

**LADYWELL ASSEMBLY
MEETING**
Wednesday 15 March 2017 7.00pm – 9.00pm
Gordonbrock Primary School
Gordonbrock Road, London SE4

Record of Meeting

	Item	Actions
1	<p>Welcome, Introduction & Format of meeting</p> <p>Cllr Bill Brown welcomed everyone and went through the format of the meeting.</p> <p>He informed the meeting of a forthcoming event taking place on Hilly fields. The annual 3 Peak walk challenge is taking place on Saturday 1 July 2017 from 11am at Hilly Fields Park. There are no pre-registration to take part, people can just turn up on the day to participate.</p> <p>The 3 Peak map funded from the Assembly fund is proving very popular with the sale raising around £2.5 thousand.</p>	
2	<p>Police Safer Neighbourhood Team Update</p> <p>The ward officer for Ladywell updated the meeting about recent crime preventative measures applied by the team as follows:</p> <ul style="list-style-type: none"> • A number of changes has taken place within the team. Some of the officers formerly working at ward levels has been moved to the response team. The neighbourhood team now consist of a couple of ward officers and a PCSO. Ladywell now has a new Sargent – Jackie Ward. • Ladywell recently joined forces with the Telegraph Hill and Brockley safer neighbourhood teams on joint operations. Sergeant Jackie Ward also oversees these two wards. • In terms of work flow, a local brothel was recently shut down on Broadbank Road. • Police are being issued with smartphones and tablet to enable them write incident reports whilst on the move. • Meetings are being set up with local Housing Associations on their estates. This helps to diffuse ASB and other problems on estates or streets before they escalate • Burglary went up in February, around 11 incidents were recorded for Ladywell in this period. Last incident was recorder on 4th March. Many of the incident happened at the same address. Evidence of entry gained, things moved around and no item taken. • The team has carried out targeted patrol in a concentrated area, a mixture of the presence of large police van and Vauxhall corsa which is convert to prevent and catch offenders in the act. This is said to deter offending and reduce crime of this nature. 	

	<ul style="list-style-type: none"> • A stabbing incident on Adelaide Avenue on 9th March. Police suspect the stabbing may have happened somewhere else. Injury sustained is not thought to be life threatening. <p>A number of question and answer session followed this update.</p> <p>The contact email for PC Andrew Dobson is: Andrew.Dobson@met.pnn.police.uk</p> <p>2b Lewisham Crime Enforcement Regulatory Services – Noise Abatement</p> <p>Cllr Brown provided a brief background information into the reason why an officer from this service has been invited to speak at the assembly meeting. This was done to address a number of concerns raised during the discussion on noise enforcement particularly at night at the last meeting. Cllr Brown has also brought the concerns to the attention of the cabinet member responsible for the enforcement team explaining the conversation held at the assembly. He has also requested that a report to show effectiveness of the services with recent changes to try and work out if it is working or not and ensured that this issue is added to the work programme of the Council’s Sustainable Development Committee.</p> <p>Nadia from the Council Enforcement and Regulatory Team provided an overview of the service. The service was created in August 2015, amalgamating four different services areas within the Council. These functions were, trading standard, licensing, community safety and public health. It operates on a response basis, accessing and investigating complaints and where necessary taking enforcement actions to address these complaints. The service also carries out inspection of licensed premises on trading standard issues and concerns that might arise. It provides advice and raise awareness on crime prevention to local business and residents.</p> <p>With regards to late night incident involving domestic or commercial properties, officers from the service usually attends to establish and gauge the level of nuisance. Some of the measures put in place to monitor issues include the provision of diary to complainant. This is used to document and log incidents as they arise. The team works closely with the police, housing associations, victim support and other support agencies across the borough.</p>	
3	Ladywell Empty Properties	
	<p>Nick Long from the Council Empty Property unit provided the update on the Council’s effort to bring back to use long standing empty properties in Ladywell ward. He informed the meeting of the long standing problem with flats 228-230 above the Coral Bookmakers on Algernon Road. An extensive renovation works has taken place both internal and external of both flats to renew the roof, windows, guttering and deal with water ingress problem</p>	

	<p>arising from nail rot from the slate roof. A serious pigeon infestation has also been addressed and dealt with.</p> <p>The Council has initiated an Empty Dwelling Management Order hearing on the owners a couple of year ago and this spurred them into doing further work and did make some progress. Sadly, things have grant to a halt lately.</p> <p>Following a notice of entry being served on the properties, a representative from the company has responded and contacted the Council. The company informed the Council that they have fallen into financial difficulties and have been off-loading some of their properties to another betting firm, Jennings Ltd. They have set up a separate property company to manage what remains of their property portfolio and have engaged in discussion with the Council about trying to complete the work.</p> <p>It is estimated that the property may have been empty for around 25 years. The Council are looking to see what support it can give to finding tenants for the properties. As the property has been empty for more than 10 years the company are entitled to claim a reduction to zero on the VAT on the project on production of a certificate from the Council.</p> <p>A fuller report has been provided to Councillors which contains information which is not in the public domain.</p>	
4	Ladywell Fire Site update	
	<p>The Council Environmental team are leading on this matter and have managed to track down the owners of the site and make contact with the management company appointed to look after it. The company have promised to look at bringing it forward for redevelopment. Despite the positive messages given, there are currently no signs of progress. The Council has offered assistance to them by forwarding information on company looking at development opportunities but have received no response from the company.</p> <p>The question was raised on whether it would be appropriate for the Council to apply for a compulsory purchase order on the site. It was explained that in order to make a compulsory purchase order the Council would have to show a compelling case in public interest to forceful acquire the site. This is normally used for bigger infrastructure type of projects where minority interests needs to be acquire in order to deliver a project of strategic significant such as a major housing development, major infrastructure scheme such as the Bakerloo Line Extension.</p>	
5	Plans for the restoration of Ladywell Playtower	
	<p>The Council has begun to take steps to restore Ladywel Playtower in order to bring it back to use. Proposal has been to formally</p>	

invite bids to try and find a restoration partner. This went out in January 2017 and around 60 groups were shown around the facility over 3 Fridays. Following this event about 24 expressions of interest were received. These responses are currently being evaluated by officers at the Council. The idea is to shortlist around five best proposals out of the 24 interests received.

Some of the areas to consider for the final shortlist will include:

- Propose use of the building in its grade 2 competition
- Will it preserve the things that are important, especially given the key location to the conservation area
- How they fund that restoration i.e. private finance etc.
- Sustainability – Its business plan, checking the organisation track record
- Is there a model that will work for the local area
- How it benefits the community
- Experience and track record of organisation in tackling the project of this scale

It is hoped that the Council will announce the successful partner who makes the shortlist in April. The idea is that they would be set some pro-terms to complete and carry out some investigative search on what they have listed in their proposal before they put in their final submission. The final submission is expected by end of May.

An idea was proposed to perhaps have a joint session where the Lewisham Central and Ladywell Assembly can meet with bidders. A dragon den style session might take place following a short presentation on the ideas proposed by bidders. This way the Council can gather some feedback from residents which can be included in the final report about the process. It is expected that the proposal will go to the Mayor during the summer recess including all the details of all the submissions, and he would make the decision on which partner is worthy to become a restoration partner.

The Council is also looking at the future of the wider Ladywell area. The area comprising of the old site of the Ladywell Bath demolished in 2014 which is currently occupied by the Place Ladywell temporary housing units with consent granted for the building till 2020. A piece of work has begun to look at the wider area. The Council is holding a series of drop in sessions at local venues to try and seek wider views from residents and businesses in the area about ideas for improving and enhancing key assets to make the most of them in the long term to meet needs. Details of the remaining public drop in sessions were shared with the meeting. Thoughts are also being given to the potential of new transport infrastructure and how that might support sustainable growth in the borough

People were encouraged to come along and share their knowledge and views to help the Council scope out the ambitions for the area.

Tony Rich from the Ladywell Preservation Group also addressed

	<p>the assembly on a public engagement work the group has started to ensure resident's input into the restoration of the Playtower. The group will be running a community day on Saturday 6th of May in the old mortuary space devoted at looking at the proposal.</p>	
6	Current situation in the NHS	
	<p>There was an appeal from the Save Our Lewisham Hospital Campaign Group seeking the Assembly support in its latest resistance to a new government health transformation plan (Sustainability and Transformation Plan – (STP). STP is a five years plans covering all aspects of NHS spending. The proposal involves NHS organisations and local authorities in different parts of the country working together to develop a place-based plans for the future of health and care services in their area. It is a financial cut exercise. A summary paper wish sets out a critical assessment of the Government's current plan to: reorganise the NHS, reduce funding by £22b by 2020 and enforced the sell-off of NHS building and land was circulated at the meeting.</p> <p>Many pressure and focus groups across the country have expressed concerns about the impact that this proposal will have on patient's care and safety and the boom era it would be providing for private hospitals.</p>	
7	Community update and any other business	
7.1	<p>St Mary's Therapeutic Garden Group This project has been working closely with the Ladywell Unit at the Lewisham Hospital to support patients from the unit. It has managed to raise enough funding to build a therapeutic garden in the grounds of St Mary's Church. The launch of the garden would take place on Saturday 18th March in the grounds of St Mary's Church yard.</p>	
7.2	<p>Ladywell Street Art Assembly funding was secured to commence a street art under the bridge on Ennerdale Road / Elmira Street. The works has received approval from Network Rail and work is expected to commence within a month once the design has been approved and permission granted by the Council on the use of the pavement.</p>	
7.3	<p>Lewisham Pensioners' Forum A resource that is underused, and is affiliated to around 140 organisation. The forum works closely with Save Our Lewisham Hospital Campaign and is based at St Mauritius House. A very active and diverse organisation. It has a large membership database. The group has recently introduced a membership fee of £10 annually. Anyone wishing to become a member or volunteer on the forum is asked to contact the forum using the details provided..</p>	

<p>7.4</p>	<p>Air Pollution A local parent addressed the meeting, raising the awareness around air quality in the area. A website which maps out and gauge air pollution was presented at the meeting. The map showed concentration of air pollution in an area. Information provided shows the level of air quality outside Gordonbrock school was at a high graphical spike. The speaker provided information about the website encouraging people at the meeting to check the site to get a better understanding of the scale of the problem in their local area.</p>	
<p>7.5</p>	<p>Brockley Max Brockley Max Festival will take place on 10th June. Before this, on 20th of April Martin Wilson (Cartoonist) a Ladywell resident will be giving a fund raising talk to Brockley Max. Further information on the talk and ticket sale can be found on the group website</p>	
<p>7.6</p>	<p>Ravensbourne River bank The meeting was alerted to the destruction of habitat nesting on the banks of River Ravensbourne on Waterway Avenue. The trees where the birds nest have been cut down by London and Quadrant Housing. The support of the Assembly is sought to raise awareness of this issues in the community with a view to putting pressure on London and Quadrant Housing to take steps in its restoration.</p>	
<p>8</p>	<p>Declaration of interest</p>	
	<p>There were no interest declared at this meeting.</p>	