2.7 shows the change in leisure and community use floorspace during 2013-14. Completed development has resulted in a total net increase of 13,907 m<sup>2</sup> of D1 and D2 floorspace. The target of seeking no loss of community facilities has therefore been met.

Use Class	Existing (m <sup>2</sup> )	Change (m <sup>2</sup> )	Net Change (m <sup>2</sup> )
<b>D1 (social, health &amp; cultural facilities)</b>	4,178	+12,793	+16,971
<b>D2 (assembly &amp; amusements)</b>	1,154	-515	+639
<b>TOTAL:</b>	<b>5,332</b>	<b>+12,278</b>	<b>+17,610</b>

Table 2.7: Changes in D1 & D2 floorspace in 2013-14

Source: LDD

**Minor changes in leisure and community floorspace**

The increase of 16,971 m<sup>2</sup> in D1 floorspace was due mainly to the expansion of four schools (Brockley Primary, Turner Primary, Torridon Junior and Hilly Fields College) to provide increased accommodation. This continues last year’s trend.

The change in D2 floorspace arose mostly from changes of use, with one demolition.



Model of Brockley Primary School upgrade



Site	Net D use classes floorspace lost	Replaced by
33 Campshill Road Lewisham	125 m <sup>2</sup> of D1	Residential (eight dwellings) (C3)
Torridon Junior and Infants School, Hazelbank Road Bellingham	525 m <sup>2</sup> of D1	Replacement school buildings (D1)
Hilly Fields College, Adelaide Avenue Brockley	1000 m <sup>2</sup> of D1	Replacement school buildings (D1)
Brockley Primary School Brockley Road Brockley	2528 m <sup>2</sup> of D1	Replacement school buildings (D1)
Park Hall (former gymnasium), Sydenham Park	494 m <sup>2</sup> of D2	Day nursery (D1)
1st Floor, 75a Rushey Green Catford	660 m <sup>2</sup> of D2	Place of Worship (D1)

*Table 2.8:  
Losses in D1 &  
D2 floorspace in  
2013-14*

Source: LDD

#### 2.2.4 Other Floorspace

The only other development during 2013-14 that resulted in a loss, gain or change of floorspace was the conversion of a children's home (C2) to self-contained dwellings (C3).

<sup>1</sup> Taken from the London Development Database 23 October 2014

<sup>2</sup> It is not possible to identify net bedrooms as the number of bedrooms that have been lost from existing properties is not recorded. Gross figures have been used instead.

<sup>3</sup> Taken from the London Development Database. It is not possible to identify net affordable housing figures as the loss of affordable housing is not recorded. Gross affordable housing figures have been used instead.



### 3. FUTURE DEVELOPMENT

This section considers future development and growth across the borough. It summarises the amount and type of development anticipated in the future, provides an overview of the development expected in the Regeneration and Growth Areas and highlights the progress made towards developing the sites in the housing trajectory. It also provides an overview of the housing land supply, based on a housing trajectory. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO1: Physical and socio-economic benefits CSO2: Housing provision and distribution CSO3: Local housing need CSO4: Economic activity and local businesses
Core Strategy Policies	SP1: Lewisham Spatial Strategy SP2: Regeneration and Growth Areas CSP1: Housing provision, mix and affordability CSP3: Strategic Industrial Locations and Employment Locations CSP4: Mixed Use Employment Locations CSP5: Other Employment Locations including creative industries CSP6: Retail Hierarchy and Location of Retail Development CSP19: Community and Recreational Facilities
Strategic Site Allocation Policies	SSA2: Convoys Wharf SSA3: Surrey Canal Triangle SSA4: Oxestalls Road SSA5: Plough Way SSA6: Lewisham Gateway

#### 3.1 Approvals Made During 2013-14

Chapter 2 described the development completed during 2013-14. The development anticipated to arise from the approvals made during 2013-14 is discussed in this chapter.

##### 3.1.1 Residential Development

- 676 net new dwellings were approved during 2013-14**
- During 2013-14, 676 net residential units were approved for completion in the future, of which:
- 399 net units will be developed on 3 major sites (sites holding 50 or more dwellings) at Lewisham Gateway and at the Faircharm trading estate and 120 Tanner's Hill sites in Deptford.
  - 88 net units will be developed on 3 large sites (sites holding between 10

and 49 dwellings) at 165 Wells Park Road, 180 Brockley Road and Independents Day Centre.

- 174 net units will be developed on 83 small sites (less than 10 dwellings).
- 21 net units will be developed at Deptford Reach Centre at Speedwell Street, for non self-contained hostel bedrooms.
- There will be a net loss of six dwellings on six small sites, and two schemes will provide the same number of replacement dwellings as are presently on those sites.
- The majority (87%) of the dwellings granted permission are new build units, compared to new dwellings arising from existing buildings that will be converted (5%), extended (1%) or subject to change of use (7%).
- The approved housing supply will predominantly be clustered in the wards of Lewisham Central (33%), New Cross (20%), Brockley (14%) and Sydenham (14%).

### 3.1.2 Non-Residential Development

#### Approvals in 2013-14 will result in a net loss of non-residential floorspace

Table 3.1 shows the losses and gains of non-residential development that will arise from developments approved during 2013-14. The total net change in 2013-14 of non-residential floorspace was a loss of 7,222 m<sup>2</sup>.

The major changes were losses in all the employment use classes (offices, factories and warehouses), and increases in the D use classes (non-residential institutions, leisure and assembly).

The biggest single change was a loss of 9,424 m<sup>2</sup> of B2 (general industrial) floorspace. There was also considerable losses of B1 and B8 floorspace, and the losses in the B classes account for 97% of the losses. However there were considerable gains in the D use classes – they accounted for 94% of the floorspace gains during the year.

It must be remembered that the figures discussed in this section relate to developments that were **approved** during the year, whereas the figures discussed in section 2.2 are for developments which were **completed** during the year.

Use Class	Change (m <sup>2</sup> )
A1	-299
A2	213
A3	273
A4	-255
A5	0
B1	-2,339
B2	-9,424
B8	-5,511
C2	7
D1	7,421
D2	2,544
SG	148
Total gains:	10,606
Total losses:	17,828
<b>Net change:</b>	<b>-7,222</b>

Table 3.1: Net changes in non-residential floorspace approvals 2013-14

Source: LDD

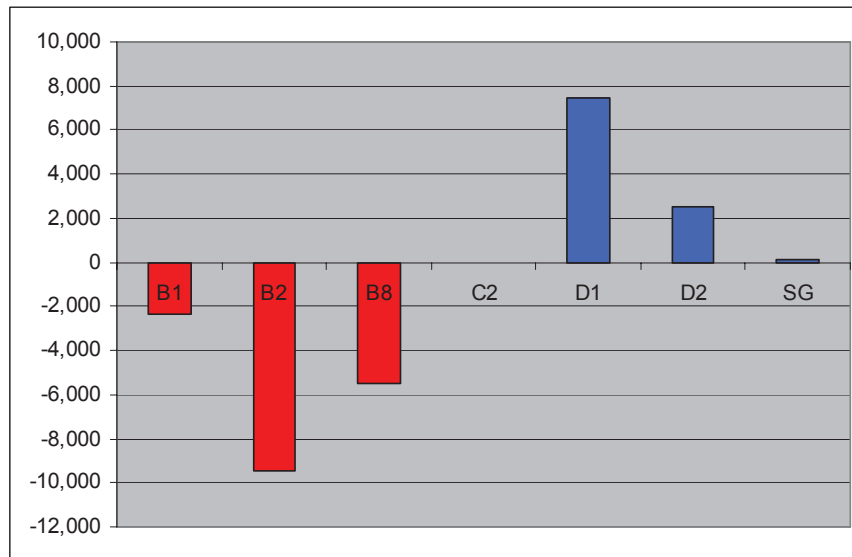


Figure 3.1: Changes in non-residential floorspace approvals by use class 2013-14

Source: LDD

### 3.1.3 Prior Approvals

**To date there are 27 prior approval schemes for converting offices to dwellings**

The Government has made changes to the General Permitted Development Order for houses, schools, commercial and industrial sites, with effect from 30 May 2013. This change removes the need for planning permission for some changes of use on these sites. However changes of use require a 'prior approval' from the local planning authority.

One form of such development is conversion of office floorspace to residential use. The Government states that the purpose of this amendment to the general permitted development order is to remove bureaucratic obstacles to development ie the ability to prevent adverse development. This section deals with conversion of office floorspace to residential use.

As the system of prior approvals commenced on 30 May 2013, the data below are for proposals submitted to the Council between 30 May 2013 and 31 March 2014. They related to a total floorspace of 12,513 m<sup>2</sup>, and were for a total of 192 dwellings, giving an average dwelling size of 65.2 m<sup>2</sup>.

Further analysis shows the following ranges of average dwelling sizes from these proposals.

Average size per dwelling (m <sup>2</sup> )	No of Schemes
<40	7
40-75	13
75-100	10
100-150	7
>150	3

Table 3.2:  
Average dwelling size by number of schemes

Source: Lewisham Council Development Management

At this size, it can be inferred that most of these proposals are for the middle to upper end of the housing market, given the average floor size of the dwellings.

The Council was notified of a total of 27 such conversions up to 31 March 2014. Four were withdrawn and so are not included in the analysis below. Six of the proposals are located in the regeneration and growth areas of Lewisham, Catford and New Cross.

Table 3.3: Basic statistics for prior approval office space conversions to residential

Total floorspace of conversions (m <sup>2</sup> )	12,513
Proposed dwellings	192
Average floorspace per dwelling (m <sup>2</sup> )	65.2

Source: Lewisham Council Development Management

### Most schemes propose flats

Because of the nature of the construction of most office space, it is only physically possible to convert it to flats. As shown in Table 3.4, 19 of the 23 prior approval schemes for office floorspace are for conversion to flats.

Table 3.4:  
Conversion proposals by type of proposed dwellings

Dwelling type	No. of proposals
Flat, Apartment or Maisonette	19
House or Bungalow	1
Studio or s/c Bedsit	3
<b>TOTAL:</b>	<b>23</b>

Source: Lewisham Council Development Management

The rationale for the introduction of this change to the general permitted development order was that London has an excessive amount of unused or under-used office space, in contrast to the continuing shortage of housing. It would therefore seem timely to amend the planning controls to facilitate the

conversion of surplus office floorspace to dwellings.

**Nearly half the floorspace proposed for conversion is not vacant**

However, analysis of the prior approval scheme during 2013-14 shows that whilst 61% of conversion schemes were for vacant office space, these only accounted for 36% of the floorspace involved, with occupied office floorspace making up nearly half the floorspace proposed for conversion.

This suggests that conversions without the controls afforded by the planning system to protect employment-providing floorspace uses and facilitating the redevelopment of *unused* floorspace are not producing an acceptable outcome.

Table 3.5: Occupancy status of floorspace proposed for conversion

Occupancy status at time of proposal	No of Proposals	% of No. of Proposals	Floorspace lost (m <sup>2</sup> GIA)	% of 2013-14 Conversions (% of m <sup>2</sup> )
Occupied	5	21.7	6037	48.2
Part vacant	4	17.4	1978	15.8
Wholly vacant	14	60.9	4498	35.9
<b>TOTAL:</b>	<b>23</b>	<b>100%</b>	<b>12513</b>	<b>100%</b>

Source: Lewisham Council Development Management

**One third of conversion offices was built as residential**

The analysis of the impact of office to residential conversion included determining the purpose for which this floorspace was originally built. In terms of the number of proposals, there is a fairly even three-way split between proposals where the floorspace built as office, floorspace converted from residential use, and floorspace originally built for other uses.

However, analysis of the *amount* of floorspace being converted shows that 60% of it is purpose-built office accommodation. Only 32% relates to residential converted to offices use being returned to residential use.

Table 3.6: Purpose for which proposed office space was built

Building Type	No of Proposals	% of No. of Proposals	Floorspace lost (m <sup>2</sup> GIA)	% of 2013-14 Conversions (% of m <sup>2</sup> )
Purpose-built office	9	39.1	7519	60.1
Office converted from residential	7	30.4	3977	31.8
Other	7	30.4	1017	8.1
<b>TOTAL:</b>	<b>23</b>	<b>100</b>	<b>12513</b>	<b>100.0</b>

Source: Lewisham Council Development Management

**Half the conversions are pre-war buildings, but half the floor area was built 1970-2000**

Nearly half the proposals involved conversion of floorspace built before the second world war, with another one third being for offices built after 2000. This suggests that in one area of the housing market, older buildings with little potential for a reasonable commercial return are being converted to housing, but these only represent 14% of the floorspace being converted. The data also suggest that recent office development will fetch a premium if converted to

residential, as nearly half was built in the period 1970-2000, and a further 13% since 2000.

Building Age	No of Proposals	% of No. of Proposals	Floorspace lost (m <sup>2</sup> GIA)	% of 2013-14 Conversions (% of m <sup>2</sup> )
Pre-war	11	47.8	1714	13.7
1945-1960s	2	8.7	3126	25.0
1970s-2000	3	13	6076	48.6
Post-2000	7	30.4	1597	12.8
<b>TOTAL:</b>	<b>23</b>	<b>100</b>	<b>12513</b>	<b>100.0</b>

Table 3.7: Age of floorspace proposed to be converted

Source: Lewisham Council Development Management

### Three quarters of converted floorspace is in or on the edges of town centres

There is concern at the impact of the conversion of office uses to residential use in inappropriate locations due to potential adverse impact on the viability of commercial centres. Not surprisingly, given that office floorspace is concentrated in town centres, half the proposals and half the floorspace for conversion to residential were situated in the town centres.

However one proposal involves conversion of 3,000 m<sup>2</sup> of office floorspace in an industrial area (under the Local Employment Location designation) to residential. The site is opposite residential development and close to a recent development of flats, and so issues of future residents' health and amenity will probably not arise. However this scheme creates the potential for resident pressure curtailing or even driving out legitimate industrial activities. In addition, it undermines the statutory protection of scarce employment land which contributes to the economic wellbeing of the borough.

Location Type	No of Proposals	% of No. of Proposals	Floorspace to be lost (m <sup>2</sup> GIA)	% of 2013-14 Conversions (% of m <sup>2</sup> )
Town centre	11	47.8	6746	53.9
Edge of centre	8	34.8	2531	20.2
Industrial area	1	4.3	2994	23.9
Other	3	13.0	242	1.9
<b>TOTAL:</b>	<b>23</b>	<b>100</b>	<b>12513</b>	<b>100.0</b>

Table 3.8: Categories of locations of conversions

Source: Lewisham Council Development Management

## 3.2 Regeneration and Growth Areas

The regeneration and growth areas are the parts of the borough which are providing new housing and employment. Most of the sites are disused industrial sites, and most are located close to the Thames.

These sites were designated by the Core Strategy as strategic sites because of their individual and collective importance for regeneration in the borough. They are all currently either under redevelopment, or the planning is presently being undertaken for them. They are discussed below.



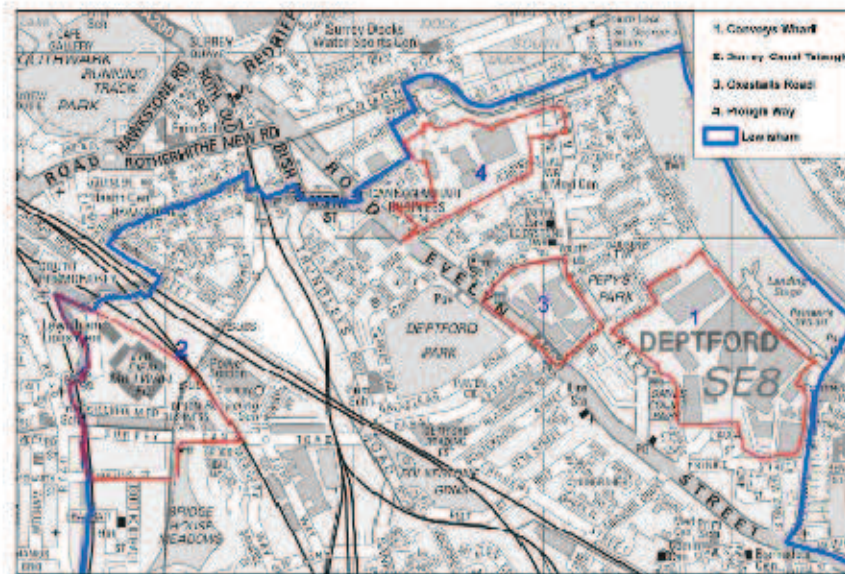


Figure 3.2:  
Locations of  
strategic sites in  
Deptford & New  
Cross

### 3.2.1 Convoys Wharf

**Over 3,500 new dwellings and restoration of public access to the riverfront**

The site covers 16 ha fronting the Thames in Deptford, and is the largest redevelopment site in the borough.

It is intended that redevelopment of this site will restore public access to a major part of the borough's Thames riverfront – for the first time in centuries, as it was traditionally given over to naval uses. Redevelopment will make a major contribution to meeting Deptford's need for new homes, jobs and amenities.

Plans submitted by Convoys Properties Limited in spring 2013 for the comprehensive redevelopment of the site include:

- up to approximately 3,500 new homes (over 500 of which would be affordable)
- space for shops, restaurants and cafes
- space allocated for a hotel
- public open spaces
- public transport improvements including a river bus service and new/diverted bus routes
- around 1,800 car parking spaces
- renovation of the Olympia Building, a Grade II listed warehouse
- three tall buildings (two of 38 storeys and one of 48 storeys).

In October 2013, the Mayor of London decided to take over and 'call in' the planning application, meaning that he – rather than the Council – would determine whether or not planning permission is granted.

Despite no longer being the determining authority, the Council was able to make representations to the Mayor of London about the scheme, and on 16 January 2014 the Council's Strategic Planning Committee considered the application in advance of the Mayor of London's decision. The purpose of this meeting was to confirm the Council's position on a range of issues, as well as highlighting those matters which remain outstanding. The Committee agreed that changes should be made to the planning application submitted by Hutchison Whampoa in order to take into account a range of factors:

- scale of building and the area's heritage
- Sayes Court Garden and The Lenox
- building in the scope for design flexibility, evolution and innovation
- transport issues
- community benefits.

In March 2014, the Mayor of London resolved to grant outline planning approval. As at November 2014 discussions regarding the scope of the section 106 agreement for the project are still underway. Once this is reached, reserved matters must be addressed before construction can commence, so it is not anticipated that construction will begin before 2016.



*Diagrammatic view of North Deptford, showing strategic sites*

### 3.2.2 Surrey Canal Triangle

**2,400 dwellings  
and 1,500 jobs**

The plans for this site are designed to create a centre for sporting excellence, and to provide an improved setting for Millwall football stadium, up to 2,400 dwellings, commercial floorspace generating 1,500 jobs (plus a further 450 temporary construction jobs while building is underway), improved connections and open spaces, and new community facilities.



The redevelopment of this strategic site includes the construction of a railway station on the East London Overground line adjacent to the site.

The complexity of the land ownership pattern on this site, and the critical importance its redevelopment plays in the future of the borough, means that acquisition of some privately-owned sites will be needed in order for orderly, rational redevelopment of the site to occur.

The start date for the first phase of this project depends on resolution of the issue of the fragmentation of the ownership of the site, and the applicant is yet to lodge an application responding to the reserved matters arising from approval of the initial application.

### 3.2.3 Oxestalls Road

**905 dwellings, up to 750 jobs and new public open space**

The permission to redevelop this site – as ‘The Wharves’ – was granted in 2012. The site was subsequently sold, and it is understood that the new owner is intending to lodge an application in 2015 to modify the terms of the permission.

Although outside the period covered by this report, the owner began community consultation in November 2014 in relation to the envisaged changes to the design. Comments made will help inform the potential changes to the design.

The approved scheme allows 905 dwellings, new commercial or office space for between 550 and 750 jobs, and a doctor’s surgery and a police facility. The heights of the approved buildings range from 4 to 18 storeys.

Part of this site is used as a scrap yard, which has been the source of complaints from local residents and the subject of enforcement action by both the Council and the Environment Agency. The development will therefore enhance the appearance and amenity of the area, as well as creating walking and cycling routes through newly-landscaped public space, including a route that follows the line of the former Surrey Canal.

### 3.2.4 Plough Way

**Four projects providing 1,427 dwellings, employment and community facilities**

The Plough Way strategic site includes a number of sites in different ownerships.

#### **Marine Wharf West**

This provides for 532 dwellings, plus space for shops and businesses, with buildings ranging in height from one to eight storeys, and landscaping along the route of the former Surrey Canal.

The first stage – including 71 dwellings and commercial premises – was completed during 2013-14. Stages 2 and 3 consist of blocks C, D and E. Blocks C and E were occupied in mid 2014, with Block E providing 78 affordable housing units as an 'extra care' facility. Block D will be occupied by the end of 2014. Stages 2 and 3 also include commercial premises.

### **Marine Wharf East**

The redevelopment of this site, which adjoins Marine Wharf West, will create 183 dwellings and commercial floorspace in two buildings of up to 8 storeys. Construction is anticipated to begin in the second half of 2015, with completion likely in early 2018. It is proposed that there will be a staged release for sale of the dwellings.

### **Cannon Wharf**

This scheme – which is being marketed as 'Greenland Place' – includes 679 dwellings in two buildings of 20 and 23 storeys, a business centre which is expected to create at least 80 new jobs on the site (25% more than previously), a children's nursery, and landscaping along the route of the former Surrey Canal.

The first residential block is now complete, while the first commercial units will be ready for occupation by summer 2015.

### **7-17 Yeoman Street**

This scheme consists of 33 flats in a five storey building, and includes shared ownership dwellings. It was completed shortly after the end of the AMR reporting period and as at November 2014, the flats were being marketed.

## **3.2.5 Lewisham Gateway**

**800 dwellings,  
new public  
open spaces,  
shops and  
cafes**

Lewisham Gateway is the largest development scheme in Lewisham town centre. It will include:

- shops, restaurants, bars and cafes
- up to 800 dwellings
- leisure facilities
- a new park – Confluence Place – where the Quaggy River meets the Ravensbourne
- a town square opposite St Stephen's Church.

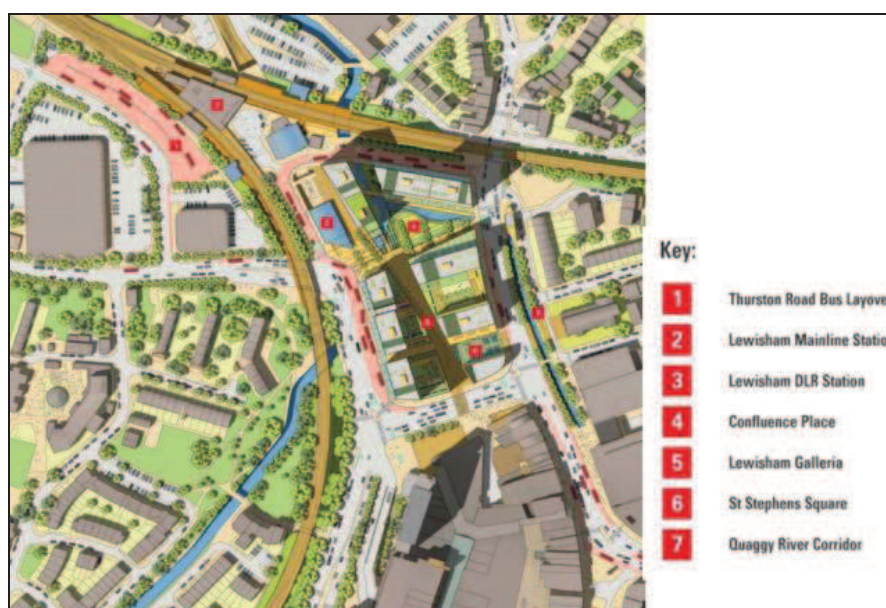
The first phase is underway and will see the construction of a 15-storey and a 25-storey building to provide 193 dwellings with ground-floor shops and restaurants/cafes. This is a major development, and is not anticipated to be completed until 2016.

It also includes landscaping to create Confluence Place, and changes to the roads and rivers which will in effect create the rest of the Lewisham Gateway site. This phase also involves the redevelopment of land close to the station which housed the bus stand (relocated to nearby Thurston Road.) The scheme includes the removal of the roundabout outside Lewisham railway and DLR station. It will be replaced by a new road layout and a new development which will improve the ease and safety of pedestrians moving between the station and the town centre.

As at October 2014 the planning application for the second phase is still being assessed. It consists of two buildings, one of 15 and one of 22 storeys, to provide 169 dwellings, cafes and shops overlooking Confluence Place, and new pedestrian routes to Lewisham station and the DLR.

The remainder of the scheme will be built in phases over an expected 5-6 year period.

The scheme involves collaboration between Lewisham Council, the Greater London Authority, Transport for London and developer Lewisham Gateway Developments Limited.



*Lewisham Gateway regeneration site*

### **3.3 Forecasting The Future Housing Supply**

#### **3.3.1 15-Year Housing Land Supply**

This section is a more in-depth look at the amount of housing that is likely to come forward as part of the housing land supply for the next 5, 10 and 15 years; and assesses whether the amount of housing will be sufficient to meet the London Plan housing target, which currently stands at 1,105 for the borough.

**Housing supply for the current year and in the future is on target**

Tables 3.9 and 3.10 (pages 54 & 56) and figure 3.5 (page 55) show Lewisham’s housing trajectory. They summarise the projected annual total of net additional dwellings capable of being delivered each year to 2029-30 (a 15-year period)<sup>i</sup>. They also show the supply of projected additional dwellings over the next 15 years compared to the London Plan housing target.

**The 15 year supply amounts to 14,792 dwellings**

Figure 3.3 provides an overview of the anticipated amount of residential development in each of the five year land supply periods. It shows:

- during years 1-5 (2015-16 to 2019-20) 7,018 dwellings (an average of 1,404 dwellings per year) – see Table 3.10 (page 56);
- during years 6-10 (2020-21 to 2024-25) 4,394 dwellings (an average of 879 dwellings per year);
- during years 11-15 (2025-26 to 2029-30) 3,478 dwellings (an average of 696 dwellings per year);
- during the full 15 years (2015-16 to 2029-30) 14,792 dwellings (an average of 993 dwellings per year).

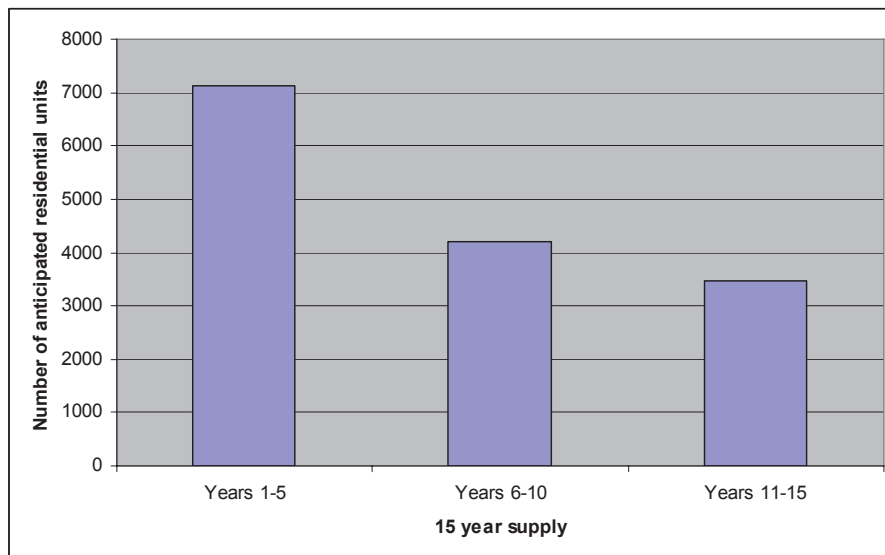


Figure 3.3: Overview of 15-year housing land supply

Source: Lewisham Council Planning Policy

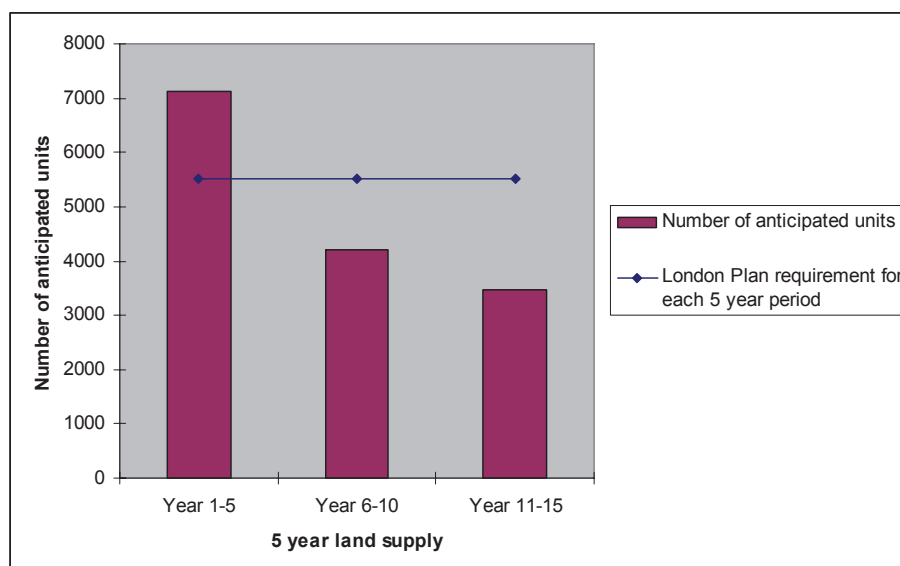
Table 3.10 on page 56 identifies 6,950 dwellings that are likely to be constructed in years 1-5 of the housing trajectory period. To inform and underpin Lewisham’s 1-5 year supply the Council has undertaken the following tasks:

- Identified those sites already under construction that are expected to be implemented within the five year period.
- Assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented within the five year period.
- Identified those sites allocated through the Core Strategy, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, that are expected to come forward in the five year period.

**There is a strong anticipated supply of housing land throughout the 15 year period**

Throughout the 15 years there will be a strong housing supply. The key reasons are:

- There is a total of 65 sites identified in the housing trajectory in Appendix 5, and this good and varied supply of housing land will provide resilience and flexibility in delivering housing even if some sites are stalled or are unimplemented in the future.
- The Core Strategy allocates five strategic sites for development providing certainty for ‘available, deliverable and developable land’, which account for approximately 60% of forecast housing delivery.
- 37 sites allocated in the Site Allocations Local Plan and Lewisham Town Centre Local Plan will contribute to the housing supply and will account for 4,328 dwellings, of which 37% already have planning permission and many others are at pre application stage.
- 21 non-allocated sites identified as suitable for housing development in the 2013 London-wide Strategic Housing Land Availability Assessment (SHLAA) will create 2,974 dwellings, of which 59% already have planning permission.



*Figure 3.4: Anticipated housing supply compared to the London Plan five year requirements*

Source: Lewisham Council Planning Policy

Figure 3.4 highlights that the supply of housing will fluctuate, with shortfalls in years 6-10 and 11-15 compared to the current London Plan target for their respective periods (5,525). However, this is compensated by the over supply of housing supply land in the first five years. This frontloading of 22% is significantly above the 5% buffer required by the Government (paragraph 47 of the NPPF<sup>ii</sup>). There has also been good performance in the past, with 7 out of the 10 years since 2004-05 exceeding their London Plan annual target, and a cumulative oversupply of 10% as at 2013.

The orange line on Figure 3.6 (page 55) shows the annual dwelling completion requirement, based on annual past and projected completions. It shows that the annual requirement falls towards the end of the 15-year period, due to past

good past performance and the frontloading of housing sites. Figure 3.6 shows that for all but 5 of the 15 years, completions are anticipated to fall short of the current annualised requirement, when past completions and future projected supply are taken into account. When aggregated, the completions for the 15 years will result in an under supply of 1,656 units (in year 2028/29) compared to the cumulative London Plan target.

**By 2029-30 projected dwellings will equal the cumulative London Plan target**

However, the cumulative dwelling provision in past years (ie before 2013-14) has exceeded the total London Plan requirement for those years. When these are taken into account, completions by 2029-30 will very slight exceed the cumulative London Plan annual targets – by 71 dwellings. The housing trajectory does not include small sites and the anticipated dwellings from development on these sites will boost this number. With a 27% oversupply anticipated in the first 5 years, there is confidence that an adequate supply of 5-year housing land can be maintained. See Lewisham Housing Implementation Strategy 2014 at <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Documents/Housingimplementationstrategy2013.pdf> for more details.

The housing trajectory has been prepared on the basis of the best available information. Most of the identified development sites rely on the private sector for implementation, so the housing trajectory is not a guarantee that the projected housing shown will occur at all or at the time indicated. There will also be changing economic and market conditions over the trajectory period as well as other factors (including changes in national planning policy and development activity in surrounding areas and progress in preparing the LDF) that will have an impact on the delivery of housing.

Monitoring of the 15-year housing supply will continue on an annual basis, with actions taken in instances where completions are shown to be significantly less than those anticipated in the housing trajectory and where the supply falls short of the London Plan housing target.

The draft Further Alterations to the London Plan 2014 propose increasing Lewisham's annual London Plan housing target from 1,105 dwellings to 1,385 dwellings (including vacant dwellings brought back into use). This represents a 25% increase. At the time of writing, the examiner's decision in respect of this and other aspects of the FALP has not been made public.

Any change to the annual target will change the balance between available sites and meeting the target set by the GLA – the higher the target, the greater the rate at which the reservoir of known available sites will be used. This means further housing sites will need to be identified. In 2014-15, the outcome of the examination in public of the 2014 Further Alterations to the London Plan should be known, and this issue will be addressed and further reported on in the 2014-15 AMR.



### 3.3.2 Summary of Progress of Housing Trajectory Sites

**Major developments are progressing well**

Figure 3.5 below summarises the overall development progress made on the sites identified in the housing trajectory, and also shows site allocations that have already been completed. It shows that overall the sites are progressing well and that they are generally in line with the anticipated development timescales, with no significant barriers or blockages to delay the development of the sites phased in the next 1-5 years. Table 3.9 shows the yearly components of the site supply which makes up the housing trajectory.

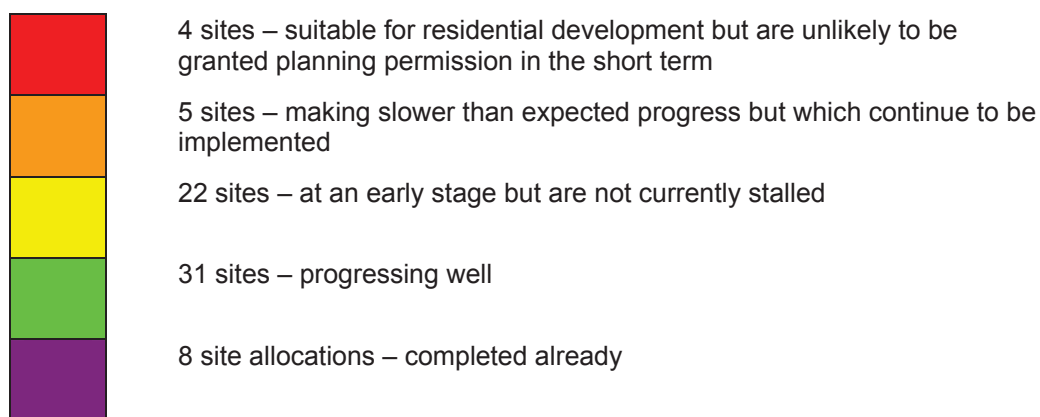


Figure 3.5: Key to progress of housing trajectory sites (see Table 3.9)

Overall, only 15% of sites (or 13% of anticipated dwellings) are identified as being at medium risk or medium-high risk of being unimplemented. The sites falling in this category are generally phased towards the end of the 5 years, which is sufficient time to allow site and application issues to be resolved and thereby enable the sites to progress as planned.

Year of Plan	-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Monitoring Year	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	
Past completed dwellings	503	1197	628	1278	1223	1179	1096	1653	1972	928																	11657
Projected completed dwellings											1334	1355	2047	1396	1368	852	718	855	839	691	1091	998	900	711	472	397	16024
Cumulative Completions	503	1700	2328	3606	4829	6008	7104	8757	10729	11657	12991	14346	16393	17789	19157	20009	20727	21582	22421	23112	24203	25201	26101	26812	27284	27681	27681
Annualised London Plan Target	870	870	975	975	975	975	975	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	27610
Cumulative London Plan Target	870	1740	2715	3690	4665	5640	6615	7720	8825	9930	11035	12140	13245	14350	15455	16560	17665	18770	19875	20980	22085	23190	24295	25400	26505	27610	27610
No. dwellings above or below cumulative allocation	-367	-40	-387	-84	164	368	489	1037	1904	1727	1956	2206	3148	3439	3702	3449	3062	2812	2546	2132	2118	2011	1806	1412	779	71	71
Annual requirement taking account of past/projected completions	1062	1084	1080	1099	1091	1085	1080	1079	1047	993	997	975	947	863	818	768	760	765	754	741	750	681	602	503	399	326	11983

Table 3.9: Lewisham housing trajectory 2014-2029: input data

Source: Lewisham Council Planning Policy



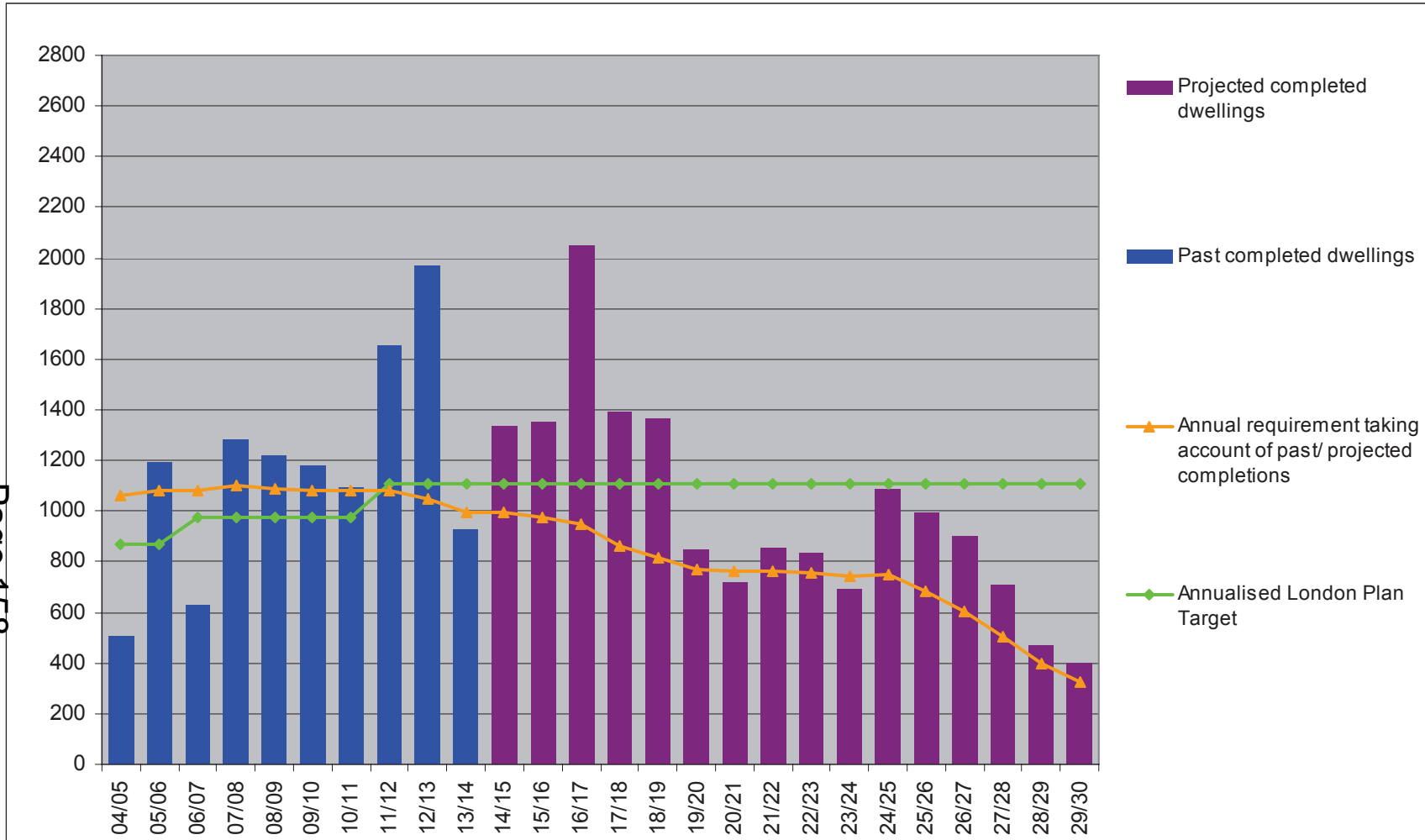


Figure 3.6: Housing trajectory: Housing production versus GLA targets

Source: Lewisham Council Planning Policy

London Borough of Lewisham Housing Trajectory by Ward - 2014*					FIVE YEAR SUPPLY 1-5						TOTAL
					1	2	3	4	5	Total 2015-2020	
All figures are <u>net</u> additional dwellings for each site. Housing figures are indicative where approval is yet to be granted.					15/16	16/17	17/18	18/19	19/20		
London Plan Targets (2011)	2011/12 - 2020/21 annual target (rolled forward to 2029/30). Dwellings from all sources.				1105	1105	1105	1105	1105	5525	5525
	Conventional supply				1088	1088	1088	1088	1088	5525	5525
	Completions from non-self contained (across all wards)				17	17	17	17	17		
Ward	Ward total	Site name/address	TOTAL to 2029-30							16575	
Blackheath	234	Heathside and Lethbridge Phase 3 (Estate renewal) ^	218		99	119				218	234
		<i>Independents Day Centre</i>	16	16						16	
Brockley	83	Coulgate Street, Brockley Cross (180 Brockley Road)	25		25					25	83
		120, 122A and 136 Tanners Hill	58	58						58	
Evelyn	1942	Arklow Road MEL	100				50	50		100	1942
		Oxestalls Road MEL	904		70	70	70	103		313	
		Plough Way (Marine Wharf West) ^	382	113	78	78				269	
		Plough Way (Cannon Wharf, 35 Evelyn Street)	679	87	97	97	97	50		428	
		Plough Way (19 Yeoman Street, Marine Wharf East)	180					60		60	
		Convoys Wharf, Prince Street	3514		147	147	168			462	
		Childers Street (SR House) (Childers St MEL)	84		84					84	
		Thanet Wharf (Creekside Village East)	226		113	113				226	
Lewisham Central	1578	Nightingale Grove, Hither Green (Nos. 80-84, Mews Estate)	30		30					30	1578
		Nightingale Grove, Hither Green (Driving Centre)	30		30					30	
		Nightingale Grove, Hither Green (No. 35)	35		35					35	
		Nightingale Grove, Hither Green (Nos. 37 to 43)	30		30					30	
		Lewisham Gateway	800		277	85	130	130		622	
		Loampit Vale (E & W of Elmira Street) ^	187	187						187	
		36-56 Lee High Road	22	22						22	
		Loampit Vale (W of Jerrard St - Thurston Rd incl area) ^	194	194						194	
		Former Ladywell Leisure Centre	120			40	80			120	
		Tesco, Conington Road	250		100	100	50			250	
Boones Almshouses, Belmont Park	58	58						58			
New Cross	2813	New Cross Gate Station Sites (29, 23-27 Goodwood Rd)	148		148					148	2813
		Kent and Sun Wharf, Creekside	200		100		100			200	
		Giffin Street (Masterplan area)	310		110	100	100			310	
		Deptford Project (Octavius Street)	132	132						132	
		Grinstead Road	199		124					124	
		Surrey Canal Triangle (Millwall football ground)	2365		193	193	193	191		770	
		New Cross Gate Retail Park/Sainsbury's site	200				100	100		200	
		Kender Estate (Estate renewal Phase 4)	204	100						100	
		Bond House, Goodwood Road	78		78					78	
		Amersham Vale - former Deptford Green Secondary School	120	60	60					120	
		<i>Faircharm Trading Estate</i>	148	100	48					148	
Catford Greyhound Stadium, Adenmore Road	583	100	97	148	138			483			
Rushey Green	47		47						47	47	
Telegraph Hill	60	111 and 115 Endwell Road, Brockley Cross	40	20	20					40	60
		New Cross Gate NDC Centre, Besson Street	68		68					68	
Whitefoot	193	6 Mantle Road, Brockley Cross	20	20						20	193
		Excalibur (Estate renewal)	193	41	76	76				193	
<b>TOTAL (large sites)</b>	<b>6,950</b>		<b>13,197</b>	<b>1,355</b>	<b>2,047</b>	<b>1,396</b>	<b>1,368</b>	<b>852</b>	<b>7,018</b>	<b>6,950</b>	

\* = Does not include windfalls

\*\* = Estimate

Pend/S106 = Approved by Planning Committee but awaiting completion of a Section 106 agreement

^ = Part of the site has already been completed. The total figure represents the number of units that remain to be developed

Italics = newly added sites in 2014

Catford Centre does not appear on the trajectory as there will be a net decrease of 76 units

Table 3.10: Five year housing sites supply 2015-16 to 2019-20

Source: Lewisham Council Planning Policy

<sup>i</sup> In accordance with the requirements outlined in the National Planning Policy Framework

<sup>ii</sup> National Planning Policy Framework, paragraph 47

## 4. THE VALUE OF PLANNING

This chapter discusses those Council planning functions which generate income for the Council and thus benefit the borough. They show that when used in a fair and equitable manner, the development management process can ensure that developments mitigate their own adverse impacts, both during construction and for the life of the development, and in doing this, benefit the borough by helping address pre-existing matters which are often not addressed due to a lack of resources.

### 4.1 Section 106 Agreements

**Section 106 agreements increased to £3 million in 2013-14**

Section 106 (S.106) agreements play an important role in generating funds to contribute towards infrastructure and affordable housing provision. Table 4.1 shows that during 2013-14, the Council secured nine S.106 agreements and thirteen variations to existing agreements, generating a total of 22 agreements, equating to £2,978,506 in financial contributions and 65 affordable housing dwellings. Highlights of the year's S.106 agreements are:

- Over half the 2013-14 contributions were secured by way of the £1.8 million from the residential redevelopment of the Faircharm industrial estate, at Creekside in Deptford. 35 of the dwellings in this projects will be for affordable housing tenure.
- £321,000 in financial contributions and 50 on-site affordable housing dwellings from the redevelopment of the almshouses at St Clement Heights in Upper Sydenham.
- 15 on-site affordable dwellings at the Tanners Hill redevelopment in Deptford.
- Other than £58,000 agreed as part of the variation of the S.106 agreement for Kings Hall Mews at 1-13 Lewisham High St, all the contributions negotiated came from initial agreements rather than negotiated amendments to agreements.

Whilst the number of affordable dwellings is less than last year, the financial contributions have increased markedly. The amount achieved in 2013-14 is similar to figures achieved over the last several years, with the exception of the £39.7 million secured in 2011-12. This however was an unusual year, in that there was a rush by developers to sign S.106 agreements in advance of the commencement of the Mayor of London's CIL.

Type of obligation	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Total agreements signed	20	25	28	23	31	42	9	22
Total contribution (£ million)	3.1	1.7	3.5	3.9	2.8	39.7	1.2	3
<b>On-site affordable housing provision (no of dwellings):</b>								
Social and affordable rent	195	148	303	777	6	560	120	164
Intermediate (shared ownership)	149	125	199	381	148	579	30	60
Total on site	343	273	502	1,158	154	1,139	150	224
Off-site affordable housing (habitable rooms)	0	91	12	0	0	0	0	0

Table 4.1:  
Planning obligations income 2006-07 to 2013-14

Source: Lewisham Council Development Management databases

## 4.2 Community Infrastructure Levy

### **CIL will be the mechanism for collecting financial contributions for infrastructure**

The 2008 Planning Act make provision for councils to impose a community infrastructure levy (CIL) on new development. It is essentially a tax based on the profitability and scale of development.

CIL is required to be underpinned by an evidence base which demonstrates that there is a need for new infrastructure, that there is a shortfall in the funding for this infrastructure, and that the proposed CIL rate will not make development unviable. CIL rates are different for different types of development, and vary from area to area – these variations essentially reflect the fact that some types of development are more profitable than others, and that it is more profitable to develop in some areas than others.

The Council has demonstrated the need for additional infrastructure and that there is presently a funding shortfall, and that development is able to sustain a CIL charge. This has occurred through the testing of the proposed charges through the consultation and examination process as follows:

- Preliminary draft consultation consulted on: March-April 2012
- Draft charging schedule consulted on: August-September 2013
- Examination in public of the draft charging schedule and the evidence to justify the need for an appropriateness of the proposed charges: 15 October 2013,
- Receipt of inspector's report from examination in public: 27 January 2014

It is proposed that the Council will begin to charge CIL from 1 April 2015.

At that time, there will be a scaling-back of S.106 obligations – these will be restricted to affordable housing, employment and training initiatives, and

scheme-specific measures to reduce or prevent adverse impacts arising from the scheme. The measures can include physical works or social infrastructure.

Following the introduction of CIL, the Council will not be permitted to pool S.106 income in cash or in kind from more than five schemes for any one item or category of infrastructure. In addition, it will not be permitted to charge developers through CIL and through S.106 contributions for the same infrastructure.

With most categories of infrastructure however, CIL will be used to fund the strategic components and S.106 the scheme-specific components. In the case of transport, for example, CIL will fund major projects having a borough-wide benefit such as bus stations, whereas S.106 will be used to require works such as roundabouts or traffic lights in direct proximity to the site, the need for which will be immediately attributable to the development funding them.

The approved CIL rates are:

Geographical Zone	Landuse Category A	Landuse Category B	Landuse Category C
Zone 1	£100/m <sup>2</sup>	£80/m <sup>2</sup>	£0/m <sup>2</sup>
Zone 2	£70/m <sup>2</sup>	£80/m <sup>2</sup>	£0/m <sup>2</sup>

Table 4.2:  
Proposed CIL  
rates

Category A: Use class C3  
Category B: All use classes other than B and C3  
Category C: Use class B.

In general terms zone 1 covers the Deptford riverside regeneration sites, St Johns and Blackheath, and zone 2 covers the rest of the borough (see map at figure 4.1).



CIL income will help fund school provision

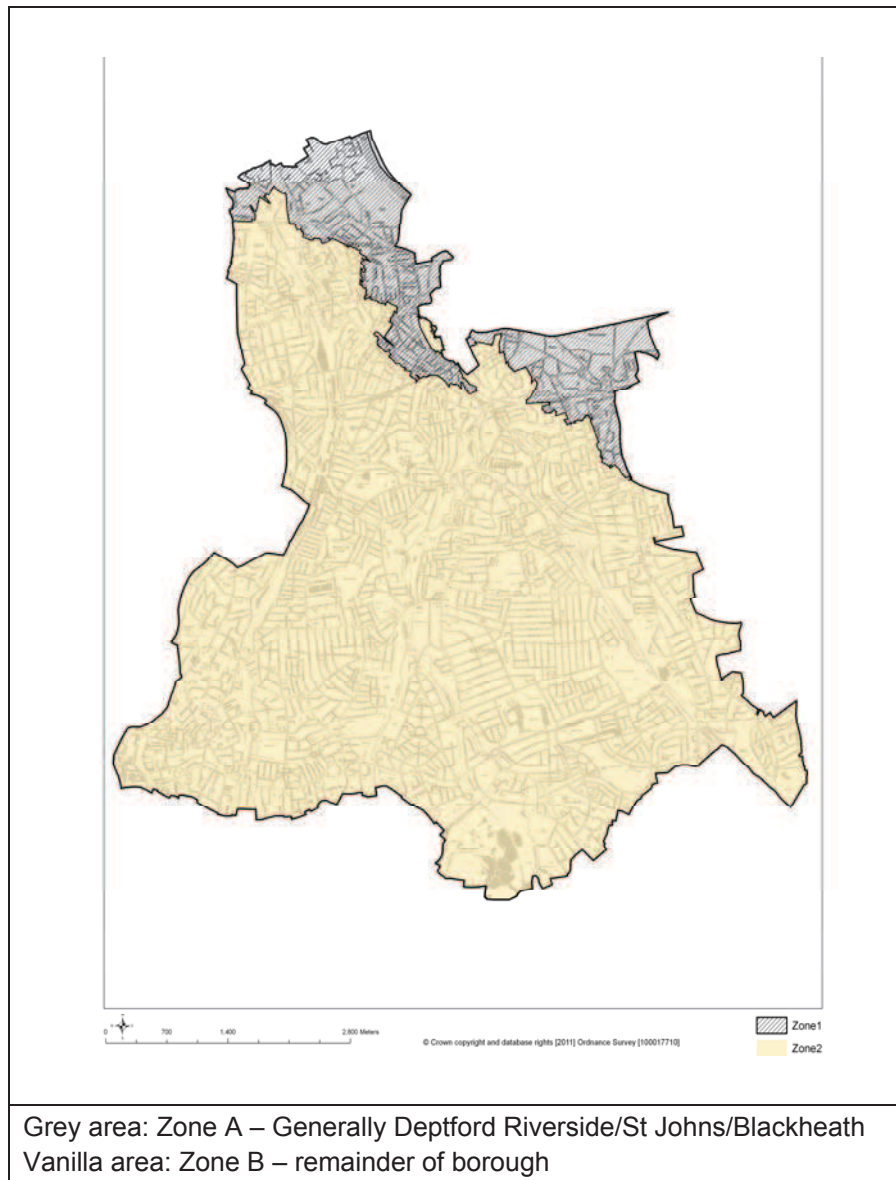


Fig 4.1: CIL charging zones map

### 4.3 New Homes Bonus

**Based on planning permissions for additional housing, Lewisham has secured an additional £3,813,791**

The New Homes Bonus scheme was introduced in 2011. It is a grant paid by central government to local councils for increasing the number of dwellings and dwellings occupied. The scheme is administered by the Department for Communities and Local Government (DCLG).

The scheme runs for six years, during which the government matches the council tax on new dwellings, conversions and long-term empty dwellings brought back into use. An extra premium is paid for new affordable housing added to the housing stock.

Under the scheme's affordable dwellings premium mechanism, payments for new build affordable housing are based on matching the average national council tax band of the dwelling built, plus an additional £350 per unit per annum. According to the DCLG's final figures, payments through this affordable homes premium make up 6% of the total payments made to



councils, based on their delivery between October 2012 and October 2013.

Lewisham has been awarded the following amounts for the three years in which the scheme has been operating:

2011-12: £705,698

2012-13: £1,663,886

2013-14: £3,813,791.

The scheme runs for six years, and the amount shown for each year is a cumulative amount, not an annual amount.

The next New Homes Bonus Scheme grant determination, covering 2014-15, is likely to be made in April 2015.

Local councils can decide how to spend the New Homes Bonus. However, DCLG expects local councils to consult communities about how they will spend the money, especially in those parts of its area where housing stock has increased.

#### **4.4 The Benefits of Enhanced Infrastructure**

##### **The planning systems has mechanisms for securing infrastructure funding and housing provision**

The need for physical infrastructure (transport and utilities) and social infrastructure (education, health, leisure and cultural facilities) in order for a community to function is widely understood, as is the need to provide additional infrastructure capacity as the population increases. The ongoing population increase and aging of infrastructure mean replacement and additional infrastructure is a constant cost.

Ongoing reductions in Government funding to local councils mean the council needs to identify opportunities to increase its income from other sources. The planning system provides a mechanism for funding infrastructure by developer contributions. Whilst the mechanics of how they operate are different, both S.106 and the community infrastructure levy (CIL) provide a means for the Council to raise funds to help part – and in some cases all – of the infrastructure needed by new development.

CIL in particular requires an infrastructure needs assessment for existing and known future need to be undertaken, and where a funding shortfall can be demonstrated, as was shown in the evidence base for the approved CIL charging schedule, new development can be levied to help pay for this infrastructure.

From April 2015 the capacity to secure income for infrastructure through S.106 agreements will be curtailed, but the proposed introduction of CIL at that time will allow this to be offset.

Levies need to be set at a rate which does not make development unviable, and the CIL charges recommended in the Council's CIL viability study have been shown at examination in public to not impose an unsustainable burden on developers.

If its infrastructure funding powers under S.106 and CIL are used judiciously so as to not undermine the viability of development, the Council can use its planning powers to provide a considerable stream of revenue to help pay for both scheme-required and strategic infrastructure to benefit the entire community.



## 5. PLANNING SERVICE PERFORMANCE

Planning policies and practices shape development proposals for the physical, social and economic regeneration of the borough. They cover everything from large mixed use redevelopment schemes to small housing developments and residential extensions, as well as the change of use of commercial property. Lewisham's Planning Service prepares local plans, assesses and determines planning applications, carries out planning enforcement action and arranges local land charge searches providing information on properties in the borough.

### 5.1 Plan Preparation Against the Local Development Scheme

#### **The AMR monitors progress against the local development scheme**

The local development framework (LDF) is the Council's suite of planning policy documents to guide development in the borough. The timetable for preparing these documents is set out in the Local Development Scheme (LDS), which is itself part of the LDF. The latest LDS was adopted by the Council on 27 February 2013. This AMR, for the financial year 2013-14, monitors the progress of planning policy document production against the milestones set out in the February 2013 LDS. However, as the monitoring year ends on 31 March 2014 but this report is prepared in November 2014, information available at October 2014 has been included where relevant to 2013-14.

The Town and Country Planning Act 2008 made some changes to the LDS process. This means that it is no longer a requirement to report supplementary planning documents (policy guidance) in the LDS. This introduces flexibility for councils to prepare these as and when they are needed.

#### 5.1.1 LDF Progress in 2013-14

#### **Key planning milestones are identified in the LDS**

The key milestones relevant to this AMR are set out in version 6 of the local development scheme (February 2013). Good progress has been made in adopting new plans: the Core Strategy, the Council's key planning document, was adopted in July 2011; the Site Allocations Local Plan was adopted in June 2013 and the Lewisham Town Centre Local Plan (LTCLP) was adopted in February 2014. Table 5.1 on page 65 details progress against the target for each element of the LDF.

The delay in adopting the LTCLP was due to the Inspector's decision to reopen the examination on a specific issue relating to retail policy. This pushed the process back as it took a further 6 months to arrange the second examination hearing, which delayed advertising main modifications and the receipt of the Inspector's final report. This accounts for the delay in adoption as reported below.

**Catford TCLP delayed due to town centre bypass being revisited**

The Catford Town Centre Local Plan (CTCLP) was submitted for examination in November 2013 in accordance with the LDS timetable. However, shortly after this date the Council was informed that Transport for London (TfL) intended to re-examine its long-standing proposal for improving the A205 (the South Circular Road) in Catford. The Council agreed to work with TfL on this project, but as it involved modelling the advantages and disadvantages of the proposal to move the A205 to the rear of Laurence House, it was not compatible with the policy in the submitted CTCLP. As the modelling exercise was likely to take between 6-8 months it was felt that withdrawal of the CTCLP was the best course of action.

This was not just because of the time for the road study, but also because its outcome would need to be debated and have further impact on the content of the CTCLP. The Council will consider the future of the CTCLP once the implications of the road study have been fully understood. Withdrawal means the CTCLP is no longer a material consideration for development management decisions.

**DMLP found sound and to be adopted late 2014**

The Development Management Local Plan (DMLP) was submitted and the Public Examination was held, in accordance with the LDS timetable. However, there was a delay in the Examination as the Greater London Authority (GLA) held that the plan was not in 'general conformity' with the London Plan regarding policy relating to affordable rent. The Inspector requested that the Council and the GLA try to reach a compromise on this issue. This was eventually achieved but resulted in a delay to the process.

The main modifications had to be subject to an environmental appraisal and advertised for public comment. This resulted in a delay in receiving the Inspector's report, which arrived 4 months after the date anticipated in the LDS. The DMLP was reported to the Mayor of Lewisham in September and he has recommended that the Council adopt the plan at its meeting in November 2014.

**Consultants appointed for Gypsy & Traveller Needs Assessment**

Public consultation on the Gypsy and Traveller Local Plan (GTLP) was due during July and August 2013, with submission in May 2014. This did not happen. The delay in finding an appropriate site or sites for inclusion in this plan means that the evidence of need which was based on the 2008 London Gypsy and Travel Needs Assessment needs to be reassessed. Subsequent to the period covered by this report the planning service commissioned a new needs survey, with the consultants being appointed in October 2014 and their report expected in January/February 2015. This delay means it will be necessary to revise the timetable in the LDS once the new need is established early next year.

Document	Key milestones in LDS 2013	Met?	Comment
<b>Core Strategy</b>	<b>Adoption June 2011</b>	☺	Adopted June 2011
<b>Site Allocations (SALP)</b>	<b>August/September 2013</b> Adoption by Council	☺	The Council adopted the Site Allocations DPD on the 23 June 2013 three months ahead of schedule.
<b>Lewisham Town Centre Local Plan (LTCLP)</b>	<b>September 2013</b> Adoption by Council	☹	The Inspector held two examinations on 15-16 January and 9 July 2013. His report finding the Plan sound was received on 14 January 2014. The Council adopted the Plan on 27 February 2014. See above for explanation.
<b>Catford Town Centre Local Plan (CTCLP)</b>	<b>July/August 2013</b> Public participation for Publication Document	☺	Public consultation on Submission Version held between 16 August and 4 October 2013.
	<b>October/November 2013</b> Submission for Examination	☺	The plan was submitted for Examination in November 2013.
	<b>January 2014</b> Examination in Public	☹	The Council withdrew the CTCLP from Examination in December 2014. See above for explanation.
<b>Development Management (DMLP)</b>	<b>July/August 2013</b> Public Participation for Publication Document.	☺	Public consultation on 'Submission Version' held between 16 August and 4 October 2013.
	<b>November 2013</b> Submission for Examination	☺	The plan was submitted for examination in November 2013.
	<b>January/February 2014</b> Examination in Public	☺	Examination held on 26 February 2014
	<b>March 2014</b> Receive Inspectors report	☹	Inspector's report finding the Plan sound was received on 23 July 2014
	<b>May 2014</b> Adoption by Council	☹	The Council is expected to adopt the Plan in November 2014. See above for explanation of delay.
<b>Gypsy and Travellers Sites Local Plan</b>	<b>April/May 2013</b> Regulation 18 Notification of intention to prepare local plan	☺	Regulation 18 Notification published in March 2013.
	<b>July/August 2013</b> Public Participation for Options document.	☹	Public consultation on the Options document has not taken place. See above for explanation of delay to the timetable.
<b>Policies Map</b>	Adoption by Council	☺	The proposals map is updated as soon as practicable after the adoption of each local plan.

Table 5.1: Progress in Local Plan preparation – measured against targets in the LDS

## 5.2 Neighbourhood Planning

### **Two formal neighbourhood planning applications received during monitoring period.**

The Localism Act 2011 has introduced a number of changes to the planning system in England. This includes permissive powers which allow local communities to influence the planning of their area by preparing Neighbourhood Plans and Development Orders. The relevant part of the Act came into effect in April 2012, and the Neighbourhood Planning (General) Regulations 2012 which came into force as of April 2012.

Neighbourhood plans are led by local people who set out how they want their local area to develop. Once adopted, the neighbourhood plan becomes part of the development plan for the borough and will be used to consider relevant planning applications. Neighbourhood plans can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. Lewisham Council as the Local planning authority has been given the responsibility of designating neighbourhood forums and neighbourhood areas.

Local communities can also draw up neighbourhood development orders (NDO), which grant planning permission in relation to a particular neighbourhood area for development specified in the order or for development of any class specified in the order. An NDO is also subject to an independent examination and a local referendum before they can come into force.

The Act requires the Council to set out details of any neighbourhood plans or NDA in the annual monitoring report. Since the Act came into force Lewisham Council has received two formal applications for the designation of neighbourhood forums/areas.

### **Crofton Park and Grove Park neighbourhood forums created**

Crofton Park Neighbourhood Forum submitted an application for designation as a forum and for the designation of a neighbourhood plan area in January 2014.

The Council consulted on two applications and designated the forum and area on 16 June 2014, giving the forum the right to develop a neighbourhood plan.

Grove Park Neighbourhood Forum submitted an application for designation as a forum and for the designation of a neighbourhood plan area in February 2014. The application was withdrawn, but was resubmitted in June 2014. The Mayor agreed to the designation of the forum and area in September 2014.

## 5.3 Duty to Co-operate

### 5.3.1 Statutory Requirements

**Engagement with neighbouring local authorities, government organisations, public and private bodies and residential and business communities**

The Localism Act 2011 requires local planning authorities to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. Specifically, the Localism Act 2011 (110(1)(4)) places a duty on boroughs to cooperate where:

*'a sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas'.*

The Localism Act requires local planning authorities (LPAs) to *'engage constructively, actively and on an ongoing basis'* to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15 November 2011.

Paragraph 156 of the National Planning Policy Framework (NPPF) provides details regarding the expectations of LPAs to cooperate on strategic issues, and highlights those policies that should be considered as strategic priorities. Paragraphs 178-181 go on to list the evidence required to prove that there has been effective co-operation in the preparation of submission plans.

The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the local planning authority's monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.

### 5.3.2 Actions to meet the Duty to Co-operate

**Consultation and co-operation with other south-east London councils**

Lewisham Council undertook a considerable amount of engagement activity and discourse with neighbouring local authorities in 2013-14, both individually and as part of planning groups and forums on a sub-regional and London-wide basis. The same can be said for engagement with other government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage and Thames Water.

The Council is proactively working with neighbouring local authorities to identify cross-boundary planning issues and to co-operatively work on solutions to these issues. The Council organises a quarterly Planning Policy Group meeting of the South East London Planning Authorities, attended by the boroughs of Bexley, Bromley, Greenwich and Southwark. During the monitoring year topics discussed included education, Gypsy and Traveller

sites, housing and waste.

The Group worked jointly with the boroughs' waste teams to produce the December 2013 update to the South East London Waste Technical Paper. The paper sets out how boroughs have agreed to pool waste capacity so that waste apportionments can be met within the sub-region.

A large number of public and private bodies and the local residential and business communities have also been regularly engaged with and consulted throughout the plan-making process. The Council makes available to the public via its website details of activities relevant to its duty to co-operate that have taken place in the formulation of the Local Plans. Specifically, the Council produced a duty to co-operate report accompanying the Development Management Local Plan when it was submitted for Examination in November 2013.

## 5.4 Planning Applications

**There were more applications than since 2007-08**

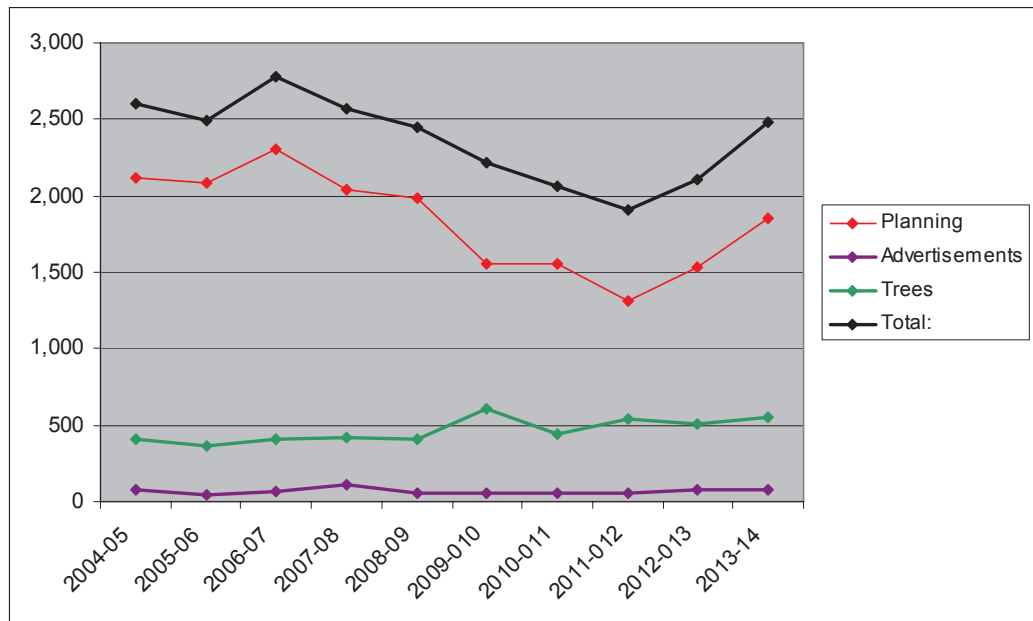
Table 5.2 and Figure 5.1 show there was a total of 2,481 applications lodged with the Council during 2013-14. This equates to 371 more planning applications than the previous monitoring year, which is an 18% increase. As in 2012-13, this remains significantly below the 2006-07 peak when the economy and property industry were much stronger, and shows that the construction and house building industries are still recovering from their low point in 2011-12.

Year	Planning	Advertisements	Trees	Total:	% change from previous year
04-05	2,115	78	409	<b>2,602</b>	NA
05-06	2,081	46	366	<b>2,493</b>	-4.2
06-07	2,303	68	407	<b>2,778</b>	11.4
07-08	2,040	106	419	<b>2,565</b>	-7.7
08-09'	1,981	58	411	<b>2,450</b>	-4.5
09-10	1,553	52	611	<b>2,216</b>	-9.6
10-11	1,558	55	444	<b>2,057</b>	-7.2
11-12	1311	57	539	<b>1,907</b>	-7.3
12-13	1,532	72	506	<b>2,110</b>	10.6
13-14	1852	74	555	<b>2,481</b>	17.6

*Table 5.2:  
Development management applications by type 2004-05 to 2013-14*

Source: Lewisham Council Development Management databases

Figure 5.1:  
Development  
Control  
applications  
2004-05 to  
2013-14



Source: Lewisham Council Development Management databases

**Three quarters of applications were for planning**

Figure 5.2 shows that most (75%) applications related to planning, followed by tree applications (22%). Only a small number of advertisement applications were lodged. These proportions remain almost unchanged from 2012-13.

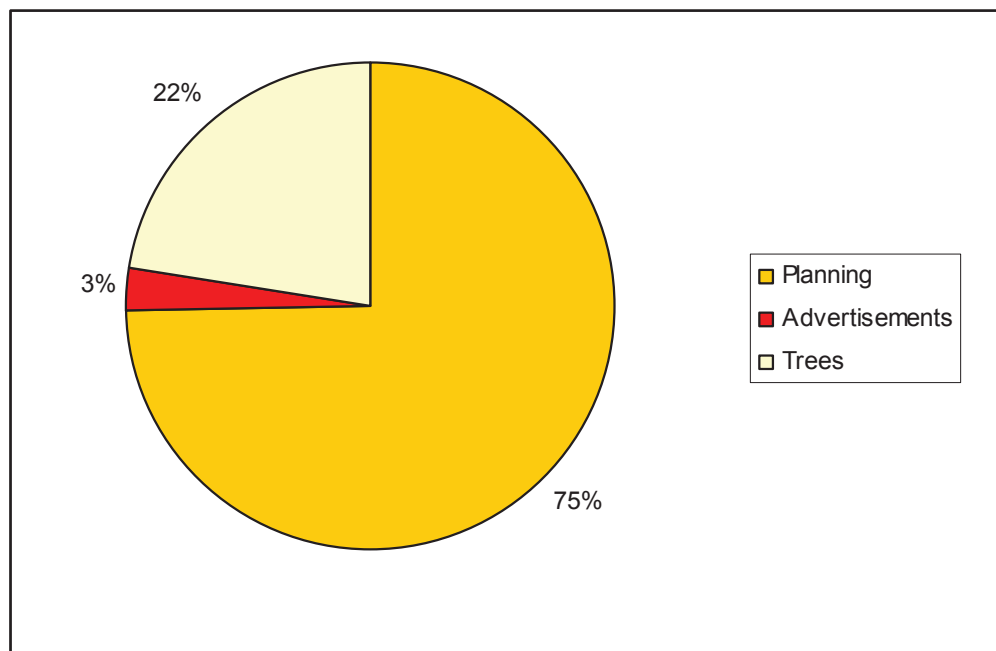


Figure 5.2:  
Applications by  
type in 2013-14

Source: Lewisham Council Development Management databases

**Half of applications were minor applications**

With regard to planning applications lodged during 2013-14 only 2% were major applications (ie involving 10 dwellings or more). Minor applications formed the largest category with 49% (38% last year), followed by 25% householder applications (down from 34% last year). Figure 5.3 illustrates these proportions.



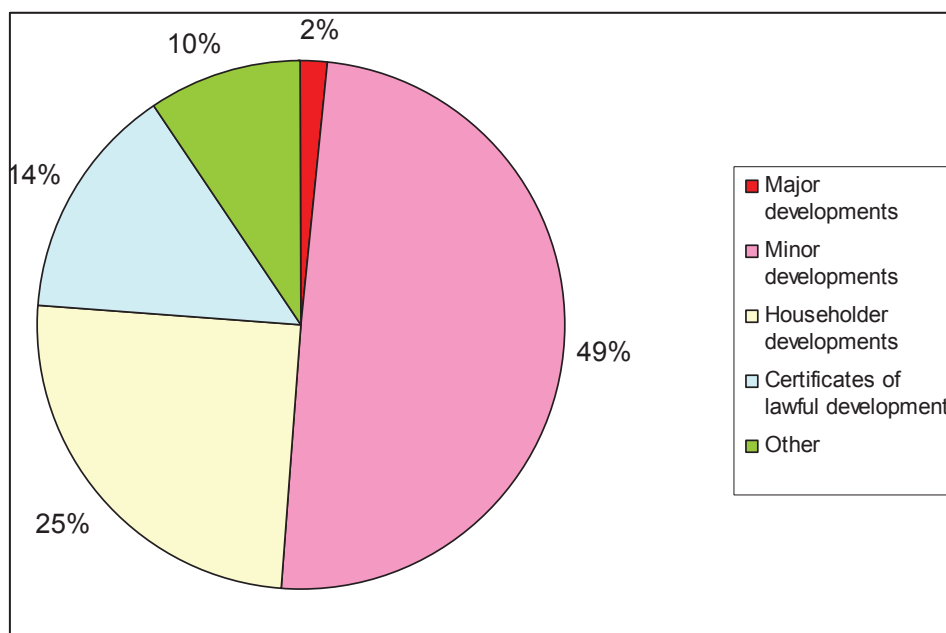


Figure 5.3: Planning applications by category, 2013-14

Source: Lewisham Council Development Management databases

2013-14 saw an 18% increase in applications from the previous year, which in turn had seen an 11% increase on 2011-12. The increases over the last three years have reversed a trend of continual decreases in applications in the years 2005 to 2011 (except 2006). Over that period there was a 27% decrease in applications, but this has been more than offset by the increase just in the last two years of 31%.

The previous decrease in the number of applications began well before the economic crisis which began in 2008, and so is unlikely to be directly attributable to it. By the same token it may be too simplistic to directly attribute the major increases in applications over the last two years directly to economic recovery.

Regardless of the actual number of applications, there are no data available to draw direct relationships between the number of applications and their total value. The value however has a fairly direct correlation to the complexity of the assessment of applications and thus the time need to assess them.

**Nearly all applications were determined within target timeframes**

Table 5.3 compares the rate of delivery for different types of applications with the targets set by the Council. It shows that in 2013-14 the performance for determining major and minor applications was well above the target levels. The performance level for other applications was very marginally below the target.

Table 5.3: Development Control performance during 2013-14

Type of application	Target	Actual
Major	60% within 13 weeks	75% within 13 weeks
Minor	65% within 8 weeks	81% within 8 weeks
Other	80% within 8 weeks	79% within 8 weeks

Source: Lewisham Council Development Management databases



**Further improvements in meeting decision targets**

Figure 5.4 shows how the percentage of applications determined within the 8 and 13 week target periods have fluctuated over the years. In 2011-12 the percentage granted permission within the target timescales dropped for all three types of application compared to the previous monitoring year. However, the performance significantly improved in 2012-13, with further improvements, especially for major applications (although numerically smaller), in 2013-14.

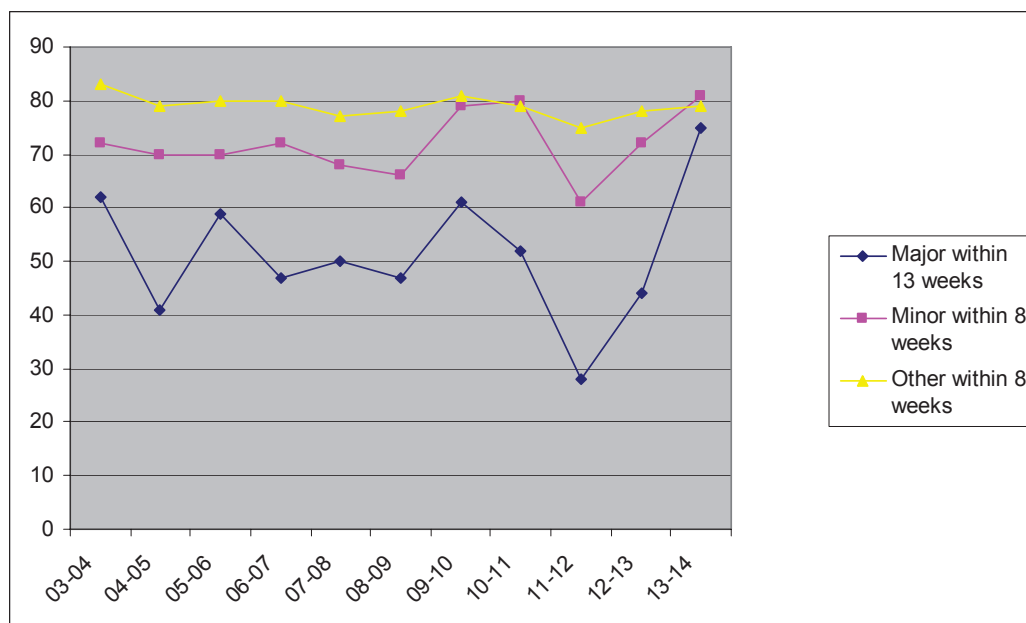


Figure 5.4: Percentage of applications determined within target timescales, 2003-04 to 2013-14

Source: Lewisham Council Development Management databases

**5.5 Appeals**

Appeal decisions are a way of assessing the performance of policies in the development plan. In the 2013-14 monitoring year the relevant development plans were the saved policies from the Lewisham Unitary Development Plan (UDP) and the Core Strategy. The Site Allocations SPD and, for the latter part of the period, the Lewisham town centre local plan.

Monitoring of appeals provides a good indication of the quality and robustness of planning decisions made by local planning authorities. If few appeals are allowed and policies are being upheld by planning inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed because a policy is being criticised by planning inspectors regularly, revision of the failing policy is needed. The number of appeals increase by 22% from 72 in 2012-13 to 88 in 2013-14.

**Only one third of appeals were upheld but this number has been rising in recent years**

Table 5.4 shows different grounds on which appeals were lodged in 2013-14. Out of a total of 88 appeals 61% were dismissed. However as one third of appeals were upheld, there may be a need to develop more robust development policies which are less susceptible to successful challenge. A similar ratio of two thirds dismissed to one third upheld applied in relation to appeals against refused applications nationally. There were too few appeals in

relation to other matters – non-determination, conditions of consent or enforcement – from which to draw any meaningful conclusions.

Over the past three years the number of appeals being won has declined, from 80% in 2011-12, to 76% in 2012-13 and then a further decrease to only 62% in 2013-14. This is almost a 25% fall in the proportion of successfully defended cases over only two years, with enough appeals each year for this trend to be statistically significant. This is further evidence of a need for robust policies, backed with adequate assessment in accordance with those policies, if the Council is to maintain a defensible position. A Detailed study is proposed to gain a better understanding of these issues.

Basis of Appeal	Appeal Allowed	Appeal Dismissed	Appeal part-upheld	Appeal Withdrawn	Prosecution dismissed
Refusal	23	47	1	0	0
Non-determination	5	4	0	1	0
Conditions	1	1	0	0	0
Enforcement	0	2	2	0	1
<b>Total</b>	<b>29</b>	<b>54</b>	<b>3</b>	<b>1</b>	<b>1</b>

Table 5.4: Planning appeal performance during 2013/14

Source: Lewisham Council Development Management databases

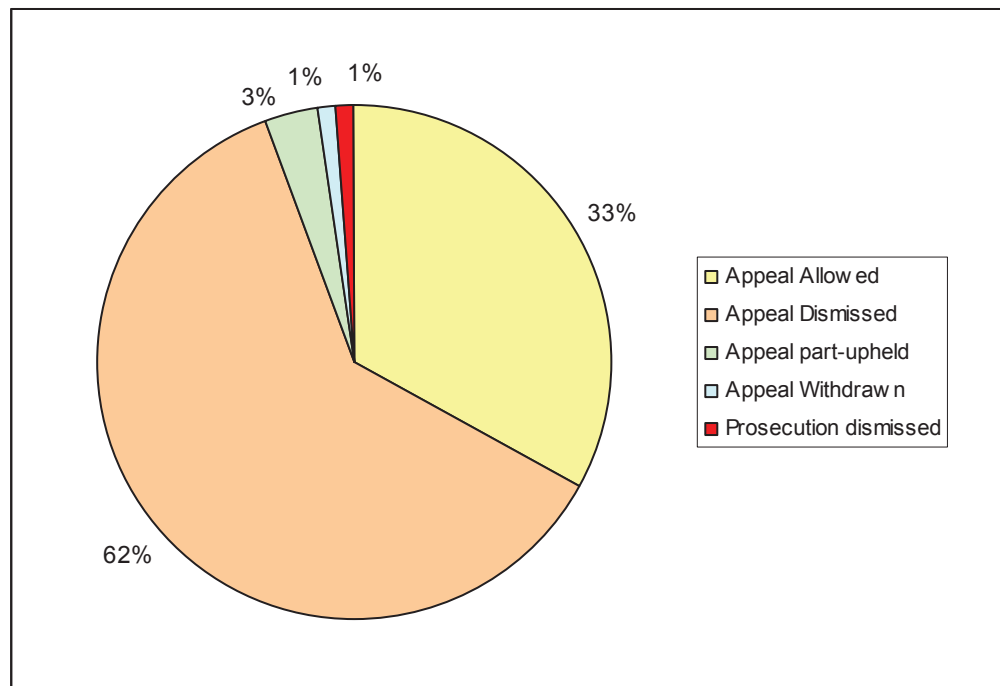


Figure 5.5: Success rates in Council planning litigation 2013-14

Source: Lewisham Council Development Management databases

## 5.6 Enforcement

### Enforcement activity is mostly planning contravention and enforcement notices

The Council has powers under the Town and Country Planning Acts to take legal action when:

- development occurs without planning permission
- conditions attached to a permission are not complied with, or
- other breaches of planning control have been committed.

A total of 119 enforcement procedures took place during 2013-14. Table 5.5 shows the different types of enforcement activity that have taken place, 75% of which relates to planning contravention notices.

Type of enforcement	Number 2012-13	Number 2013-14	% Change
Planning contravention notices served	58	88	65.9%
Tree preservation orders served	12	7	-71.4%
Enforcement notices served	10	18	55.6%
Prosecutions launched	2	2	0%
Section 215 notice served	1	0	-100%
Breach of condition notice served	0	2	---
Stop notices served	0	0	---
<b>TOTAL:</b>	<b>83</b>	<b>119</b>	<b>43%</b>

Table 5.5: Enforcement performance during 2013-14

Source: Lewisham Council Development Management and Legal Services databases

### There has been more enforcement activity than last year

Figure 5.6 shows that each type of formal enforcement activity has fluctuated over time. Most notable is the 66% increase in the planning contravention notices served in 2013-14 compared to the previous year. However the number of prosecutions remained unchanged at 2.

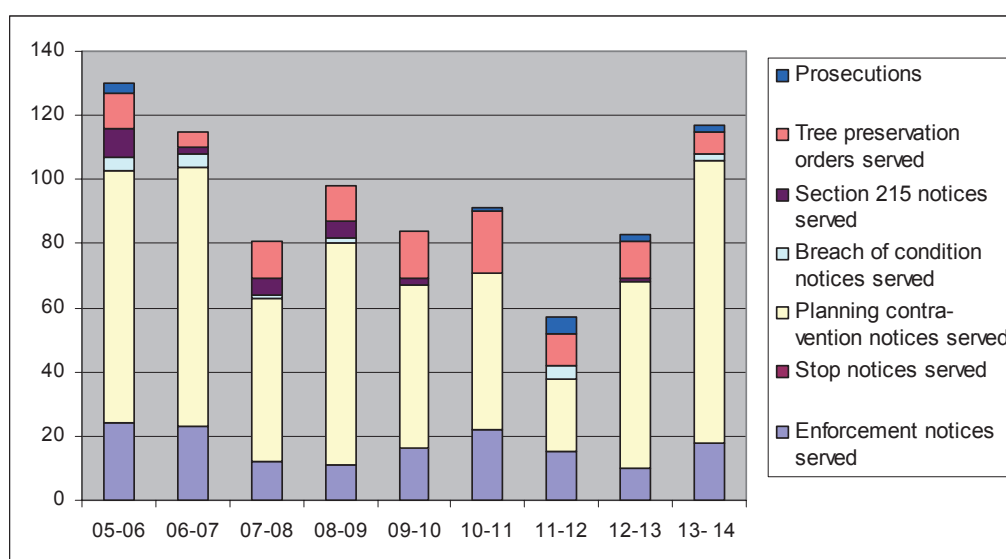


Figure 5.6: Enforcement performance 2005-06 to 2013-14

Source: Lewisham Council Development Management and Legal Services databases

## 5.7 Conservation and Urban Design

### 5.7.1 National and Local Conservation Listings

**Over 700 buildings, structures and places are listed for their conservation value**

The Council seeks to ensure that the historic and local character of the borough is protected and enhanced. Lewisham has designated heritage asset entries that all have the same level of protection despite their grade of importance in nationwide terms. They include 360 nationally listed buildings, structures and items as follows:

- 326 Grade II listed buildings (or groups of buildings)
- 28 Grade II\* listed buildings (or groups of buildings)
- Two Grade I listed buildings (Boone's Chapel in Lee High Road and St Paul's Church in Deptford)
- Three registered parks and gardens (all Grade II), and
- One scheduled ancient monument.

**There are 301 buildings on the local list**

In respect of local (council) listings, the borough contains 301 locally listed buildings (including structures and items) and 28 conservation areas at 31 March 2014.

The borough contains 21 areas of archaeological priority and one area of special local character. However there are no registered wrecks or registered battlefields in the borough.

Part of the borough is in the Buffer Zone of the Maritime Greenwich world heritage site.

In addition to designated heritage assets, Lewisham has a number of non-designated heritage assets that contribute significantly to the local character and townscape. Whilst they do not meet the national criteria for statutory listing they add to the local distinctiveness of the borough, and so are protected under a Local List.

**Improved circumstances of buildings at risk**

18 buildings/structures and one conservation area in the borough are currently on English Heritage's 'at risk' register. They are at risk from development pressures, neglect or decay. Items at risk include ten graves in one churchyard.

The conservation area at risk is the Deptford High Street conservation area, however its circumstances are classed as improving.

The same buildings/items and conservation area remain at risk as last year and in 2011-12. However the council continues to work with English Heritage and property owners to reduce the risk status of the buildings and structures at risk. The condition of all items classed as at risk is improving due to this work, although they remain at risk.



*Architectural detailing, Deptford conservation area*

### 5.7.2 Design Review Panel

**The Design Review Panel was refreshed during the year**

The purpose of the Lewisham Design Review Panel is to provide expert, independent design advice and guidance to developers and their design teams, Planning case officers and the Planning Committees on significant development and public realm proposals, as well as other planning documents within the borough. The Panel's advice is meant to assist and encourage developers and their design teams to achieve and deliver high quality design in their development proposals

The panel is made up of independent specialist design advisors who provide high level, independent, expert design advice on major applications both at pre-application stage and to the Planning Committee.

The design review panel will generally provide comment on the following:

- Development of 0.5 ha or greater in area
- Development involving 20 or more residential units
- Development of 500 m<sup>2</sup> floorspace or greater
- Development significantly affecting the town centres
- Development in a historically or environmentally sensitive area
- Development with special architectural or environmental qualities
- Development that has significant importance to an area or community.

The Council refreshed its Design Review Panel in August 2013, in accordance with the requirements of the National Planning Policy Framework. The Panel meets monthly, and generally reviews two or three schemes at each meeting.

## 5.8 Economic Development

### 5.8.1 Cooperative Working

**Economic development depends on government, the private sector and the wider community**

Many of the projects carried out by the Council have, or will lead to, enhancements to the natural and built environment, transport, utility and green infrastructure, economy and community facilities. This would not be possible without the collaborative work that has taken place between different departments within the Council and between Government organisations, key stakeholders and local communities.

### 5.8.2 Education

**Additional school spaces for a growing school-age population**

There is a total of 92 schools in the borough, including:

- 71 state funded primary schools (for 5-11 year olds),
- 14 state funded secondary schools (for 11 to 16 or 18 year olds),
- seven special schools,
- a series of Resourced Provisions within the mainstream primary and secondary schools for learners with specific additional needs.

Further and higher education in the borough consist of the following::

- Lewisham Further Education College
- Christ the King 6th form college
- Crossways 6th form college
- Goldsmiths College, University of London
- Laban Trinity.

Despite this level of educational facilities Lewisham has a young population and higher numbers of children and young people are anticipated to be living in the borough in the future. Delivery of sufficient primary places to meet demand is a London-wide issue. The council is therefore continuing to improve Lewisham's schools by increasing the number of school places available and is planning additional provision within the confines of available funding. An additional 18 forms of entry will be required in primary schools to meet projected demand. The programme to renew Lewisham's secondary schools is nearing completion, however additional provision will be required by the end of the decade.

### 5.8.3 Business Support

**The Council provides a range of support to local businesses and employees**

The Council runs an outsourced Business Advisory Service (BAS), with the purpose of assisting new businesses start up and existing businesses to be sustained and grow. In 2013/14 the BAS achieved:

- 21 residents helped to start up businesses
- 112 Businesses received in- depth support form the business advisory

service

- 48 businesses supported to be fit to supply
- Seven businesses were helped to secure new contracts worth £875,000.

Through section 106 agreements and close working with developers the Local Labour and Business Scheme (LLBS) aims to secure construction and post-construction opportunities for borough residents and businesses through new development. The LLBS works closely with internal partners to increase local employment, skills and business opportunities through Council procurement.

In 2013-14 the LLBS achieved a range of outputs:

- 16 apprenticeships,
- 155 jobs secured
- 131 training places were offered,
- job fair attracting approximately 1500 attendees,
- over £1 million worth of contracts secured by Lewisham businesses.

The council runs a range of initiatives to support residents into work, including an apprenticeship programme which achieved 80 starts in 2013-14.

The Economic Development team leads on the Lewisham Service Providers Forum that brings together agencies providing employment support in the borough. This Forum now has over 200 member organisations and services and has provided training and guidance on welfare reforms for partner organisations.





## 6. CONCLUSIONS

### Major points in 2013-14 development

Housing completions do not appear to have been as high during the year as was anticipated. It was not envisaged that the same number of completions as achieved in the past two years would be sustained, and the completions are more in line with, albeit slightly lower than, the completions in the several years prior to 2011-12.

The difference between 2012-13 and 2013-14 completions must be seen in the light of the 'lumpiness' of housing production, when the majority of the borough's new housing comes from large projects which for reasons of economy and cashflow, need to be built then sold in batches, or stages. Once one stage is completed and the majority of dwelling sales then occurs, the next phase is being built in order for the process to repeat. The number of dwellings in a phase depends partly on the design of the scheme, efficiencies and limitations on construction, and the health of the market – developers do not wish to over-produce by building at a faster rate than the sales rate which provides them with the best return.

Several of the major projects in the north of the borough completed phases during 2012-13, so that there was a large number of dwellings completed in that year. The fact that several of these schemes are now proceeding to their next phase – which typically runs for periods of 1½ to three years – means that during 2014-15 and 2015-16 these next phases will be completed.

The important issue is that regardless of year-to-year variations in completions, there is a steady supply, and at a rate to meet ongoing need. The housing trajectory at Appendix 4 sets this out in table form, showing how the supply of new dwelling is forecast to pan out up until 2029-30.

The regeneration sites in the north of the borough will continue to provide the majority of the borough's new housing, and the majority of the new housing will be in the form of flats, with few houses being built. There is however a steady supply of smallscale developments, mainly through conversions to provide two or three dwellings at a time and although they contribute only a small percentage of new dwellings, they form the bulk of schemes.

### Uncontrolled loss of office space through prior approvals

It is apparent from analysis of the data gathered on prior approvals since their introduction in May 2013 that this approval mechanism is not being used in the way that the Government stated that it envisaged that it would be used. The Government's claim that it would encourage conversion of empty office floorspace to housing is not borne out in Lewisham: half the office floorspace proposed to go forward as prior approvals for conversion to residential use relates to office floorspace that is in use and thus not vacant.

It has always been the case that outside of the recognised office zones of London (and indeed any city), residential is nearly always the most profitable use of land, which is why planning policies afford protection from residential development to sites that have been identified as being needed for other uses – employment, industry, community uses and open space.

However it is the case that some of the office floorspace proposed to be converted to residential use is smallscale office use located outside of the town and district centres. Whilst it is preferable as a general rule for employment-related landuses to be located in the centres, where public transport provision is greater, in cases where these uses do not adversely affect the amenity of nearby residents, it may well be preferable to maintain the employment that they provide.

It is problematic in most parts of London that employment-generating landuses cannot compete with residential use in the land value stakes, and the resulting eroding of the store of local smallscale employment sites undermines London's economic diversity and its employment opportunities. Presumably it was not the intention of the Government to contribute to this through introducing the prior approvals system.

Other than the loss of office floorspace to residential use through the prior approvals system, there has been a gradual conversion of other employment uses to higher order commercial uses, particularly through office conversions to retail use.

**Introduction of the community infrastructure levy**

Although the Lewisham CIL is not proposed to come into operation until April 2015, the Mayor of London's CIL has been in operation since 2012, and the Council has been collecting this on behalf of the GLA. Introduction of the Lewisham CIL requires a scaling back of section 106 agreements to deal only with affordable housing, employment and training, and obligations to undertake works necessary to reduce or avoid the adverse impacts of schemes. CIL will be the means through which monetary contributions – currently collected under section 106 – will be collected.

CIL makes clear the nexus between the impact of development and the provision of infrastructure, and provides developers with a more transparent system of contributions than section 106 provides on its own.

**Improved development management performance**

The number of planning applications increased again in 2013-14, as did associated numbers – planning contravention notices issued, enforcement notices issued, and planning appeals.

Of concern in this respect is that an increasing proportion of appeals against planning permission being refused are being upheld. This suggests that a number of matters need to be investigated – whether the development control policies are strong enough and unambiguous to withstand appeal, whether the

policies are being appropriately applied, and whether resources for defending decisions at appeal are adequate.

The completion targets for planning applications continued to improve during the year – the targets for major and minor applications were comfortably exceeded, and determinations for other applications was 1% below its target.

**Revisiting  
affordable  
housing data**

The production of an accurate and therefore useful annual monitoring report depends on the availability and accuracy of data, before any other consideration.

The reduced percentage of affordable housing completed during the year is of major concern, and a re-examination of the Council's development data is proposed to be undertaken, in order to clarify whether the completions were as few as the available data suggest, or whether it is a data issue.

In addition to the internal issues of data management discussed above, the introduction of private certification of building work has resulted in a paucity of construction data. Most large developers are using private certification, and although the relevant documentation and data is legally required to be provided to the Council by private certifiers, it appears that this is not happening. The Council has had to resort to a number of inefficient and inaccurate measures to try to maintain accurate information on building starts and completions, but in the absence of the documentation, the resources needed to visit every site do not exist, and site visits do not always provide an accurate number in regard to completions.

The introduction of a third form of affordable housing tenure – affordable rent – in 2012 has complicated data collection and analysis. It is also known as target rent, and in addition to this problem in reporting the types of affordable housing tenures being provided, the GLA does not distinguish between affordable and social rents (the traditional form of tenure of social housing in the LDD. The fact that some data sources distinguish while others do not, creates difficulties in determining whether policies regarding the ratio of social (which now includes affordable) to intermediate (shared ownership) housing are being achieved.







## APPENDIX 1: ABBREVIATIONS

<b>AMR</b>	– Annual Monitoring Report
<b>BAS</b>	– Business Advisory Service
<b>CIL</b>	– Community Infrastructure Levy
<b>DCLG</b>	– Department of Communities and Local Government
<b>GLA</b>	– Greater London Authority
<b>IDP</b>	– Infrastructure Delivery Plan
<b>IMD</b>	– Index of Multiple Deprivation
<b>km<sup>2</sup></b>	– Square kilometres
<b>LDD</b>	– London Development Database
<b>LDF</b>	– Local Development Framework
<b>LDS</b>	– Local Development Scheme
<b>LPA</b>	– Local Planning Authority
<b>m<sup>2</sup></b>	– Square metres
<b>NPPF</b>	– National Planning Policy Framework
<b>ONS</b>	– Office of National Statistics
<b>SCI</b>	– Statement of Community Involvement
<b>SPD</b>	– Supplementary Planning Document
<b>UDP</b>	– Unitary Development Plan





## APPENDIX 2: WARD BOUNDARIES MAP





## APPENDIX 3: USE CLASSES ORDER & PERMITTED DEVELOPMENT RIGHTS

Source: <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

### 1. The Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. This is a guide only and it is for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

<b>A1</b>	<b>Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
<b>A2</b>	<b>Financial and professional services</b>	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
<b>A3</b>	<b>Restaurants and cafés</b>	For the sale of food and drink for consumption on the premises restaurants, snack bars and cafes.
<b>A4</b>	<b>Drinking establishments</b>	Public houses, wine bars or other drinking establishments (but not night clubs).
<b>A5</b>	<b>Hot food takeaways</b>	For the sale of hot food for consumption off the premises.
<b>B1</b>	<b>Business</b>	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
<b>B2</b>	<b>General industrial</b>	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
<b>B8</b>	<b>Storage or distribution</b>	This class includes open air storage.
<b>C1</b>	<b>Hotels</b>	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
<b>C2</b>	<b>Residential institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A</b>	<b>Secure Residential Institution</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3</b>	<b>Dwelling houses</b>	this class is formed of 3 parts:  C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

	<b>Dwelling houses (continued)</b>	C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.  C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
<b>C4</b>	<b>Houses in multiple occupation</b>	small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1</b>	<b>Non-residential institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
<b>D2</b>	<b>Assembly and leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
	<b>Sui Generis</b>	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

## 2. Changes of Use not Requiring Planning Permission

In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order says that a change of class is permitted to another specified class (see table below and associated text under 'Additional change of use permitted development rights applying from 30 May 2013').

For example, a greengrocer's shop could be changed to a shoe shop without permission as these uses fall within the same 'class', and a restaurant could be changed to a shop or a estate agency as the Use Class Order allows this type of change to occur without requiring planning permission. Most external building work associated with a change of use is likely to require planning permission.

From	To
<b>A2</b> (professional and financial services) when premises have a display window at ground level	<b>A1</b> (shop)
<b>A3</b> (restaurants and cafes)	<b>A1</b> or <b>A2</b>
<b>A4</b> (drinking establishments)	<b>A1</b> or <b>A2</b> or <b>A3</b>
<b>A5</b> (hot food takeaways)	<b>A1</b> or <b>A2</b> or <b>A3</b>
<b>B1</b> (business) (permission limited to change of use relating to not more than 500 square metres of floor space)	<b>B8</b> (storage and distribution)
<b>B2</b> (general industrial)	<b>B1</b> (business)

From	To
<b>B2</b> (general industrial) (permission limited to change of use relating to not more than 500 square metres of floor space)	<b>B8</b> (storage and distribution)
<b>B8</b> (storage and distribution) (permission limited to change of use relating to not more than 500 square metres of floor space)	<b>B1</b> (business)
<b>C3</b> (dwelling houses)	<b>C4</b> (houses in multiple occupation)
<b>C4</b> (houses in multiple occupation)	<b>C3</b> (dwelling houses)
Casinos (sui generis)	<b>D2</b> (assembly and leisure)

Additionally, a planning application is not required for change of use in the following circumstances:

- from A1 or A2 to A1 plus up to two flats above;
- from A2 to A2 plus up to two flats above.

These changes are reversible without an application only if the part that is now a flat was, respectively, in either A1 or A2 use immediately before it became a flat.

### 3. Additional Change of Use Permitted Development Rights Applying from 30 May 2013

Agricultural buildings under 500 square metres can change to a number of other uses (A1, A2, A3, B1, B8, C1 and D2). For buildings between 150 square metres and 500 square metres, prior approval (covering flooding, highways and transport impacts, and noise) is required.

Premises in B1, C1, C2, C2A and D2 use classes can change use permanently to a state-funded school, subject to prior approval covering highways and transport impacts and noise.

Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.

Prior approval fees for change of use is set at £80. The draft regulations have been laid in Parliament and are due to come into force on 1 October 2013. This fee will be applicable from 1 October 2013.

Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses will be permitted to change use for a single period of up to two years to A1, A2, A3 and B1 uses.

Thresholds for business change of use. Thresholds increased on May 2013 from 235 square metres to 500 square metres for permitted development for change of use from B1 or B2 to B8 and from B2 or B8 to B1.

### 4. Additional Change of Use Permitted Development Rights Applying in England from 6 April 2014

These new permitted development rights will not apply in sites of special scientific interest, safety hazard areas or military explosives storage areas; nor do they apply to scheduled monuments. With the exception of new Class CA the rights will also not apply to listed buildings.

- **retail to residential** - new class IA allows change of use and some associated physical works from a small shop or provider of professional/financial services (A1 and A2 uses) to residential use (C3). This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change. Up to 150 square metres of retail space will be able to change to residential use. This new right does not apply to land protected by article 1(5) of the General Permitted Development Order.\*
- **retail to banks and building societies** - new class CA allows change of use from a shop (A1) to a bank or a building society.
- **agricultural to residential** - new class MB allows change of use and some associated physical works from buildings used for agricultural purposes to residential use (C3). This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change. Up to 450 square metres of retail space will be able to change to up to three dwellings. This new right does not apply to land protected by article 1(5) of the General Permitted Development Order.\*
- **commercial to childcare nurseries** - change of use from offices (B1), hotels (C1), residential (C2 and C2A), non-residential institutions (D1), and leisure and assembly (D2) to nurseries providing childcare. This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change.
- **agricultural to new schools and nurseries** - new class MA allows change of use from buildings used for agricultural purposes to a state funded school or nursery providing childcare. This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change.

\* Article 1(5) land includes National Parks, the Broads, areas of outstanding natural beauty, conservation areas, World Heritage Sites and certain areas specified under the Wildlife and Countryside Act 1981.

## APPENDIX 4: PROGRESS OF HOUSING TRAJECTORY SITES

### KEY:

	Site is suitable for residential development but unlikely to be granted planning permission in the short term
	Site is making slower than expected progress but will continue to be implemented
	Site is at an early stage but is not currently stalled
	Site is progressing well
	Site has been completed

Site name/Address/Ward	Site allocation	No. of units remaining to be built	Phasing	Site progress						
				None	Pre-app discussions	Application approved	Not yet started on site	Started construction	Site completed	Rating
<b>1. DEPTFORD-NEW CROSS</b>										
Convoys Wharf	<b>SSA2</b>	3,514	17/18-29/30			13/83358 Approved by Mayor of London	Y			
Surrey Canal Triangle	<b>SSA3</b>	2,365	15/16-28/29			11/76357	Y			
Oxestalls Rd (The Wharves Deptford)	<b>SSA4</b>	904	15/16-24/25			09/73189	Y			
Marine Wharf West	<b>SSA5</b>	382	14/15-17/18			10/73437		Y		
Cannon Wharf	<b>SSA5</b>	679	14/15-22/23			08/68523	Y			

Site name/Address/Ward	Site allocation	No. of units remaining to be built	Phasing	Site progress							
				None	Pre-app discussions	Application approved	Not yet started on site	Started construction	Site completed	Rating	
Marine Wharf East	SSA5	180	19/20-21/22		Y						
Former New Cross Hospital	SA1	0							Y		
Seager Buildings	SA2	0							Y		
Giffin St	SA3	310	15/16-17/18		Y						
Deptford Project (Octavius St)	SA4	132	15/16			11/78241	Y				
New Cross Gate Station sites	SA5	148	15/16			11/77418	Y				
New Cross Gate Retail Park/Sainsbury's site	SA6	200	18/19-19/20		Y						
New Cross Gate NDC Centre, Besson St	SA7	68	15/16			08/68448	Y				
Childers St Mixed Use Employment Location	SA8	84	15/16			10/74526		Y			
Arklow Rd Mixed Use Employment Location	SA9	100	18/19-19/20		Y						
Grinstead Rd Mixed Use Employment Location	SA10	199	14/15-15/16			10/75331		Y			
Sun and Kent Wharf Mixed Use Employment Location	SA11	200	16/17-18/19		Y						
Thanet Wharf Mixed Use Employment Location	SA12	226	17/18-18/19			06/63352 S106 being considered	Y				
Amersham Vale, Former Deptford Green Secondary School	SA17	120	15/16-16/17		Y						
120, 120a and 136 Tanners Hill, St Johns	SA41	58	15/16			13/84686	Y				



Site name/Address/Ward	Site allocation	No. of units remaining to be built	Phasing	Site progress						
				None	Pre-app discussions	Application approved	Not yet started on site	Started construction	Site completed	Rating
7-17 Yeoman St		33	14/15			11/77408		Y		
Kender Estate		204	14/15-15/16			12/79828		Y		
Bond House, Goodwood Rd		78	15/16			10/73730	Y			
Marlowe Business Centre, Batavia Rd		114	14/15			11/77530		Y		
Faircharm Trading Estate, Creekside		148	15/16-16/17			12/82000	Y			
Rollins House, 55-57 Rollins St		12	14/15			03/55117		Y		
The Albany Centre, Deptford		60	29/30		Y					
Pomeroy St		45	29/30	Y						
<b>2. LEWISHAM TOWN CENTRE</b>										
Lewisham Gateway	<b>SSA6</b>	800	14/15-21/22			06/62375/ 13/82493	Y			
Loampit Vale, south side, East and west of Elmira	<b>LCT4</b>	788	14/15-15/16			09/71426		Y		
52-54 Thurston Rd	<b>LTC4</b>	62	14/15			11/77754		Y		
Loampit Vale, East of Jerrard St	<b>LTC4</b>	350	22/23-28/29	Y						
Loampit Vale, Thurston Rd Industrial Estate	<b>LTC4</b>	415	14/15-17/18			10/76005		Y		
Tesco site, Conington Rd	<b>LTC5</b>	250	16/17-18/19	Y						
36-56 Lee High Rd	<b>LTC6</b>	22	15/16			06/62788	Y			

Site name/Address/Ward	Site allocation	No. of units remaining to be built	Phasing	Site progress						
				None	Pre-app discussions	Application approved	Not yet started on site	Started construction	Site completed	Rating
58-64 Lee High Rd	<b>LTC6</b>	14	14/15			09/73064		Y		
Ladywell Leisure Centre	<b>LTC7</b>	120	17/18-18/19		Y					
Land north and south of Lewisham Shopping Centre	<b>LTC8</b>	200	21/22-22/23	Y						
<b>3. CATFORD TOWN CENTRE</b>										
Former Catford Greyhound Stadium		583	14/15-18/19			07/67276 / 13/84895	Y			
Former Rising Sun Public House		29	14/15			10/74455		Y		
Plassy Rd Island		400	22/23-25/26		Y					
Laurence House		250	24/25-26/27		Y					
Wickes and Halfords		400	22/23-26/27	Y						
<b>4. DISTRICT HUBS</b>										
East of Forest Hill Railway Line	<b>SA18</b>	33	21/22		Y					
West of Forest Hill Railway Line	<b>SA19</b>	74	20/21	Y						
Fairway House, Dartmouth Rd, Forest Hill	<b>SA20</b>	19	20/21	Y						
O'Rourke/Sivyer Transport, Sydenham Rd	<b>SA21</b>	28	23/24	Y						
113-157 Sydenham Rd	<b>SA22</b>	98	22/23-23/24	Y						
Leegate Shopping Centre, Lee Green	<b>SA23</b>	130	21/22		Y					

Site name/Address/Ward	Site allocation	No. of units remaining to be built	Phasing	Site progress						
				None	Pre-app discussions	Application approved	Not yet started on site	Started construction	Site completed	Rating
Former Bell Green gasworks	SA26	0							Y	
5 St Norbert Rd, Brockley Cross	SA29	0				0			Y	
9 Staplehurst Rd, Hither Green	SA36	0							Y	
16A Algernon Rd, Lewisham	SA38	0							Y	
Former Green Man Public House, Bromley Rd	SA42	0							Y	
Former Tigers Head Public House, Bromley Rd	SA43	0							Y	
Independents Day Centre, Blackheath		16	15/16			10/76229	Y			
<b>5. LOCAL HUBS</b>										
180 Brockley Rd, Coulgate St	SA27	25	16/17			12/80369	Y			
6 Mantle Rd, Brockley Cross	SA28	20	15/16		Y					
111-115 Endwell Rd, Brockley Cross	SA30	40	15/16-16/17		Y					
Sites at Nightingale Grove, Hither Green	SA31 – SA35	125	15/16-16/17		Y					
Former United Dairies Deport, Lee	SA39	75	14/15			11/70640		Y		
Tyson Rd (Rear of Christian Fellow Fellowship Centre, Forest Hill	SA40	71	14/15			09/71953		Y		
Former Courts site, 335-337 Bromley Rd	SA44	117	14/15			09/73135		Y		

Site name/Address/Ward	Site allocation	No. of units remaining to be built	Phasing	Site progress						
				None	Pre-app discussions	Application approved	Not yet started on site	Started construction	Site completed	Rating
<b>6. AREAS OF STABILITY AND MANAGED CHANGE</b>										
Heathside and Lethbridge		218	16/17-17/18			09/72554 / 12/81169		Y		
Old Station Yard, Springbank Rd		32	14/15			10/75911		Y		
Boones Almshouses, Belmont Park		58	15/16			10/74143	Y			
St Clements Heights, 165 Wells Park Rd		47	15/16			11/78207	Y			
Exalibur Estate		193	15/16-17/18			10/75973	Y			
Canford Sorting Office		16	29/30	Y						
Best Way Cash and Carry		38	29/30	Y						

Site allocations that have already been completed are included, as it is important to show that developments are being implemented.

Does not include sites protected for current use such as Local Employment Locations (SA13-SA15, SA24–SA25, SA37, SA45-SA50), schools (SA16-SA17, SA51), nature conservation sites (Sinc1-18) and waste sites (1-3).

More in-depth site progress details can be found in the Housing Implementation Strategy 2013-14.



# APPENDIX 5: HOUSING TRAJECTORY

London Borough of Lewisham Housing Trajectory by Ward - 2014*											FIVE YEAR SUPPLY 1-5					FIVE YEAR SUPPLY 6-10					TOTAL 15/16 - 20/20																												
											1	2	3	4	5	Total 2015-2020	6	7	8	9	10	Total 2020-2024	11	12	13	14	15	Total 2025-2030																					
All figures are per additional dwellings for each site. Housing figures are indicative where approval is yet to be granted.											2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032																					
2015/16 - 2020/21 annual target (rolled forward to 2029/30). Dwellings from all sources.											1,005	1,098	1,105	1,105	1,108	1,108	5,523	1,108	1,108	1,105	1,105	1,108	5,523	1,105	1,105	1,105	1,105	1,105	5,523	16,678																			
Conventional supply											1,005	1,098	1,098	1,098	1,098	1,098		1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	5,523	16,678																			
Completion from non-self contained (across all wards)											0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0																			
Completion from self-contained (across all wards)											0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0																			
Projected 15 year housing supply + Total projected housing potential from conventional supply (large sites) (16,320) + non-self contained dwellings (255)																																																	
Ward	Ward total	Site	Site name/address	Post Code	App. No.	Approved	Frs-App	Starbed	Site Allocations	Size (ha)*	Thames Gateway	TOTAL																																					
Beltingham	1	1	No sites																																														
Blackheath	234	2	Headlands and Letford Phase 3 (Estate renewal) *	BE10 8DP	12/81189	Y	N/A	Y	N/A	0.08	Y	218																																					
		3	Independents Day Centre	SE7 8JF	10/90209	Y	N/A	Y	N/A	0.06	Y	18																																					
Brockley	66	3	Cadogan Street, Brockley Cross (1150 Brockley Road)	SE4 2HR	10/90359	Y	N/A	N	SA27	0.19	N	25																																					
Clifford South	16	4	126, 126A and 126A Terraces Hill	SE8 4GQ	10/94889	Y	N/A	N	SA21	0.54	N	66																																					
Clifford Park	3	5	Clifford Sorting Office, 94 Brunley Road	SE8 2UT	N/A	N	N	N	N/A	0.13	Y	16																16	16																				
Downham	3	6	No sites																																														
		7	Arkley Road Mill	SE8 5JT	N/A	N	Y	N	SA8	2.24	Y	100																																					
		8	Crestside Road Mill	SE8 5QD	06/73169	Y	N/A	N	SA44	4.60	Y	604																																					
		9	Plough Way (Marine Wharf West) *	SE16 7UE	10/73437	Y	N/A	Y	SA45	2.83	Y	382	113	113	78	78																																	
		10	Plough Way (Carson Wharf, 35 Evelyn Street)	SE8 5GJ	08/88520	Y	N/A	Y	SA45	3.88	Y	879	87	87	81	81	80	428	5A	5A	4A																												
		11	Plough Way (15 Yeoman Street, Marine Wharf East)	SE8	N/A	N	Y	N	SA45	0.24	Y	160																																					
		12	Devoye Wharf, Prince Street	SE8 5JH	10/93356	N	Y	N	SA42	16.96	Y	3,514	141	141	168	168	168	159	159	159	475	1,144	475	475	475	238	238	1,924																					
		13	Children Street (St Hosier) (Children St Mill)	SE8 5JZ	10/74526	Y	N	SA8	0.20	Y	84																																						
		14	Thornel Wharf (Crestside Village East)	SE8 5GA	06/80352	F	N/A	Y	SA12	0.21	Y	226																																					
		15	0-17 Yeoman Street	SE8 5GT	11/77408	Y	N/A	Y	N/A	0.1	Y	33																																					
		16	Lyon Road (near Children Fellowship site)	SE23 3EH	06/73853	Y	N/A	Y	SA40	0.51	N	71																																					
Forest Hill	96	17	Folney House, rear of 53 Dartmouth Road	SE23	N/A	N	N	N	SA39	0.16	N	19																																					
Green Park	75	18	Former United Leases (West, 2 Baring Road)	SE12 1RF	11/78836	Y	N/A	Y	SA39	0.03	N	7																																					
Leadbale	1	19	No sites																																														
Lee Green	136	19	Leagate Shopping Centre	SE12 8BB	N/A	N	Y	N	SA29	1.53	N	130																																					
		20	Nightingale Grove, Hither Green (Nos. 80-84, Mews Estate)	SE15 8UZ	N/A	N	N	N	SA32	0.25	N	30																																					
		21	Nightingale Grove, Hither Green (Driveway Units)	SE15 8UZ	N/A	N	N	N	SA33	0.41	N	30																																					
		22	Nightingale Grove, Hither Green (No. 35)	SE15 8HE	N/A	N	N	N	SA34	0.20	N	30																																					
		23	Nightingale Grove, Hither Green (Nos. 37 to 43)	SE15 8HE	N/A	N	Y	N	SA35	0.22	N	30																																					
		24	Lewisham Gateway	SE13 5JW	13/00463	Y	N/A	N	SA46	3.60	Y	800	98	277	89	130	130	652	105	105																													
		25	Lewisham Vale (SE/W of Essex Street) *	SE13 7BH	09/72467	Y	N/A	Y	LT04	1.84	Y	199	81	181																																			
		26	30-58 Lee High Road	SE13 5PP	09/52798	Y	N/A	N	LT08	0.08	Y	22																																					
		27	30-58 Lee High Road	SE13 5PP	09/75296	Y	N/A	N	LT08	0.08	Y	14																																					
		28	Lewisham Vale (W of James Street, 110 to Avea)	SE13 7SH	10/90359	Y	N/A	Y	LT04	1.03	Y	194	235	194																																			
		29	Lewisham Vale (W of James Street)	SE13 7RZ	N/A	Y	N/A	N	LT04	1.68	Y	252																																					
		30	30-54 Thurston Road	SE13 7BD	11/77754	Y	N/A	Y	LT04	0.12	Y	82																																					
		31	Former Ladywell Leisure Centre	SE13 8RU	N/A	N	Y	N	LT07	0.70	Y	120																																					
		32	Tesco, Conington Road	SE13 7PA	N/A	N	Y	N	LT08	?	Y	250																																					
		33	Land to the north and south of Lewisham Shopping Centre	SE13 7HF	N/A	N	N	N	LT08	?	Y	200																																					
		34	Old Station Yard, Springsbank Road	SE13 8BB	10/79911	Y	N/A	Y	N/A	0.13	N	32																																					
		35	Boones Almshouses, Belmont Park	SE13 5BL	10/74143	Y	N/A	N	N/A	0.70	N	66																																					
		36	New Cross Lane Station Site (29, 25-27 Goodwood Road)	SE14 5AR	11/77416	Y	N/A	N	SA5	0.67	Y	148																																					
		37	Rent and Sun Wharf, Crestside	SE8 3QJ	N/A	N	Y	N	SA11	1.40	Y	200																																					
		38	QPRN Street (Maidstone area)	SE8 4WJ	N/A	N	Y	N	SA3	1.17	Y	310																																					
		39	Clifford Street (Victoria Street)	SE8 4JW	10/91719	Y	N/A	N	SA4	0.67	Y	132																																					
		40	Griffin Road	SE8 5JP	10/75231	Y	N/A	N	SA10	3.00	Y	199	75	124																																			
		41	Green Canal Triangle (Millers)	SE15 3LQ	11/79337	Y	N/A	N	SA43	10.74	Y	2,983																																					
		42	New Cross Lane Retail Park (Interim 1st site)	SE14 5JL	N/A	N	Y	N	SA5	4.29	Y	292																																					
		43	Kentish Estate (Interim renewal Phase 4)	SE14 6DY	10/79828	Y	N/A	Y	N/A	1.36	Y	204	104	105																																			
		44	Bed House, Goodwood Road	SE14 6BL	09/73730	Y	N/A	N	N/A	0.24	Y	79																																					
		45	Marlow Bus Centre, Rattlea Road (CPRN Mail Centre)	SE14	11/77930	Y	N/A	Y	N/A	0.52	Y	114																																					
		46	The Albany Centre, Douglas Way, Deptford	SE8 4AG	N/A	N	Y	N	N/A	0.27	Y	60																																					
		47	Amersham Vale, Former Deptford Green Secondary School	SE8 5AB	N/A	N	Y	N	SA17	1.10	Y	120																																					
		48	Parham Trading Estate	SE8 3CV	12/82000	Y	N/A	N	N/A	0.58	Y	148																																					
		49	Hallings House, 85-87 Pulver Street	SE15 1EP	02/55117	Y	N/A	Y	N/A	0.09	Y	12																																					
		50	East of Forest Hill Railway Line and west side Woodham Place	SE23	N/A	N	N	N	SA18	0.20	N	33																																					
		51	West of Forest Hill Railway Line	SE23	N/A	N	N	N	SA19	0.62	N	74																																					
		52	Mexey Road (East)	SE8 4RH	N/A	N	Y	N	N/A	1.9	Y	400																																					
		53	Clifford Greyhound Stadium, Adenmore Road	SE8 4RL	13/84895	Y	N/A	N	N/A	4.70	Y	883	105	103	87	148	138	483																															
		54	Former Rising Sun PH, 88 Rushey Green	SE8 4HW	10/74455	Y	N/A	Y	N/A	0.25	Y	29																																					
		55	Laurence House	SE8 4RL	N/A	N	Y	N	N/A	1.66	Y	250																																					
		56	Wicks and Holfords	SE8 4BW	N/A	N	N	N	N/A	2.00	Y	490																																					
		57	OTWard/Shyler Transport	SE28 5LJ	N/A	N	N	N	SA21	0.22	N	28																																					
		58	115-157 Sydenham Road	SE28 2FL	N/A	N	N	N	SA22	0.65	N	98																																					
		59	23 Grenville Heights, 165 Wally Park Road	SE28 6WH	11/74207	Y	N/A	N	N/A	3.29	N	47																																					
		60	111 and 113 Entwistle Road, Brockley Cross	SE4 2TB	N/A	N	Y	N	SA33	0.36	N	45																																					
		61	New Cross Lane (SC2) Centre, Station Street	SE14 5AS	09/59448	Y	N/A	N	SA7	1.08	Y	85																																					
		62	6 Marble Road, Brockley Cross	SE14	N/A	N	Y	N	SA26	0.12	N	20																																					
		63	Penrose Street	SE14	N/A	N	N	N	N/A	0.20	N	45																																					
		64	Coate, 325-327 Brunley Road	SE28 2RP	06/73136	Y	N/A	Y	SA44	0.53	N	117																																					
		65	Escaillon (Estate renewal)	SE8 1HU	10/75873	Y	N/A	N	N/A	6.17	N	193																																					
		66	Beal Way, Cash and Cary	SE8	N/A	N	N	N	N/A	0.98	N	39																																					
TOTAL (range sites)											16,120	A. 16,120 = 1,334 from 2014/15 (current year) + 14,786 from 2015/16 to 2020/21 (15 year supply) (conventional supply)																	16,903	1,463	1,555	2,047	1,396	1,350	582	7,070	778	855	830	891	1,001	4,194	950	900	711	475	307	3,478	14,690
B. Total large sites + non-self contained dwellings (17 per annum from London Plan target)																												1,572	2,064	1,413	1,352	869	7,103	798	872	858	706	1,020	4,279	1,010	917	728	480	414	3,563	14,843			
C. Above/Below London Plan target 1,088 per annum (conventional supply) 15 year target = 16,320																												267	959	308	281	-236	1,878	-370	-253	-248	-397	5	-4,346	-60	-148	-377	-616	-891	-1,963	-1,833			
D. Above/Below London Plan target 1,105 per annum (total supply) 15 year target = 16,575																												267	969	308	281	-236	1,878	-370	-253	-248	-397	5	-4,346	-60	-148	-377	-616	-891	-1,963	-1,833			

**NOTES:**

\* = Does not include windfalls

\*\* = Estimate

Permitted = Approved by Planning Committee but awaiting completion of a Section 106 agreement

Mixed use site (residential plus a mix of business, retail, community uses etc)

\* = Part of the site has already been completed. The total figure represents the number of units that remain to be developed

Units = newly added sites in 2014

Clifford Centre does not appear on the trajectory as there will be a net decrease of 75 units



Prepared by  
Planning Policy  
London Borough of Lewisham

Laurence House  
1 Catford Road  
Catford  
SE6 4RU

E-mail: [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)

November 2014



Lewisham local development framework



<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"/>	
<b>Information</b>	<input type="checkbox"/>	<b>Part 1</b>	<input checked="" type="checkbox"/>
		<b>Part 2</b>	<input checked="" type="checkbox"/>
		<b>Key Decision</b>	<input type="checkbox"/>


<b>Date of Meeting</b>	3 <sup>rd</sup> December 2014
------------------------	-------------------------------

<b>Title of Report</b>	Local Authority Member Appointment
------------------------	------------------------------------

<b>Originator of Report</b>	Sue Tipler		<b>Ext. 46162</b>
-----------------------------	------------	--	-------------------

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	√	
Crime & Disorder Implications		X
Environmental Implications		X
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		X
Risk Assessment Comments (as appropriate)		X
Reason for Urgency (as appropriate)		X

Signed:  Executive Member

Date: 24<sup>th</sup> November 2014  
Signed: \_\_\_\_\_ Executive Director



Date: 25<sup>th</sup> November 2014

**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>	Local Authority Member Appointment		
<b>Key Decision</b>	No	Item No.	
<b>Ward</b>	Lee Green , Ladywell		
<b>Contributors</b>	Executive Director for Children and Young People Head of Law		
<b>Class</b>	Part 1	Date:	3 December 2014

## 1. Summary

- 1.1 This report is to request an appointment of a Local Authority appointed member to the Abbey Manor College Management Committee. Abbey Manor College is Lewisham's Pupil Referral Unit.

## 2. Purpose

- 2.1 To consider and approve the appointment of the Local Authority member detailed in paragraph 6 below.

## 3. Recommendation/s

The Mayor is recommended to:

- 3.1 agree to appoint Councillor Jim Mallory as a Local Authority appointed member to the Abbey Manor College Management Committee. Abbey Manor College is Lewisham's Pupil Referral Unit .
- 3.2 note the information concerning the recommended member in Appendix 1.

## 4. Policy Context

- 4.1 Lewisham's Children & Young People's Plan sets out our vision for improving outcomes for all children.
- 4.2 Regulations require Local Authorities to establish management committees to run Pupil Referral Units in their area, to make provision for the constitution (including composition) and procedures of management committees, and to delegate specific powers to management committees. The management committee must have a strategic role setting out and monitoring the aims and objectives of the unit to ensure children are safe, have their needs met and receive a good standard of education.

## 5. Background

- 5.1 A school established and maintained by Local Authorities to provide suitable education for children who, by reason of illness, permanent exclusion or otherwise, may not receive such education is known as a Pupil Referral Unit. Lewisham has one secondary Pupil Referral Unit – Abbey Manor College. The Pupil Referral Unit is split on two sites catering for Key Stage 3 and 4 provision. In addition, there is a 6<sup>th</sup> Form.
- 5.2 The Education (Pupil Referral Units) (Management Committees etc.) (England) Regulations 2007 as amended by the Pupil Referral Units (Miscellaneous Amendments) ( England) Regulations 2012, specify the composition of management committees and provide that the number of community members must outnumber all the other members of the management committee.
- 5.3 The Education (Pupil Referral Units) (Management Committees etc.) (England) Regulations 2007(as amended) also requires that the “authority appointed member” be a person who is appointed as a member by the authority ( other than a staff member, a community member, or a sponsor member appointed by the authority).
- 5.4 There must be no fewer than 7 members on a management committee and the maximum permitted is 20 members (disregarding any sponsor members). The proportions of places allocated to each of the categories are as follows:

Community members: the number of places must exceed all other members by one or more;

Parent members: at least one place but no more than one-fifth;

Staff members: at least one place, but no more than one-third, including the teacher-in-charge (In practice this will be the Executive Headteacher);

Local Authority members: at least one place, but no more than one-third; and;

In addition, the management committee may appoint one or two Sponsor members. Sponsor members are persons who give substantial assistance to the Pupil Referral Unit, financially or in kind, or who provide services to the Pupil Referral Unit. This is an optional category.

5.5 The current membership of the management committee is as follows:-

Category	Numbers	Members
Community	8	Steve Grant Mike Keogh Jacqui O'Connor Barbara Williams Sid Hughes Jorge Rubio Nava 2 vacancies
Parent	2	Both vacant
Staff	3	Liz Jones (Executive Head Teacher) Nancy Stanger Phil Stutely
LA	2	Councillor Jim Mallory (to be appointed) 1 vacancy

5.6 The term of office of the Local Authority member highlighted in paragraph 6 below has ended and the management committee would like to have the individual re-appointed to the management committee.

**6. Individual recommended for Appointment as Local Authority member.**

Name	School	Re-appointment
Councillor Jim Mallory	Abbey Manor College (Pupil Referral Unit)	Yes

**7. Financial implications**

7.1 There are no financial implications arising from this report.

**8. Legal implications**

8.1 Section 19 of the Education Act 1996 requires Local Authorities to make arrangements for the provision of suitable education at school or otherwise than at school for those children of compulsory school age who, by reason of illness, exclusion from school or otherwise, may not for any period receive suitable education unless such arrangements are made for them. Any school established and maintained by a Local Authority which is specifically organised to provide education for such pupils is known as a Pupil Referral Unit.

The legal requirements in relation to the composition of a management committee for a Pupil Referral Unit are set out at Paragraph 5 of this Report.

- 8.2 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
  - advance equality of opportunity between people who share a protected characteristic and those who do not.
  - foster good relations between people who share a protected characteristic and those who do not.
- 8.4 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 8.5 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:  
<http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 8.6 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
  2. Meeting the equality duty in policy and decision-making
  3. Engagement and the equality duty
  4. Equality objectives and the equality duty
  5. Equality information and the equality duty

- 8.7 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

## **9 Crime and Disorder Implications**

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

## **10. Equalities Implications**

- 10.1 The category of community member, the largest category, gives the management committee the necessary flexibility to ensure that the committee is representative of the community it serves.

## **11. Environmental Implications**

- 11.1 There are no specific environmental implications arising from this report.

## **12. Conclusion**

- 12.1 The individual detailed in Appendix 1 views being a member of the management committee as a way of utilising their skills and experience to make a difference to the lives of children and young people in Lewisham schools.
- 12.2 Appointments are usually for a four-year term, unless stipulated otherwise in the Instrument of Government. The individual listed in paragraph 6 would serve the normal 4 years.

## Background Documents

<u>Short Title of Document</u>	<u>Date</u>	<u>File Location</u>	<u>Contact Officer</u>
The Education (Pupil Referral Units) (Management Committees etc.) (England) Regulations 2007 No. 2978	2007	<a href="http://www.legislation.gov.uk/uksi/2007/2978/contents/made">http://www.legislation.gov.uk/uksi/2007/2978/contents/made</a>	Suhaib Saeed
The Pupil Referral Units (Miscellaneous Amendments) (England) Regulations 2012 No. 1825	2012	<a href="http://www.legislation.gov.uk/uksi/2012/1825/made">http://www.legislation.gov.uk/uksi/2012/1825/made</a>	Suhaib Saeed

If there are any queries arising from this report, please contact Suhaib Saeed, Strategic Lead Governors' Services and School Leadership, Governors' Services, 3<sup>rd</sup> Floor, Laurence House, telephone 020 8314 7670

## APPENDIX 1

Name	School	Occupation	Residential Area	Précis of Suitability and Skills to be considered as a Local Authority member of the management committee	Monitoring Information
Councillor Jim Mallory	Abbey Manor College (Pupil Referral Unit)	Retired, local councillor 1986-2002, 2010-present	SE12	<p>Writing and negotiating skills from career in journalism and trades unionism.</p> <p>20 years as a local councillor, posts held include Chair of Education Committee, Leader of the Council. Vice chair of Malory secondary school for two years. Chair of Abbey Manor since 2006.</p>	Male White British



<b>MAYOR &amp; CABINET</b>		
<b>Report Title</b>	Exclusion of the Press and Public	
<b>Key Decision</b>	No	Item No.
<b>Ward</b>		
<b>Contributors</b>	Chief Executive (Head of Business & Committee)	
<b>Class</b>	Part 1	Date: December 3 2014

### **Recommendation**

It is recommended that in accordance with Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012 and under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs [3, 4 and 5] of Part 1 of Schedule 12(A) of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

- 15 Preserving Public Houses response to SDSC Part 2
- 16. Permanent Primary Places St Georges Primary School Part 2

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

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