

Sustainable Development Select Committee Agenda

Thursday, 18 January 2018

7.00 pm

Committee room 3

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Timothy Andrew (Tel: 02083147916)

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed except for the appendix to item five on the agenda. For legal reasons, that item will be considered in private with the press and public excluded.

Part 1

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Sustainable Development Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Thursday, 18 January 2018.

Janet Senior, Acting Chief Executive
Tuesday, 9 January 2018

Councillor Liam Curran (Chair)	
Councillor Mark Ingleby (Vice-Chair)	
Councillor Abdeslam Amrani	
Councillor Andre Bourne	
Councillor Suzannah Clarke	
Councillor Amanda De Ryk	
Councillor Sophie McGeevor	
Councillor Eva Stamirowski	
Councillor Paul Upex	
Councillor James-J Walsh	
Councillor Alan Hall (ex-Officio)	
Councillor Gareth Siddorn (ex-Officio)	

MINUTES OF THE SUSTAINABLE DEVELOPMENT SELECT COMMITTEE

Monday, 11 December 2017 at 7.00 pm

PRESENT: Councillors Liam Curran (Chair), Mark Ingleby (Vice-Chair), Andre Bourne, Suzannah Clarke and Eva Stamirowski

APOLOGIES: Councillors Amanda De Ryk, Sophie McGeevor and James-J Walsh

ALSO PRESENT: Timothy Andrew (Scrutiny Manager), Kplom Lotsu (SGM Capital Programmes), Freddie Murray (SGM Property, Asset Strategy and Estates) and David Syme (Strategic Planning Manager)

1. Minutes of the meeting held on 8 November 2017

- 1.1 **Resolved:** that the minutes of the meeting held on 8 November be agreed as an accurate record.

2. Declarations of interest

- 2.1 There were none.

3. Responses from Mayor and Cabinet

- 3.1 Freddie Murray (SGM Property, Asset Strategy and Estates) introduced the response from Mayor and Cabinet, the following key points were noted:
- The response addressed the three requests made in the Committee's referral, which included: a list of tall buildings in the borough; a list of Council responsibilities for building control activities in relation to approvals it had given; additional information about technical and expert advice for committee decision making.
 - A list had been provided, which was still being updated and improved. The list of buildings was split in to three: Council/Lewisham Homes residential buildings; those owned by registered providers' and; privately owned buildings. Work was also taking place to update the list of other public buildings and none residential buildings, such as the hospital as well as commercial buildings in the borough.
 - Key building control actions had been added to the list and where possible, key dates had been included. However, this work was ongoing.
 - Getting information on some buildings, particularly those which were privately owned was a challenge.
 - Information had been included about the Council's approach to building control approval and monitoring.
 - The approach to building control varied depending on the scale and type of the development. There was no single list of actions carried out by the Council's building control team.
 - The checks carried out by the Council's building control team were generally over and above those provided by the private sector.
 - Fire safety fell under the building regulations regime, rather than planning. However, it was likely that new measures would be brought in to make fire safety a greater consideration in planning.

3.2 Freddie Murray responded to questions from the Committee, the following key points were noted:

- The activities of registered housing providers were overseen by the Homes and Communities Agency. The Council had no powers of sanction against providers who would not provide information.
- The Council was working at a senior level to engage with registered providers in order to gather information.
- It was likely that major changes would be made to the building regulations as a result of the Grenfell Tower inquiry. Some powers had been lost as part of previous changes to the regulations.
- There might be a role for the Council to remind all registered providers and private owners about expectations in relation to fire safety.
- Current work with partners focused on information gathering and sharing.

3.3 In the Committee discussion, the following key points were also noted:

- It was important that the information had been made openly available. It would help to reassure the community that there was integrity in the Council's processes.
- There were concerns about the lack of engagement from some registered housing providers.

3.4 **Resolved:** that the Chair of the Committee would write to the Chair of the Housing Select Committee to share the Members' concerns about the involvement of registered housing providers in the Councils ongoing fire safety work.

4. Catford regeneration programme update

4.1 Kplom Lotsu (SGM Capital Programmes) introduced the update. He also circulated a letter (which has been attached to the agenda) from the Greater London Authority. The following key points were noted:

- The Greater London Authority (GLA) had recently issued updated guidance on housing zone funding.
- Any housing zone scheme that was not in a position to proceed to contract by the end of January 2018 would have its housing zone funding removed.
- The Catford scheme would not be ready to proceed at the end of January meaning that housing zone funding would no longer be accessible.
- Officers had been having constructive discussions with officers at the GLA about the potential for future schemes in Catford. The housing zone designation would not be removed.
- It was believed that there might also be other ways to fund development in Catford that would provide a great volume of affordable housing.

4.2 Kplom Lotsu responded to questions from the Committee, the following key points were noted:

- When the Council applied for the housing zone funding it was believed that there would be a ten year period for delivery.
- The masterplan would further refine plans for the redevelopment. This would provide greater certainty about what would be delivered when the Council applied for future funding opportunities.

- The masterplan brief would be presented to the Committee in January before agreement at Mayor and Cabinet. It would then take three or four months to carry out the procurement process, which would be followed by a period of about a year to develop the masterplan.
- The masterplanners would be a team of regeneration professionals who would develop a programme of delivery for the redevelopment.

4.3 In the Committee discussion the following key points were also noted:

- Members welcomed potential future opportunities to provide a greater amount of affordable housing in Catford.
- There had been some concern that the programme for Catford had been proceeding too quickly without due consideration to: the future of the theatre; the evolving masterplanning process and; the realignment of the south circular.
- The final masterplan should be accessible to ordinary people and written in plain English.

4.4 **Resolved:** that the report be noted.

5. Planning: section 106 and CIL

5.1 David Syme (Strategic Planning Manager) introduced the report, the following key points were noted:

- New ways of working and collaboration had been enabled by a restructure of teams in the planning department.
- A dedicated officer had been appointed to lead on section 106 and CIL.
- It was recognised that there was work to be done to reorganise the section 106 and CIL processes, including the process by which planning obligations were negotiated at the outset of new developments and how the review mechanisms worked.
- The intention would be to make the processes more open and transparent.
- One of the things that was being reviewed was the process for local allocation of funding. The intention was to make this transparent and open without it taking up lots of time and resources.
- A pilot study was taking place in Evelyn ward to determine how local assemblies could help to prioritise local schemes for funding.
- The report on the review mechanism for planning obligations (previously discussed at the Committee) would be finished in early 2018.
- There were some complications in acquiring and comparing data for the review report. There were different mechanisms in place for allocating and reviewing planning obligations during the period of time (since 2010) that officers were reviewing.
- Some of the information used to develop planning obligations was confidential, which complicated the review process.
- Officers had considered 13 previous schemes. In six of those schemes the trigger had been reached for the review process.
- One of the six schemes reached the necessary level for the Council to claw back additional funds from the developer.

5.2 David Syme responded to questions from the Committee, the following key points were noted:

- Current decisions about the allocation of Section 106 and CIL funds were made by officers in line with Council policy and the infrastructure development plan.

- Work had been taking place to map the level of section 106 and CIL spending across the borough, this would be presented to a future meeting of the Committee.
- Officers were considering a new process whereby ward assemblies would develop a list of priorities for their area – which would inform future officer negotiations with developers.

5.3 **Resolved:** that the report be noted.

6. Planning: key policies and procedures

6.1 David Syme introduced the report and a presentation (attached to the agenda), the following key points were noted:

- Work was taking place to develop the Lewisham Local Plan, including the evidence base for the new plan and the timetable for delivery.
- There would be a preferred options document for consultation (in accordance with regulation 18 of the legislation) in winter 2018, the next stage of the plan would be prepared for summer 2019 (in accordance with regulation 19). It was anticipated that adoption of the new plan would take place in 2020.
- Lewisham's Local Plan had to be in conformity with the London Plan unless reasons for exceptions could be robustly demonstrated.
- The Mayor of London had published a number of other strategies and draft plans which would help to inform the development of the new local plan. For example, in the draft transport strategy it was recognised that there had to be infrastructure in place to deliver growth.
- There was a commitment for Bakerloo line extension phase one, although the necessary funding was not yet in place. It was also recognised by the GLA that Lewisham was a key interchange.
- The upper limit of development density had been abolished in the new London Plan in favour of 'design led density', which gave greater consideration to the setting and available infrastructure for new developments.
- Lewisham had new targets for the delivery of homes, along with all other London boroughs.
- The annual increase in the target for new homes in Lewisham was 50% greater than at present.
- A balance would be sought in Lewisham between delivering new homes and development density.
- All Councils were required to publish a register of brownfield land. Lewisham's register had been agreed by Mayor and Cabinet and would be published on the Council's website at the end of the year.

6.2 David Syme responded to questions from the Committee, the following key points were noted:

- The Local Development Scheme was being developed alongside the Local Plan. This would inform the public about how they could become involved in the development of the new plan. A consultation plan was also being developed, which was currently at the early stages.
- It was not clear how the process for bypassing the affordable housing viability assessment would work in practice. Lewisham's policy was to aim for 50% affordable housing in new developments. However, in accordance with the new London Plan there would be no requirement on developers to provide a viability assessment if they committed to providing 35% of a new development as affordable housing.

- There was a process in place to ensure that developers provided as much affordable housing as possible. However, national guidance meant that the Council could not put 'undue pressure' on developers to provide affordable housing.
- The GLA had set targets for the delivery of housing on small sites. This included the potential for delivery of housing in back gardens as long as there was no net loss of green space. It was not clear at present how this would be achieved. The proposals was being challenged by the London boroughs.
- The Strategic Housing Land Availability Assessment process used a methodology that took account of the different sizes and land available in the different London boroughs.

6.3 **Resolved:** that the Chair of the Committee would write to the Mayor of London setting out the Committee's concerns about development in back gardens. It was also agreed that the Committee would give further future consideration to the update of the pubs evidence base study. And - the Committee resolved to share its views on planning policy with Mayor and Cabinet, as follows:

- The Committee believes that Mayor and Cabinet should formally resolve to actively lobby the Greater London Authority for the extension of the Bakerloo line to Catford (and beyond) in order to provide the infrastructure for the Mayor of London's ambitious new housing targets.

7. **Planning: annual monitoring report**

7.1 **Resolved:** that the report be noted.

8. **Flood risk management update**

8.1 **Resolved** that the information item be noted.

9. **Select Committee work programme**

9.1 The Committee discussed the work programme and agreed that the following items would be on the agenda for the meeting on 18 January 2018:

- Broadway theatre update
- Catford masterplan brief update
- Annual parking report
- Waste and recycling strategy implementation

9.2 It was also agreed that the Committee would request written updates on Beckenham Place Park and Convoys Wharf.

10. **Items to be referred to Mayor and Cabinet**

10.1 **Resolved:** that the Committee's comments under item six be referred to Mayor and Cabinet, as follows:

- The Committee believes that Mayor and Cabinet should formally resolve to actively lobby the Greater London Authority for the extension of the Bakerloo line to Catford (and beyond) in order to provide the infrastructure for the Mayor of London's ambitious new housing targets.

The meeting ended at 9.00 pm

Chair:

Date:

Sustainable Development Select Committee		
Title	Declaration of interests	
Contributor	Acting Chief Executive	Item 2
Class	Part 1 (open)	18 January 2018

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;

(b) and 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)

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Sustainable Development Select Committee		
Title	Broadway Theatre Update	
Contributor	Executive Director for Community Services	Item 4
Class	Part 1 (open)	18 January 2018

1. Background

1.1 The Broadway Theatre is a Grade II listed art deco venue with two auditoria in the heart of Catford. The theatre is central to the regeneration of Catford and as such is the subject of a cross directorate development project. In November 2016 the final report to Full Council from the Broadway Theatre Working Group identified the following principles for the development project:

- Respect the art deco building and retain its historic charm whilst enabling the venue to meet expectations of artists and audiences.
- Improve access for disabled people.
- Ensure that the Theatre remains rooted in its local community and can respond to local audiences and users.
- Provide a cultural destination in the heart of a regenerated Catford Town Centre.
- Develop the bar and café offer to increase earned income and provide a safe, high quality, social venue.
- Enable a flexible main auditorium space with retractable seating that can accommodate a mixed programme of live performance, community events and films.
- Retain the studio theatre with a focus on theatre productions including youth theatre events.
- Support additional income streams through bringing into use under-utilised spaces in the building and exploring the potential for additional use of Town Hall Chambers.

These principles continue to guide the Broadway Theatre Development and this report seeks to provide an update on progress as well as information about the Theatre's programming policy.

2. Programme - ACT

2.1 The Broadway Theatre Operations Manager Carmel O'Connor will be attending to give a presentation on the current programme and plans for programme development. The Broadway Theatre has two auditoria, the main house seating 800 and the studio seating 120. ACT; Artistic, Community and Commercial Theatre is the Broadway's Programming Policy.

2.2 ACT 1 – Artistic Programme

- Encourage, nurture and support new and existing theatre groups, artists and musicians by building on the theatre's Associate Artist Programme
- Forge strong links with other venues with established artistic profile to encourage artistic partnerships and raise the profile of the venue
- Bring in additional funding for ACT 1 through external funding and cross subsidy from earned income
- Support a subsidised programme of events of artistic merit in the Main Theatre and a programme of high quality fringe theatre in the Studio
- One festival each year with a focus on performance, music, dance and the written and spoken word

2.3 ACT 2 – Community Programme

- Ensuring that the venue continues to be used for community events in both the main house and studio
- A series of large scale 'Takeover Days' where the entire venue will be opened up to the community to participate in activities ranging from dance workshops to theatrical make up, live performance and backstage tours
- Using two newly created spaces in the theatre basement for a programme of smaller scale regular community activity
- Using the café and bar spaces as part of the community offer

2.4 ACT 3 – Commercial Programme

- Continue to develop new relationships with commercial promoters producing high quality music, original artist shows and tribute nights
- Build on existing relationships with dance schools and commercial hirer's.
- Offer incentive to commercial Black Theatre Companies who strive to produce theatre with high production values
- Develop a programme of club nights – New 3am license
- Return of full scale Panto for 2018
- Build on film/TV hires

3. Three Year Plan

3.1 Over the past 12 months the following has been achieved in relation to the Broadway Theatre Development Project:

- PIDs developed and approved enabling £1.22m council capital funding to be earmarked.
- Cross Directorate Officer working group established to oversee the project
- A detailed minor works programme developed and costed.
- Café/Bar area given on licence to Little Nan's
- Conservation Management plan commissioned, workshops with internal and external cultural stakeholders undertaken

The next three years will be a transition period for the Broadway Theatre. Lewisham council will be working to achieve the following:

- Safeguard the future of the theatre at the heart of a regenerated Catford.
- Broaden community participation and involvement in the venue.
- Develop the artistic programme including the development of the associate artist programme.
- Improve the bar and catering offer and a review of ancillary income generation.
- Complete a programme of minor works to improve the operational efficiency of the venue.
- Raise external funds to enable repairs to the historic fabric of the building.
- Consider options for reconnecting the theatre to Town Hall Chambers to offer increased earned income potential.

3.2 The ambition is that at the end of the three years the venue will be in a stronger position for the council to explore new management options for the longer term.

4. Funding

4.1 The Broadway Theatre is directly operated by Lewisham Council. The council covers the building running costs such as utilities, cleaning, repairs and maintenance and the salaries of the two permanent members of staff. All other costs such as front of house staff, technical crew, marketing, box office, programming costs etc. have to be covered by hire fees and box office income. There is no programming budget. Building related costs are paid for from corporate property budgets with the staffing and other operating costs within a dedicated Community Services theatre budget. The dedicated theatre budget has been reduced by 72% since 2013/14. In 2013/14 earned income was 59% of turnover, last year it was 88%. In the first full year of the Theatre's reduced staffing structure they made a surplus of £65k (partly due to the high revenue from the BBC filming). Unfortunately it was not possible to carry this surplus forward to support programme development due to the overall financial position of the council.

4.2 The programme is also limited by the availability of the permanent staff members to act as Duty Managers. In order to be able to undertake some of the programme development ideas listed above, funding would be required for an additional Duty Manager and a programming budget that could be used to offset the risk of new programmes along with additional marketing support. It is proposed to bid for Grants for the Arts funding from the Arts Council to provide audience development and participatory programme support. It is anticipated that audiences would be developed over the three year period to enable new areas of the programme to sustain themselves. An additional 21 hour per week Duty Manager has been appointed on the basis of the current earned income profile of the theatre i.e. we need to continue to generate enough income to pay this additional salary.

4.3 It was also anticipated that the new partnership with Little Nan's would bring additional income to the theatre. Unfortunately to date the partnership has had a negative impact on the theatre budget as additional staff are needed to manage transfer of alcohol between the separate licenced premises and to facilitate studio

audiences entering via the main doors as Little Nan's can no longer be used as a foyer. The theatre has also lost the income from that bar. However, income expected to be achieved from the leasing of Little Nan's bar over the agreed licence period could be used to help support the programme development activities.

5. Summary of Actions

5.1 There are some fundamental issues that will continue to impact on the theatre programme for the next few years. The availability of revenue funding and the day to day operational disruption of the necessary minor works programme. However, in 3-5 years time the venue should be in a much stronger position to look at alternative management models. In the meantime staff involved in the operational management of the theatre and those with responsibility for the building and regeneration meet regularly through the Broadway Theatre officers group sharing expertise and working to common goals.

5.2 Short term actions

- Additional Duty Manager to commence work in Jan 2018
- Grants for the Arts bid submitted by end of March 2018 (awaiting outcome of Borough of Culture bid before submission)
- Associate Artists for Studio Theatre selection by Summer 2018
- Panto contract signed Feb 2018.
- Proactive promotion of the venue to music and dance promoters commences from Dec 2017
- Income from Little Nan's to support programming.
- Conservation Management Plan completed by March 2018.
- Listed building consent application submitted for first phase of minor works.
- Stage 1 HLF bid submitted

5.3 Medium term actions

- Review all ancillary income generation potential for the venue to inform venue redevelopment.
- Consider the business case for linking the Theatre back to Town Hall Chambers and using income generated to provide a sustainable future for the venue.
- Continue programme development as outlined above
- Submit full Heritage Lottery application.
- Produce an options appraisal on future management options

6. Conclusion

Clear goals for the development of the Broadway Theatre have been established and officers across the council are working well together to achieve them.

7. Background Papers and Author

Report Author – Liz Dart, Head of Culture and Community Development

Background Reports – final report of Broadway Theatre Working Party to full council on 23 November 2016

Sustainable Development Select Committee		
Title	Catford Regeneration Programme – masterplan brief	
Contributor	SGM Capital Programme Delivery	Item 5
Class	Main report: part 1. Appendix: part 2 (restricted)	18 January 2018

1. Purpose of paper:

- 1.1. SDSC has requested regular updates on the progress of the Catford Regeneration Programme. This paper is a follow-on from the update provided in November. It seeks the Select Committee’s review of the final Masterplan Brief (attached as appendix 1) for Catford Town Centre Masterplan ahead of Mayor and Cabinet approval which will in turn enable the start of the tender process to procure a masterplanning architect.

2. Recommendations:

- 2.1. The Select Committee is asked to note and provide final comments on the draft Catford Town Centre Masterplan Brief ahead of Mayor and Cabinet approval of the Brief. The draft brief is attached as appendix 1 of this report.

3. Background:

- 3.1. At the 8th November 2017 Sustainable Development Select Committee (SDSC) meeting, Members were provided a working draft of the Catford Town Centre Masterplan brief for review and comments.
- 3.2. The brief sets out the Council’s broad aspirations for Catford Town Centre as well as the key deliverables or outputs expected of a masterplanner. Due to procurement rules and commercial sensitivity, the brief is required to be Part 2 while being drafted until a final document is produced for the procurement of a masterplanner.
- 3.3. The key aims of the masterplan are as follows, that it will:
 - form part of the evidence base for the emerging LB Lewisham Local Plan;
 - establish a framework for new development in the town centre in terms of its location, massing and potential function;
 - retain the intrinsic character of Catford as it grows in the future;
 - inform funding bids by LB Lewisham and its partners for a range of transport and regeneration initiatives;
 - be both aspirational and deliverable, commercially-based, and informed by a thorough understanding of the retail, residential and leisure market in Catford.

3.4. The core masterplan objectives include:

- Promote the creation of high quality places, spaces and buildings – including new town centre public realm experience – that prioritises the user experience of the built environment;
- Provide greater clarity for landowners, developers, investors, operators, the Council and other public sector agencies as to the appropriate scale, location, mix and form of development which could be accommodated within the masterplan area;
- Secure environmental improvements by enhancing the public realm and landscape assets and mitigating the impacts of traffic, particularly around the road bridge pinch points and key junctions;
- Improve the quality of the public realm with a particular focus on the interface between ground floor uses and new routes and open spaces;
- Protect and enhance urban fabric of heritage value and the settings of Conservation Areas;
- Improve the retail and leisure offer in Catford for the morning, daytime and evening experience of the town centre;
- Inform policy through the preparation of a Masterplan / Detailed Study / Implementation Plan.

3.5. The following was some of the feedback captured at the Committee meeting on 8th November when the initial draft Masterplan Brief was presented:

- The Broadway theatre should be given greater prominence in the masterplanning process;
- The impact of the growth of online shopping as a major rival to high street shopping;
- Some consideration should be given to the inclusion of a wide pedestrian and cycling bridge across the A205 from Plassy Island towards Catford stations.

3.6. The above feedback has been reflected in the updated brief as follows:

3.6.1. Broadway Theatre

A section has been added to the Brief to introduce the role of the Broadway Theatre Conservation Management Plan. In addition, a section has been added to introduce the 'Smarter Office' Strategy for the civic buildings which forms part of a wider civic strategy for the town centre. A section has been added to present the opportunity to expand on the civic character of Catford.

3.6.2. A Resilient High Street Retail Environment

A section has been expanded to emphasise the Council's vision to deliver a successful mixed-use town centre. In order to attract the best submissions and to fairly assess the technical capability of the contending teams, the Programme team are obtaining Town Centre Mixed Use advice. The purpose of the advice will be to provide the Council with a knowledge base and benchmarking for the procurement and development of town centre regeneration schemes and truly mixed use proposals, with regard to their procurement, briefing, assessment and design considerations. It will specifically focus on those topics that relate to, or affect the quality of spatial design and the end product and will sit alongside other documents and policy to help the borough achieve the best possible outcomes.

3.6.3. Infrastructure

A section has been added to highlight the policies behind the Mayor of London's 'Good Growth' strategy and how they are interlinked. The aim is to change the transport mix to prioritise human health and experience. New connections and more connected places should support people to move between homes, work and communities; car dominance should not hinder their experience of moving about in the city. The appointed masterplanning team will review all options for public realm improvements and will also have to work alongside the TfL team responsible for Catford to progress preferred options.

3.7. A final draft copy of the Masterplan Brief, incorporating the above notes in response to comments received from the Select Committee, is appended as a restricted document (Appendix 1) to this report.

3.8. Other Programme Updates

3.8.1. Engagement

The data compiled from the Commonplace public online engagement platform, alongside the feedback obtained at the various face-to-face public engagement events, will be provided to the appointed Masterplanner, to inform the creation of a Masterplan that is truly rooted in the documented aspirations of the local community. The Engagement team will be pro-active in gathering views from a wide range of stakeholders to support this work.

3.8.2. TfL - Road Realignment

In December, TfL's Healthy Streets Portfolio Board endorsed the outcome definition (pre-feasibility design) undertaken for the Catford town centre highway project. The Board approved the progression of the project to the next stage of design development, Feasibility, which will be managed by TfL's Transformational Schemes Sponsorship team through 2018. Feasibility design is jointly funded by TfL and LB Lewisham, again demonstrating the collaborative working relationship that has defined this project to date.

4.6.1 Programme of Key Dates

The list of key dates is set out in the table below.

18-Jan-18	SDSC Catford Update: Masterplan Brief final review
28-Feb-18	M&C Report: Masterplan Brief
Mar 2018	Procurement process for Masterplan begins
22-Mar-18	SDSC Catford Update
June 2018	Estimated Contract award date for Masterplan
June 2019	Estimated Masterplan completion date

Appendices:

Appendix 1: draft Catford Town Centre Masterplan Brief (***Restricted Document***)

Exclusion of the press and public for the consideration of appendix 1:

It is recommended that under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting during discussion of this item because it involves the likely disclosure of exempt information as defined in paragraph 3 of part 1 of Schedule 12A of the Act as set out below:

It includes information relating to the financial or business affairs of any particular person (including the authority holding that information).

For further information please contact Sarah Walsh, Senior Programme Manager – Urban Design, Capital Programme Delivery on 07881 259965

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

Document is Restricted

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Sustainable Development Select Committee		
Title	Annual parking report for 2016/17	
Contributors	Executive Director for Customer Services Head of Public Services	Item 6
Class	Part 1 (open)	18 January 2018

1. Summary

- 1.1. This report provides information on the activities of the Lewisham Parking Service during 2016/17 in accordance with the Traffic Management Act (TMA) 2004.
- 1.2. It documents the Council's achievements in the context of parking enforcement and managing parking demand across the borough and includes an update on the Controlled Parking Zone (CPZ) Programme.
- 1.3. The report also includes parking and enforcement statistics, plus financial information with comparative data from previous years.
- 1.4. The Council has made a commitment to provide transparency in relation to the financial position of the Council's parking account. This report sets out the parking income and how this has been spent.
- 1.5. The report also outlines the scope of the Parking Policy Review which is due for review in 2018/19.

2. Purpose

- 2.1. To provide an update on the London Borough of Lewisham's Parking activities for 2016/17.

3. Recommendations

The Committee is recommended to:

- 3.1. Note progress of this year's CPZ programme in paragraph 6.
- 3.2. Note the parking enforcement contractor's performance in paragraph 7.
- 3.3. Note the annual financial performance as set out in paragraph 8.
- 3.4. Agree the scope of the Parking Policy Review in paragraph 9.

4. Background and Policy Context

Background

- 4.1. 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
- 4.2. 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.
- 4.3. 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'*.
- 4.4. 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.
- 4.5. The Council's fear of becoming a 'car park' for commuters remains 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.
- 4.6. Using the power awarded to the Council under Section 122 of the Road Traffic Regulation Act 1984 we have implemented a range of CPZ's where parking pressures were evident and where a clear majority from stakeholders were in favour of parking controls.
- 4.7. 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:
<https://www.lewisham.gov.uk/myservices/parking/Documents/ParkingPolicyOctober2014.pdf>

National Context

- 4.8. The key legal framework underpinning parking includes the Road Traffic Regulation Act 1984 and The Traffic Management Act 2004. These impose duties on local authorities to manage all on-street, off-street and their road network so as to reduce congestion and disruption and includes enforcement powers.
- 4.9. There are other London specific legislation under the various London Local Authorities Acts which are also relevant for parking.

Local Context

- 4.10. Each London borough is required by the Greater London Authority Act to prepare a Local Implementation Plan (LIP) to implement the Mayor of London's Transport Strategy within their area.
- 4.11. The Lewisham LIP takes the Mayor of London's Transport Strategy and tailors them to the Lewisham context, shaped by the vision outlined in the borough's Sustainable Community Strategy and the spatial planning policies in the Local Development Framework.
- 4.12. Following a comprehensive review of parking policies in the Borough the London Borough of Lewisham published its first Parking Policy in 2014.

5. Overview of Parking in the borough

- 5.1. There are a variety of parking places across the borough, including 1,441 parking spaces in the 13 Council's off street public car parks and estimated 20,000 parking spaces in marked on street parking bays.
- 5.2. There are various parking restrictions, including yellow lines, restricted parking zones and CPZs which rely on a permit system.
- 5.3. The total number of CPZs operating in the borough at the end of 2016/17 was 22. Which will increase to 23 in 2017/18 as part of the CPZ implementation programme.
- 5.4. The Council has introduced a number of policies in recent years to support a reduction in car ownership and the use of sustainable modes of transport including car clubs.
- 5.5. Electric Vehicle Charging Points (EVCP) are a key measure to support the Council's Air Quality Action Plan. There are currently 29 EVCPs in 10 locations, including 6 in Council managed car parks. A further EVCPs and sites have been identified and are now being considered.

6. Controlled Parking Zone Programme Update

Tranche 1

- 6.1. During 2014/2015, the council carried out consultations on the first tranche of the CPZ Programme, to determine the need for three new CPZs and to review four existing parking zones:
- Review of existing CPZs in Old Road and Bankwell (F) Hither Green East (P) Lee (V), including options to reduce operational hours
 - Proposed new CPZ Lee Green West
 - Proposed CPZ extension in Ladywell (T)
 - Proposed new CPZ in Perry Vale East
 - Proposed new CPZ in Mountsfield Park
- 6.2. With the exception of Perry Vale East (Catford Stations), all Tranche 1 consultations resulted in support to implement proposals across a significant proportion of the study area. Implementation of the zones has been completed, with zones commencing operation as follows:
- Review of existing Lee Green CPZs – implementation October 2015
 - New Lee Green West CPZ – May 2016
 - CPZ extension in Ladywell – implementation December 2016
 - New CPZ in Mountsfield Park – implementation October 2016

Tranche 2

- 6.3. Following a review of the CPZ Programme, the council commenced consultations for the second tranche in 2015/2016 for the following areas:
- Proposed new CPZ Brockley
 - Proposed new CPZ Deptford South
 - Proposed new CPZ Forest Hill
- 6.4. All of the Tranche 2 consultations were completed during 2015/16 and the results publicised. The Deptford South consultation was the only consultation where the results were in favour of a new CPZ. This went forward for implementation in November 2017.

Tranche 3

- 6.5. Following a new assessment made under the criteria and methodology described in the parking policy, the CPZ programme has been revised.
- 6.6. The CPZ Programme has been scored and prioritised on the basis of policy criteria to ensure that the most urgent problems are addressed first. Each criterion is weighted to reflect the local demand for a CPZ, as well as the technical need for a CPZ.
- 6.7. The proposed CPZ Programme for Tranche 3 comprises four separate consultation schemes which have been deemed the highest priority using the above methodology. These schemes are listed in the following paragraphs. This programme is subject to annual review against the policy criteria.

New CPZs and review of existing CPZ

- 6.8. **Ladywell CPZ – Extension to Zone T.** There is now substantial support for CPZ controls to be extended to the west of the existing zone T mostly due to parking displacement when previously extending the Ladywell zone. This area is also in close proximity to the latest CPZ in Deptford South, which may also cause displaced parking.
- 6.9. **Leegate Area – New CPZ (East of Zone LG).** There have been a number of requests and local support for a new CPZ in this area, which may be caused by displacement from neighbouring CPZs such as Zone LG.
- 6.10. **Grove Park – Review and Extension of Zone D.** This area has been under consideration for review since the publication of the Parking Policy in 2014. Consultation is to determine if there is support for a reduction in the operational hours of the zone and establish if improvements to the zone layout, including location and type of parking bays or waiting restrictions, may be needed.
- 6.11. **Sydenham Area – New CPZ.** There is substantial support for a CPZ in this area, and recent parking stress surveys suggest that the area could benefit from CPZ controls.
- 6.12. Subject to approval by Executive Director for Resources and Regeneration preparation work will soon be underway for some of the proposed zones. Site inventory surveys will also be carried out to pick up existing street features in the proposed CPZ areas, which enables the preparation of initial design drawings. Parking occupancy and duration surveys studies for each of the proposed Ladywell and Sydenham study areas have already been completed and informed the initial assessment. Grove Park does not require such studies since consultation in this area will be focussed on reviewing the existing parking arrangements.

New Developments and CPZs

- 6.13. Additionally, CPZ consultations in other areas where development has/will take place will be funded by agreements under Section 106 of the Town and Country Planning Act 1990 from within each of the proposed boundary areas. These CPZs will be proposed to mitigate against the effects of additional parking associated with new developments. In some areas, the impact of developments are beginning to be realised in neighbouring areas, and in some cases the monies offered to the council to complete these works must be spent before the expiry date specified on the S106 agreement. These potential CPZs areas related to developments are therefore not assessed against the standard policy criteria, but require separate approval from Mayor and Cabinet.

7. Parking Enforcement Activities and Contract Performance

Parking Enforcement Activities

- 7.1. The total number of Penalty Charge Notices (PCNs) issued by Lewisham in 2016/17 was 23% higher than last year.

- 7.2. Within Lewisham this increase is as a result of a focus on more serious contraventions, increase enforcement in new CPZs and more intelligent parking deployment to reflect changing demands. PCNs for moving traffic contraventions remain fairly consistent compared to last year.

Lewisham PCNs	2013/14	2014/15	2015/16	2016/17
Parking Contraventions	47,607	42,724	36,195	47,313
Moving Traffic Contraventions	15,857	17,382	20,869	23,156
Total PCNs issued	63,464	59,482	57,064	70,469

Data based on 1st April 2016 – 31st March 2017

- 7.3. The total number of cases passed to enforcement agents for debt recovery in 2016/17 was 59% higher than last year.

Parking Permits

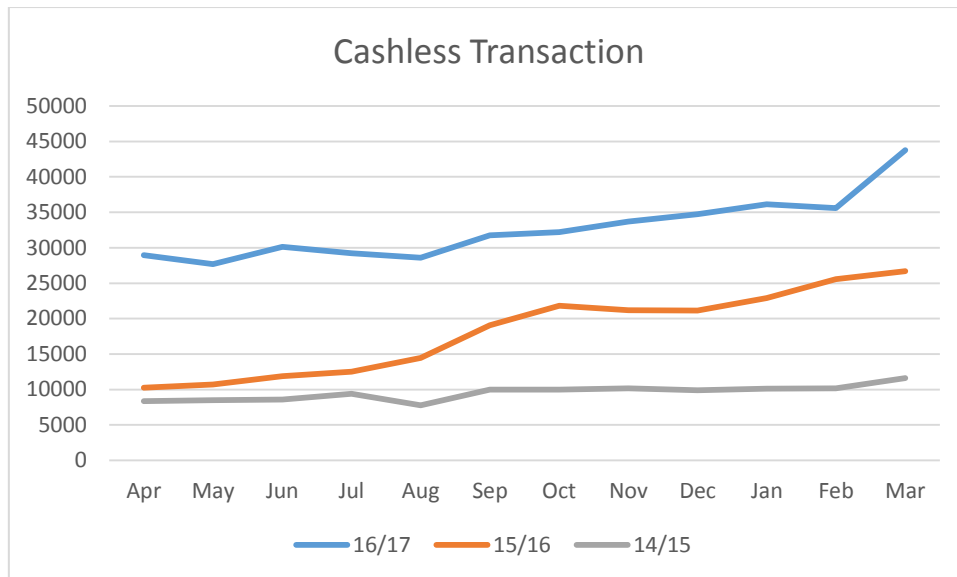
- 7.4. The total number of resident and business parking permits purchased in 2016/17 was 19% higher than last year.
- 7.5. This increase is mainly a result of the increase in visitor permits (21% increase from last year) and the growth of CPZs within the Borough (9% increase in resident permits and 4% increase in business permits from last year).

Lewisham Permits	2013/14	2014/15	2015/16	2016/17
Resident	6,620	11,708	12,921	14,116
Business	367	505	522	544
Visitor	26,885	55,643	66,628	80,542
Total	33,872	67,856	80,071	95,202

Data based on 1st Aug 2016 to 31st July 2017

Pay & Display and Cashless

- 7.6. From August 2015 the Council introduced a cashless parking system across the Borough which allows the user to pay for their parking via their mobile phone. This system continues to operate alongside pay and display machines and as a standalone system in new CPZs.
- 7.7. The growth in cashless transactions has continued in 2016/17 and was 56% higher than last year.



7.8. The current pay and display infrastructure is ageing and the Council has begun decommissioning machines where alternative machines are available in the nearby area and cashless usage is high.

7.9. To date 71 pay and display machines (approximately a third of the fleet) have been decommissioned with few complaints. The Council plans to identify further pay and display machines for decommissioning in the future to reduce costs.

Parking Contract Performance

7.10. The Council's Parking Enforcement Services is contracted to NSL Ltd. The contract is now in year 4 of an initial 6 year contract following a competitive tender process.

7.11. The parking contract covers a number of services split into 4 broad categories:

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

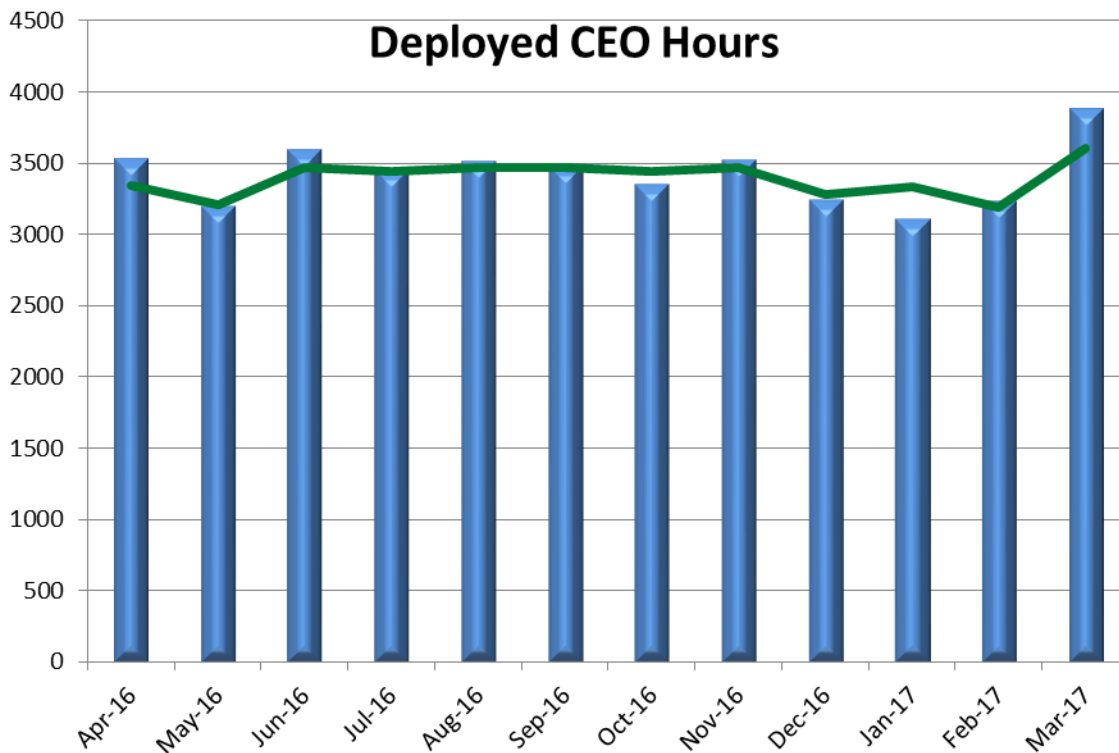
7.12. Responses to formal representations and appeals are authorised by Council staff and the contract is managed using a number of Key Performance Indicators (KPIs). There are 4 categories of KPIs:

- Effective Parking Enforcement;
- Good Quality, Motivated and Informed Civil Enforcement Officers;
- Issue of Good Quality PCNs; and
- Other Services (such as ICT, suspensions, signs and lines & complaints)

Effective Parking Enforcement

7.13. Civil Enforcement Officers (CEOs) deployment levels remained fairly consistent throughout the year. The shortfall in hours during October 2016 was a result of the death of a CEO which had an impact of the team. The Council agreed these hours could be made up in March 2017. From May 2016 the target hours were increased

and the target was missed slightly while the Deployment Plan was adjusted to accommodate the increase. December 2016 and January 2017 fell short of the target due to a combination of sickness and annual leave.



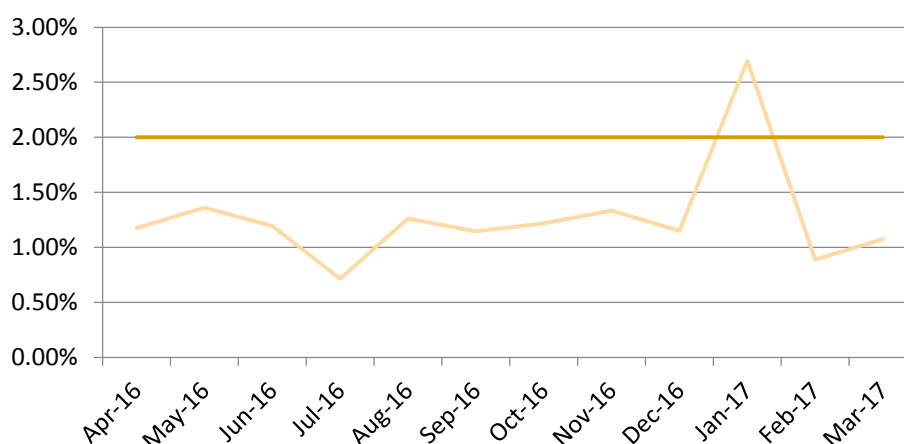
Good Quality, Motivated and Informed Civil Enforcement Officers

7.14. Staff retention is key to a stable service especially if 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%. In 2016/17 the service provider is showing an annual staff turnover of 8%.

Issue of Good Quality PCNs

7.15. To ensure quality is maintained throughout contract delivery, the performance target is to maintain the CEO error rate below 2%. Performance against this KPI generally remains excellent. However, the target was missed in January 2017 due to CCTV camera issues experienced following repairs. See graph below.

CEO Cancellations



Notice Processing

- 7.16. The issue and challenge of a PCN follows a statutory process that allows the right of appeal to the independent London Tribunals – Environment and Traffic Adjudicators.
- 7.17. The table below shows the annual appeal results as reported by the Parking & Traffic Appeals Service (PATAS). The performance has remained consistent and despite an increase in PCNs the actual number of appeals have fallen.

Appeals	2015/16	2016/17
Total	573	385
Upheld	135	116
Rejected	293	247
DNC	32	31
Success (%)	63.70%	62.69%

- 7.18. Complaints against service delivery (not the issue of PCNs which follows the statutory process mentioned above) are managed via the Council's complaints procedure.

Complaints	2015/16	2016/17
Total	109	98
Overdue	5	14

Service Development

In 2017/18 the Council is planning to introduce the following:

- New online system for appealing PCNs
- Pay and Display machine upgrade to accept £1 coins
- Collection of foreign parking debt
- Replacing current paper and plastic PCN wallets with a more cost effective alternative
- Identify further options for savings and efficiencies such as back office systems and new technology

8. Financial Performance

- 8.1. This section of the report sets out information relating to parking finances.
- 8.2. Parking charges are fixed in accordance with the requirements of the Road Traffic Regulation Act 1984 and there have been no changes since the last Annual Parking Report was published. In addition the cost of Parking Permits and Suspensions has also not changed since last year's report.
- 8.3. Section 8.5 shows the final outturn for the year 2016/17 and summarises the performance against budget on 2016/17 relating to the direct management of both off-street and on street parking services.
- 8.4. Section 8.9 also sets out the Council's Parking Control Account for 2016/17. 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 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.

Direct Parking Management

- 8.5. In 2016/17, the Council collected £7.90m income in respect of parking services, compared to a budget of £7.37m. The income received can be broken down as follows:

Parking services income collected in 2016/17		
	£000s	%
Parking Fines	3,490	44
Pay & display Income	2,162	28
Permit Income	1,976	25
Advertising & Other income	272	3
Total Income 2015/6	7,900	100

Direct parking management expenditure	
	£000s
Enforcement contract costs	1,783
Management and admin costs	337
Car park utilities, rates, repairs and maintenance	232
Legal fees	140
Provision for bad debts	0
Total expenditure 2016/17	2,492

Parking Control Account 2016/17

- 8.6. 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.

- 8.7. 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.
- 8.8. 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.
- 8.9. The Council's Parking Control Account for 2016/17 is summarised below:

Borough Parking Control Account 2016/17		
	£000s	%
On-street Parking income		
Pay and Display	1,005	20
Permits	928	18
Fines	3,141	62
Total Income	5,074	100
On-Street Parking expenditure		
Enforcement contract costs	1,605	55
Management, admin and overheads	788	27
Running costs	335	12
Capital investment	184	6
Total Expenditure	2,912	100
Funds available for supporting highways and transportation	2,162	

9. Parking Policy Review

- 9.1. The Council's Parking Policy, published in 2014, is due for review.
- 9.2. Following a comprehensive review in 2012/13 it is proposed that the scope of the review is focused on refinement and minor amendments based on feedback collected since the publication of the policy. Therefore the scope will be limited to reviewing the following sections within the Parking Policy:

- Parking in the borough (On and off street parking)
- Controlled Parking Zones
- Permits and Concessions
- Paying for your parking (Payment arrangements)
- Disabled Parking
- Parking Restrictions
- Policy review, programmes and annual report

9.3. The review will be carried out in 2018.

10. Financial implications

10.1. 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.

10.2. Details of the Council's financial performance in terms of the parking service are set out in section 15 and comply with both the Road Traffic Regulation Act, 1984 and the Department for Communities and Local Government Transparency Code 2014.

11. Legal Implications

11.1. 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.

11.2. 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.

11.3. 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;

(b) 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.

- 11.4. 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).
- 11.5. 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.
- 11.6. 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.
- 11.7. 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.
- 11.8. 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.
- 11.9. 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.

11.10. 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.

11.11. 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.

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

11.13. 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.

11.14. 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.

12. Crime and Disorder Implications

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

13. Equalities Implications

13.1. 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.

13.2. 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; and
- transparent criteria and application process for new disabled parking bays, and a programme of review to manage and fund these requests.

- 13.3. 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.
- 13.4. 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.
- 13.5. 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.

14. Environmental Implications

- 14.1. There are no direct implications arising from this report, but the policy review will into account the Council's broader ambitions for environmental sustainability such as air quality. 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.

15. Conclusion

- 15.1. This report provides an update on the London Borough of Lewisham's Parking activities for 2016/17.
- 15.2. Overall the combination of Parking Policy, Parking Enforcement contract and CPZ Programme are performing well in meeting the challenges of parking across the Borough.

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Sustainable Development Select Committee		
Title	Waste and Recycling Service Update	
Contributor	Strategic Waste & Environment Manager	
Class	Part 1 (open)	18 January 2018

1. Summary

- 1.1. This report provides an update on the new food and fortnightly waste collection service.

2. Recommendations

- 2.1. To note the contents of the report
- 2.2. To discuss the item and provide views on the content.

3. Background – New Food & Fortnightly Waste Services

- 3.1 The Government has stretching recycling targets to recycle and compost 50% by 2020.

Resulting from a number of challenges and drivers (detailed in the report for Sustainable Development Select Committee July 2017), Officers modelled a range of service options and the option approved at Mayor & Cabinet in February 2016 was:

- The introduction of a subscription garden waste service;
- The introduction of a weekly food waste service;
- A reduction in the collection frequency of residual waste to fortnightly, and
- retaining the current recycling & garden waste collections weekly

- 3.2 The new food and fortnightly collection service commenced on the 2nd October 2017 Prior to this date, over an 8 week period, approximately 80,000 kerbside properties received a delivery of an external food bin, internal food caddy, and an initial supply of bio bags, leaflets and collection calendar.

- 3.3 A comprehensive communications strategy was run for several months prior to the start of the new service involving all communications channels including email, social media, Lewisham Life, local press, JC Decuax advertising boards across the borough and many other outlets. Individual homes also received targeted correspondence including a letter from the Mayor advising of the changes. Residual waste bins were tagged the week before the start of the new service informing residents that the changes were due to take effect the following week.

- 3.4 The web page was updated to allow residents to log requests for larger residual bins, additional recycling bins and to report any items missed from the food bin bundle.

4. Issues and areas of improvement

4.1 To facilitate the change in service it was necessary to reorganise all of the rounds to introduce a split residual waste collection schedule. The borough was split into two separate collection weeks (Week A and Week B) this also affected the weekly communal estate/flat collections as they were included in the reconfiguration of the new collection schedules.

The rescheduling of the rounds was to ensure each road would receive the recycling, residual, food and garden waste collection (if subscribed) on the same day.

4.2 It is inevitable that this level of change produces anomalies and challenges for the crews working on the ground. All crews have had changes to their rounds which impacted on the number of missed collections reported. Obviously, as crews have got to know their new rounds and become aware of the issues that may impact on the collections, the number of missed collection reports have reduced.

Operations have ensured that they have been suitably resourced to rectify any issues that have arisen. Missed collections and food bin requests have been responded to within an average of 48 hours.

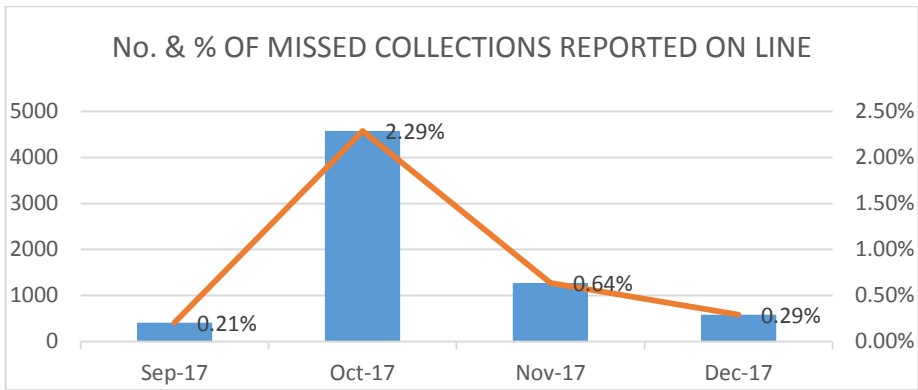
Errors were also identified on the crew round sheets. There were also issues with the collection day data that feeds into the web page, which allows residents to check their next collection day. Since these issues have been identified we have been carrying out regular quality data checks and ensuring any issues identified are resolved immediately.

4.3 These changes have impacted on the number of complaints received via the online reporting facility, envirocase inbox, corporate complaints and direct to the Call Centre. Regular contact with the call centre has continued to ensure all staff are aware of changes and updates. Complaints are continually monitored and analysed to help identify any trends in complaints so that these issues can be resolved as quickly as possible.

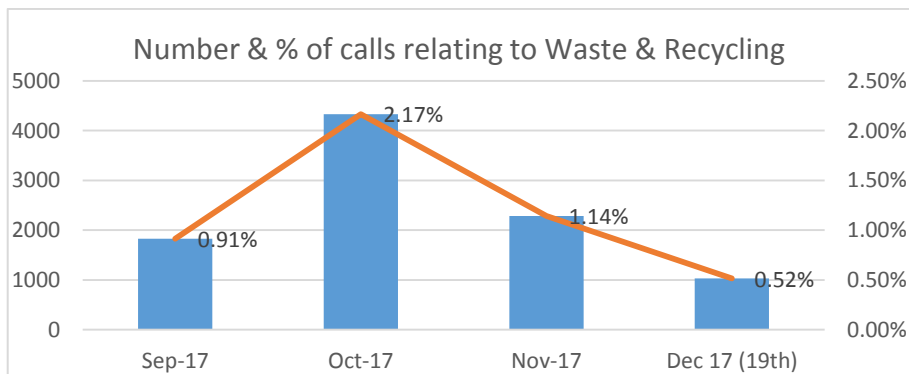
5. Performance Data

All percentages below are based on 80,000 households receiving a food collection, 80,000 household receiving a recycling collection and 40,000 households receiving a residual collection per week (excluding households not included in the new service roll out) = **200,000** collections per week take place.

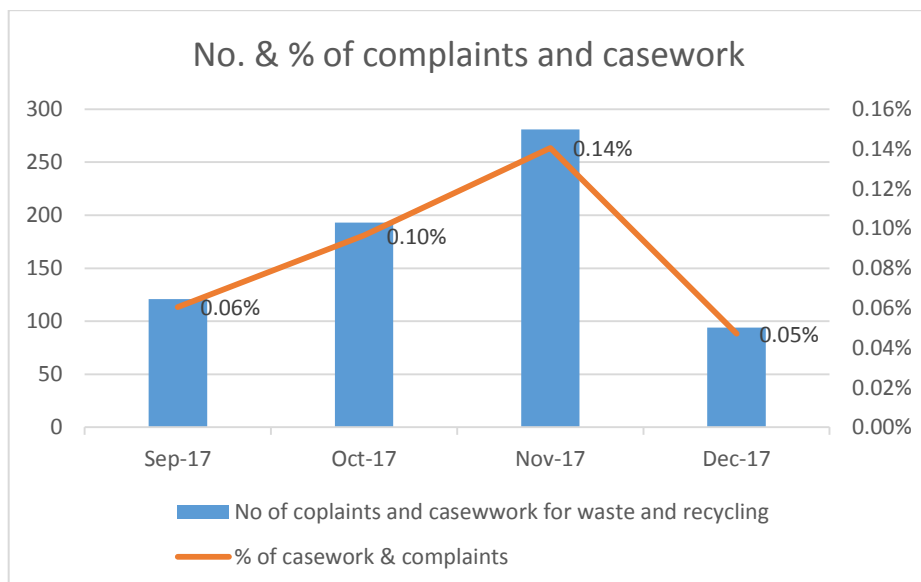
5.1 Reports for missed collections via the web site increased during October, to 4574 (2.29%), **a high percentage of these reports are also included in the figure for the Call Centre below.** November reduced to 1272 (0.54%) and December (up until & incl of 20th) a total of 585 (0.29%) missed collections have been reported.



5.2 Call centre saw a peak in calls during October when the service received 4330 (2.17%) calls, an increase of 2506 compared to September. **The calls reported, relate to all waste and recycling complaints & requests and will also include any duplicate calls.** November calls reduced by 2049 down to 2281 (1.14%), still up on September. December has seen a further reduction, now down to 1031 (0.52%) (this is up to & inclusive of the 20th December).



5.3 Complaints increased by 59% during October and then by a further 46% in November. The number of complaints and casework during December reduced by 67%.



- .A breakdown on the type of corporate complaint enquiry received for all waste services is shown below:

	Sept	Oct	Nov	Dec
Stage 1 complaint	109	153	242	103
Cllr Enquiry	6	17	11	7
MP Enquiry	6	18	22	19
Mayor Enquiry	0	3	0	3
Chief Exec Enquiry	1	2	5	0

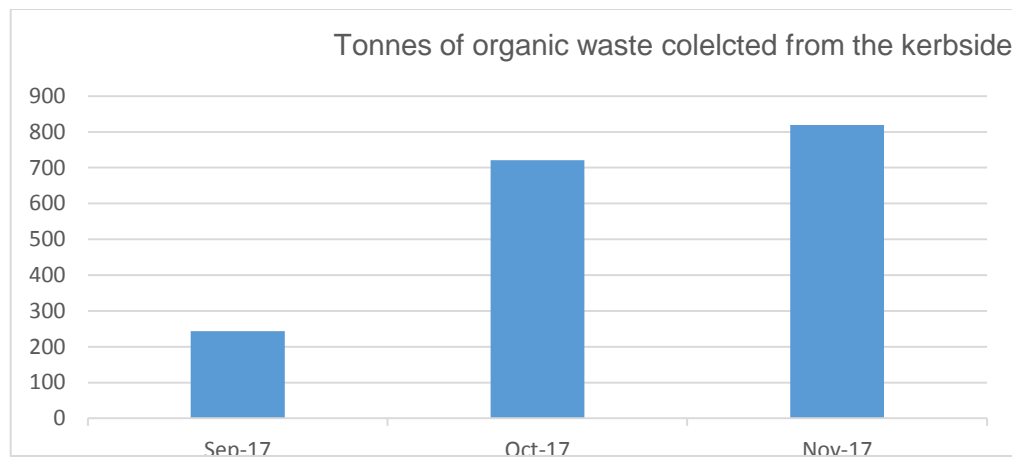
6. Tonnage Data

Tonnes of food and garden waste collected from the kerbside

Sept 17 – 243.91 tonnes

Oct 17 – 720.84 tonnes

Nov 17 – 819.12 tonnes



- Comparison between Sept & Oct – Tonnes of organic waste collected at the kerbside (food & garden) increased by 196%.
- Comparison between Oct & Nov - Tonnes of organic waste collected at the kerbside increased by a further 13.63%.

% of household waste recycled, composted and re-used:

September 2017 – 16.11%

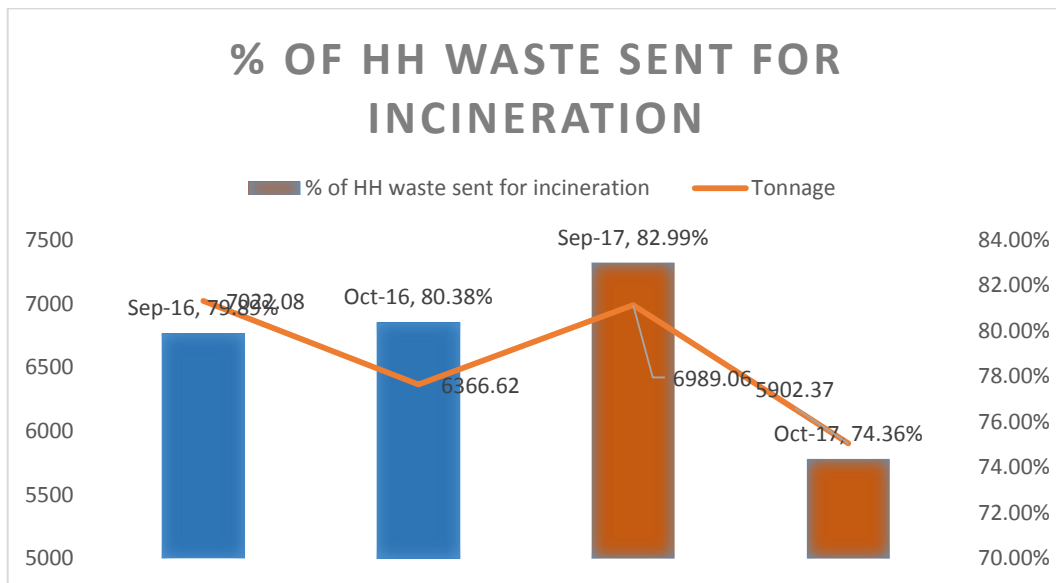
October 2017 – 24.29%



- Comparison between Oct 16 & Oct 17 – Tonnes of Household waste recycled/composted saw an increase of 34% compared to same period previous year.
- Comparison between Sept 17 & Oct 17 - Tonnes of Household waste recycled/composted saw an increase of 42% compared to previous month.

% of Household Waste sent for incineration:

September 2017 – 82.99% (6989.06 tonnes)
 October 2017 – 74.36% (5902.37 tonnes)



- Comparison between Oct 16 & Oct 17 – Tonnes of Household waste sent for incineration saw a reduction of 7.29% compared to same period previous year.
- Comparison between Sept 17 & Oct 17 - Tonnes of Household waste sent for incineration saw a reduction of 15.55% compared to previous month.

a. Vehicles

A total of 24 vehicles are in operation for the new service. 8 vehicles have been assigned to residual each week, covering approx. 40,000 households (per week). 8 to recycling and 8 to collect the food and garden waste. Additional residual waste vehicles are in use for estates and flats.

b. Waste advisors

Waste Advisors started September for a 6 month period. The Waste Advisors have carried out a pre participation survey during September and will carry out post survey during February, this will help identify areas of improved recycling and areas that need more engagement. Road shows were carried out during October and November providing help and advice on the changes to service delivery.

Waste Advisors have to date knocked on circa 15,000 kerbside properties to provide advice and information on recycling, composting and reducing the amount of waste produced.

Feedback from most households is that that residents are satisfied with the new service.

6. Financial Implications

There are no financial implications relating to this report.

7. Legal Implications

There are no legal implications relating to this report.

8. Equalities Implications

There are no equalities implications relating to this report.

9. Environmental Implications

Environmental considerations have been taken into account in this report.

10. Crime and Disorder Implications.

There are no crime and disorder implications relating to this report.

11. Conclusion

This paper provides the Committee with an update on the new waste & recycling services. This report seeks to capture the views of the Committee on the new waste & recycling service.

12. Further Information

For further information please contact Wendy Nicholas, Strategic Waste & Environment Manager at wendy.nicholas@lewisham.gov.uk or 020 8314 2194

Sustainable Development Select Committee		
Title	Information item: Beckenham Place Park update	
Contributor	Alison Taylor, Project Manager, Gavin Plaskitt, Senior Programme Manager	Item 8
Class	Part 1 (open)	18 January 2018

1. Recommendation

- 1.1. The Select Committee is asked to note the content of the report.

2. Introduction

- 2.1. At the meeting of the Sustainable Development Select Committee on 11th December 2017, the Committee resolved to receive an information item looking at Beckenham Place Park.
- 2.2. This report seeks to inform the committee of the project's progress to date and plans for the future of the park.

3. The physical restoration of the park

- 3.1. Following the Heritage Lottery fund's grant award in December 2016 from the Parks for People fund, Council officers have been working with architects and landscape architects to make the vision of restoration for this park become a reality.
- 3.2. Over the past year tenders were undertaken for the appointment of heritage architects to lead on the detailed design of the buildings to be restored, and landscape architects to lead on the detailed design of the landscape changes, including the creation of the lake. Since then designs have been developed, both in conjunction with discussions with planners, and to ready the project for tender of the works packages.
- 3.3. Planning permission was secured in October 2017. Currently the building restoration contract is being tendered, and the landscape package of works will be tendered at the end of January 2018. It is expected that works will begin in the park in April 2018 and be completed in May 2019.
- 3.4. In order to carry out tree works at a seasonally appropriate time, it was necessary to tender this aspect of the work separately. Tree works have begun in the park already and will be completed by early Feb 2018. Trees are being moved from the landscape for a number of reasons:
 - To remove dead and diseased trees that may pose a risk to other trees or to the public using the park

- To remove poorer quality trees that are preventing other trees from reaching their full potential in a parkland setting
- To improve sightlines across the park allowing visitors to enjoy the rare expanse of space and improving feelings of safety
- To restore the eighteenth century parkland feel – open grassland with individual, celebrated parkland trees. To the Heritage Lottery Funders it is key to restore the landscape as a historic parkland associated with the mansion. Removing linear fairway planting undertaken as part of the golf course in the 1990s is part of this vision.

- 3.5. In addition to tree removal, already 5 acres of new woodland has been planted, together with 25 new parkland trees. An orchard and further parkland trees are also planned.
- 3.6. For further details on trees in Beckenham Place Park. Please refer to the public leaflet (appendix 1).

4. The eastern side of the park

- 4.1. At the project's inception it was hoped that the regeneration of the park would be run as one – the restoration of the western side of the park and the regeneration of the eastern side of the park in association with the Environment Agency's flood alleviation scheme here. Unfortunately, the complexity of the EA's scheme has led to significant delays such that the designs for the flood alleviation scheme are still evolving. It was not therefore possible to submit a planning application for Beckenham Place Park's restoration, which included both sides of the park, as the regeneration of the eastern side is so closely dependent on the flood alleviation scheme.
- 4.2. As owners of the flood alleviation scheme, the Environment Agency is leading on the regeneration of this part of the park. A planning application for this area, together with all the other sites affected by the flood alleviation scheme, is expected to be submitted by the EA by summer of this year, and it is hoped that works will begin here in spring 2019. Although the EA are leading on this aspect of the project, Lewisham's project manager and architects are involved in the design to ensure it mirrors the western side of the park and that once complete, the park will be experienced, as far as possible, as one open space.
- 4.3. A large playground will be sited in this part of the park, as well as toilets and a refreshment kiosk. It is currently anticipated these works will be complete by summer 2020.

5. The BMX track

- 5.1. The new BMX track was funded by Access Sport and forms part of the HLF park regeneration project. The build was completed in August 2017 and local children and young people started using it immediately. The launch event in September 2017 was a great success and saw the creation of an attractive mural on the old changing room building as well.

- 5.2. As well as ongoing informal riding, a club has been established, run by local volunteers, operating each Sunday from 12-2. Equipment is available to borrow, and in the first two months of operation the club saw 200 young people join in club sessions, 50% of which were from BAME groups, 25% were female, 12% were disabled and 20% were previously inactive young people.
- 5.3. Access Sport has also worked with schools in community outreach sessions, drawing more young people to use the track and building confidence with cycling skills. Participating schools have been Sedgehill, Coninsborough College, Brent Knoll, St Augustine's and TLG Lewisham pupil referral unit.

6. Activities and Events in the park

- 6.1. Following the closure of the golf course at the end of Oct 2016, the number of visitors to the park has increased, and the variety of activities that park users are engaged in has significantly broadened. Several regular organised activities now take place in the park:
- Tai chi
 - Boot camp
 - Little explorers
 - Walking group
 - Forest school sessions
- 6.2. The park now also hosts many opportunities for volunteering:
- Nature's Gym
 - Weekly volunteer group, 10am-1pm
 - Monthly volunteer group
 - Friends volunteering in Sensory Garden
- 6.3. We now are regularly approached by local organisations looking for a venue for sporting events as well and have hosted several runs and cycling events in the park. Wide Horizons will also begin delivering regular adventure learning sessions to schools in the park this term and Coninsborough College continue to work in the park with their special unit every week.
- 6.4. In addition, as part of the regeneration project, Lewisham Council held a public vote for the re-invention of the much-loved squirrel sculpture, and well attended, free, half term activities. In September a community engagement officer was appointed for the project, and she is working hard to draw new audiences to the park.
- 6.5. The mansion was leased to RJK properties from November 2016 onwards, and this has also helped to increase footfall in the park and the variety of activities available to the public. RJK undertook repairs to the building, and since spring 2017, the mansion has been open to the public every day. Park users are able to wander into the house to appreciate the heritage, architecture and plasterwork, as well as to join in activities held in the mansion: arts and crafts, yoga, pilates, capoeira, preschool activities and the Friends' run visitors' centre.

- 6.6. The café was renovated and has been open since Dec 2016, in the basement of the mansion. The first floor is also currently in full use, with artists' studios and two residential caretaker flats.
- 6.7. RJK properties and the Council have worked together to host a number of highly successful public events over the past year:
- Festival of Lights Christmas event (2016 and 2017)
 - Mansion opening (April 2017)
 - Park feast (Sept 2017)
 - Soundwalk launch (Sept 2017)
 - Children's film festival and open-air cinema (Sept 2017)
 - Open House London (Sept 2017)
- 6.8. Together these events have brought over 7000 visitors to the park, many of whom have come for the first time.
- 6.9. In addition, two particularly special community projects were run in spring/ summer 2017. A group of children from Conisborough College's Progress Unit came to the park each week to plan and then create a chicken garden by the café. Chickens and guinea pigs came to the park for the summer and were admired by thousands of park users. They were cared for by those living in the mansion, as well as by volunteers. The children celebrated their work and success at a special chicken garden opening, in which the local sponsor (Acorn Properties) cut the ribbon.
- 6.10. The other community project was known as Park Feast. Although this culminated in a fabulous harvest feast, the project invited people to participate in a straw bale community garden situated on one of the former tennis courts. Many people participated in one or more of a series of associated workshops (from scarecrow making to natural dyeing) and others got involved in planting the garden. A core group of volunteers, many of whom had mental health issues or were out of work, tended the garden frequently and picked the produce. They then helped to prepare for the feast, making table decorations, dyeing napkins and preparing food. 80 people attended the feast – eating in mansion's dining room, and celebrating the success of the project and the sense of community and belonging it engendered.
- 6.11. The Council intend to run Park feast again in 2018, and are continuing to work with Conisborough College. It is hoped that the chickens will also return in the warmer weather!
- 6.12. Other events planned for 2018 are:
- Flower Festival – 21st and 22nd June 2018, involving schools growing competitions and allotments, and celebrating the gardens of Beckenham Place Park.
 - Festival of Sport – 14th July 2018 - to be held on the eastern side of the park, celebrating the many active possibilities the park holds, and encouraging people to have a go.

7. Other Buildings with Beckenham Place Park

- 7.1. The stable block, the stable cottages and the gardener's cottage will be fully restored as part of the regeneration works. Southend Lodge and gate house, at the Beckenham Hill Road entrance to Beckenham Place Park will be externally restored.
- 7.2. The mansion and the Foxgrove sit outside the HLF project. Although works have already been carried out to the mansion, significant funds are required to restore it fully and to achieve sustainable long term use.
- 7.3. In July 2017 officers took a report to Mayor and Cabinet which set out the intention with regards to these buildings. It was agreed that long term leases should not be let on these until the park restoration was complete and the uplift in visitor numbers and visitor diversity has been achieved. The project team will instead consider letting both the Foxgrove and the mansion for the medium term.
- 7.4. At the same time Council officers intend to approach the Heritage lottery fund for an initial (Round 1) Heritage Grant in order to begin to work up proposals and options for the restoration and use of the building whilst the tenant is in occupation, as it will be necessary to endeavour to keep the building in occupation for security reasons, until major restoration works begin.

8. Further implications

- 8.1. In terms of finances, the park project is largely funded by the HLF grant. Lewisham Council is making a financial contribution to the flood alleviation scheme specifically and to the restoration of the stableyard cottages. In addition section 106 funds have been identified for the project.
- 8.2. The ongoing revenue implications of the park's restoration should be positive overall, as the potential to earn revenue from the park and its buildings increases significantly, and the maintenance costs do not increase beyond the maintenance required by the former golf course.
- 8.3. Officers are working to ensure the project improves the ecological value of the park and draws in a significantly larger audience particularly from groups who are less inclined to use open spaces generally.
- 8.4. Please refer to the financial, environmental, equalities and other implications set out in the Mayor and Cabinet report for more detail.

9. Background Documents

- 9.1. Mayor and Cabinet report Beckenham Place Park 19th July 2017
Public leaflet – trees in Beckenham Place Park Dec 2017 – Feb 2018.
- 9.2. If you have any questions about this report, please contact Alison Taylor, Project Manager (ext.49758)

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MAYOR AND CABINET			
Report Title	Beckenham Place Park Regeneration Update Paper		
Key Decision	Yes	Item No	
Contributors	Executive Director for Customer Services		
Class	Part 1	Date	19 th July 2017

1. Purpose

- 1.1 This report to the Mayor and Cabinet sets out the progress made on the regeneration of Beckenham Place Park to date, and the proposed next steps for the regeneration of the landscape and the park's buildings.
- 1.2 The report was presented to Sustainable Development Select Committee on Thursday 20th April. The Committee welcomed the greater opening up of the park to local people. Comments from the Committee have been sent out to accompany this report.
- 1.3 On 17th February 2016, the Mayor took the decision to close the golf course which had been operating in Beckenham Place Park for many decades, following a report to Mayor and Cabinet and a prior report to the Sustainable Development Committee in January 2016. Golf ceased operation in the park on 31st October 2016 and the regeneration of the park has progressed well since.

2. Summary

- 2.1 On 10th July 2013, Mayor and Cabinet approved the submission of bids to the Heritage Lottery Fund (HLF) for financial support for a Beckenham Place Park regeneration project.
- 2.2 The HLF 'Parks for People' bid was successful in phase 1 and a potential funding pot totalling of £4.9m was set aside for the project in summer 2014.
- 2.3 A small proportion of the Heritage Lottery Funds were made available to carry out consultation, engage partners and work up the initial designs to become detailed designs and plans for the park. Following approval by Mayor and Cabinet on 17th February 2016, to close the golf course and progress with the

regeneration plans, these plans were worked up in earnest, and submitted back to Parks for People in a Round 2 bid, in August 2016. This was approved in December 2016, and maximum funding, of a total of £5m (£4.7m for the delivery phase) was awarded to the Council to implement the regeneration plans for the park.

3. Recommendations

3.1 The Mayor is recommended to note the content of the report and approve

3.2

a) The financial contribution from the Council towards to the regeneration of the park as follows:

- £1.4m from the capital programme
- £180k from insurance monies arising from the fire at the homesteads in 2011
- A target allocation of £200k from section 106 monies.

b) The medium and long term strategy with regards to the buildings in the park

4. Policy context

4.1 Lewisham's long standing vision is: 'Together, we will make Lewisham the best place in London to live, work and learn'. This vision was developed following extensive consultation with Lewisham residents, public sector agencies, local business, voluntary and community sector organisations, and has been adopted by all our partners. It continues to be a bold ambition that stretches and motivates the Council and its partners to set priorities and deliver services in ways that achieve our vision.

4.2 The restoration of Beckenham Place Park could create a significant open space, venue and leisure facility that genuinely impacts the quality of life of thousands of residents. A park of this scale and history could make a substantial contribution to the regeneration of the south of borough, helping to engender a sense of place and pride in the area. This opportunity to transform Beckenham Place Park offers a key moment to make a further a step towards making Lewisham the best place in London to live, work and learn.

4.3 The key strategic document for Lewisham and our partners is the Sustainable Community Strategy 2008-2020, "Shaping our Future". In this document, the strategic partners set out six priorities – creating communities that are:

- Ambitious and achieving
- Safer
- Empowered and responsible
- Clean, green and liveable
- Healthy, active and enjoyable
- Dynamic and prosperous

4.4 The Council's ten corporate priorities are:

- Community leadership and empowerment
- Young people's achievement and involvement
- Clean, green and liveable
- Safety, security and a visible presence
- Strengthening the local economy
- Active, healthy citizens
- Decent homes for all
- Protection of children
- Caring for adults and older people
- Inspiring efficiency, effectiveness and equity

4.5 This report is consistent with the Sustainable Community Strategy and the Council's Corporate Priorities. A large and thriving open space can make a contribution to local communities in each and every priority area of the Sustainable Community Strategy above and on many of the our corporate priorities. However, Beckenham Place Park is not yet having this positive impact on the locality. The Heritage Lottery Funds made available to the Council for the regeneration of the park, offer the opportunity to harness the potential of the park for the benefit of the local community.

4.6 Already we are beginning to witness an increase in use of the park as people enjoy the parkland that was previously perceived to be out of bounds to non golfers.

5. The park and the vision for regeneration

5.1 Beckenham Place Park is Lewisham's largest park by far; indeed it is the one of the largest parks in London, and South east London's biggest open space. At 95 hectares it is 30% bigger than Greenwich Park. It boasts ancient woodland, meadow, parkland, a river and several historic buildings. It was originally

acquired by the London County Council to be the key amenity space for the new estates of Bellingham and Downham.

5.2 Yet today the park is little known among the wider community and is used significantly less than many other Lewisham parks, despite its size. A usage and movement survey of the park was carried out by Building Design Partnership (BDP) in 2013. In addition, in November 2015 and April 2016 a further usage survey was carried out. Together these surveys establish a fairly robust picture of usage throughout the year. They conclude that the park currently attracts around 220,000 visits a year, which is only around a quarter of the number of visits made to Brockwell Park.

5.3 At the heart of the vision to regenerate Beckenham Place Park and its buildings is the aspiration to significantly increase the use of the park. Specifically, the project team sets out to triple use of the park by 2022. Primarily it is local people who will use the park, so re-connecting the communities of Bellingham, Downham, Whitefoot and Catford with the park, as well as welcoming visitors from Beckenham and Bromley, is key to achieving this aim.

5.4 Engaging a much broader and larger audience to benefit from the park, it is important to recognise the breadth of appeal and opportunities it affords. In order to ensure the regeneration plans build on the full breadth of the parks potential, five themes have been developed:

Themes for the park's regeneration:

- Community
- Heritage
- Outdoor activity
- Nature
- Relaxation and play

5.4.1 Community

Following the restoration the park will become a hub for community life. The derelict gardener's cottage will become a volunteering hub, from which a diverse volunteering programme will be run. The community garden will offer opportunities for many to get involved in growing in the park – groups such as Sydenham Gardens, and Guides and Scouts have already expressed an interest in using this resource. Early opportunities for involvement such as the recent tree planting have also attracted over a hundred volunteers with no affiliation to organised groups.

In addition to volunteering, a programme of events will be run, delivered partly through the HLF programme and the community engagement officer (to be appointed as part of the project), but largely through partnerships the team is already building with other organisations who are keen to use the space for their community activities – activities as diverse as forest school, immersive theatre, geocaching, and outdoor cinema. Markets will be held in the park periodically, and art exhibitions could be held in the gardens or mansion. We are currently working with Phoenix’s Young Makers Agency to plan an event around the opening of the BMX track and establish the park as a key space for young people in the area too.

The regeneration programme will make Beckenham Place Park into a place where community gathers – where people from all walks of life and all ages come together to volunteer, to learn, to celebrate, to enjoy events and the great outdoors, together.

5.4.2 Heritage

Beckenham Place Park is a place full of history. Its listed buildings are much loved by local people, and the regeneration of the park aims to bring alive the stories of the park and its buildings to all park users. As the mansion is the dominant building in the park, built by John Cator in the late eighteenth century, the regeneration looks particularly to restore the eighteenth century landscape of the Cator estate, for twenty-first century use. The restoration of the lake and pleasure grounds, and the relocation of the current car park away from the mansion’s curtilage and restoration of the carriageway drive will redefine the park’s landscape as an attractive setting in line with the principles favoured by Historic England and the council’s conservation officers.

The restoration of the eighteenth century stable block and stable yard, damaged by fire in 2011, will create a historic and beautiful arrival point and hub for the park. Once restored, the stable block will provide a café, toilets and an education centre and most visitors who arrive at the park by car will begin their visit here.

Through the regeneration of the park, many key heritage features will be restored, and the history of the park will be brought to life through landscape and interpretation.

5.4.3 Outdoor activity

As south east London’s largest park, Beckenham Place Park offers many opportunities for outdoor activities that other urban parks simply cannot support. Already Parkrun is established on the eastern side of the park with around 170 runners each week. Once the restoration is complete, Parkrun, and other

runners throughout the week, will be able to make use of the 5km figure of 8 path, allowing people to walk, run or cycle 5km without leaving the park or repeating any section of path.

In addition to this path, which will also serve as a family cycling trail, the project team are exploring the possibility of including some additional mountain-biking elements off the main path. A BMX facility is being built, and the skatepark enhanced. A trim trail will be provided in the woods, as well as opportunities for orienteering and geocaching.

New paths are being created within the parkland to encourage people to explore and enjoy the extent of the open space, and to venture from the one side of the railway line to the other. And the park will also be home to more adventurous activities with kayaking and swimming offered in the lake. The park will provide many and varied opportunities for outdoor activities – many of which are not offered in other parks locally.

5.4.4 Nature

Beckenham Place Park is Lewisham's most important site for nature conservation. With its varied habitats of ancient woodland, acid grassland, river and meadow, the site already supports considerable biodiversity. Through the regeneration we will introduce new habitats identified as priorities within Greater London – open water and wet woodland. The project has already planted 2.8 hectares of new woodland following award of funding from the Mayor of London, and is seeking to expand areas of meadow and improve the management of existing woodlands, removing invasive species and holly which shades out the native ground flora.

The regeneration of the park will also help people to engage with and to appreciate the wealth of nature in Beckenham Place park, through new trails, interpretation, education, events and through the accessibility of the landscape itself. Many people commented in consultation events that they appreciate Beckenham Place Park as a 'piece of countryside'. This sense of openness and reconnection with nature is an important aspect of the park, and the regeneration plans seek to strengthen this special character.

5.4.5 Relaxation and play

In a busy urban area it is important that communities have places to relax; where adults and children alike can 'play'. There will be significant new play provision within the park – small play areas in the pleasure grounds and by Old Bromley Road entrance, and a larger, more adventurous play area near the railway bridge on the eastern side of the park. But more importantly, there will be ample opportunities to explore, to discover, to relax, to 'breathe'. The

provision of toilets and refreshment facilities on both sides of the park is key to fulfilling this aim. Beckenham Place Park will become a place where people like to linger, a place all sorts of people come to love.

Please refer to Appendix 1, a masterplan of the park.

6. The flood alleviation scheme

- 6.1 Currently an area stretching from St Dunstan’s playing fields (the old Powerleague) up to Deptford Bridge DLR is at substantial risk of flooding from the River Ravensbourne, which flows through Beckenham Place Park. To address this, we have been working with the Environment Agency to progress the River Ravensbourne Flood Alleviation scheme, which will use the eastern side of Beckenham Place Park as a key area to store water in high flow conditions.
- 6.2 The project team for the park’s regeneration are working closely with the Environment Agency to ensure the flood storage scheme works as part of the park’s regeneration, and that the community benefit, not only in terms of reduced flood risk, but also in terms of a greatly enhanced park once the scheme is completed.
- 6.4 The flood alleviation scheme involves interventions at 10 sites along the River Ravensbourne, but affects Beckenham Place Park on the eastern side of the railway only. The flood scheme presents a great opportunity to synchronise the two projects (flood alleviation and park regeneration) together for cost effectiveness and to create a holistic vision for the park.

7. Project timetable and transformation to date

- 7.1 Since the approval of the Round 2 bid, the project has been awaiting planning approval. The project manager has recently tendered for designers (heritage architects and landscape architects) and detailed design works have now commenced. It is expected the project will then progress as follows:

BMX track opens	August 2017
Planning application submitted for flood scheme and eastern side of park	End Oct 2017
Tender for works contracts	Nov 2017 – Dec 2017
Contracts awarded, mobilisation	Feb - Mar 2018
Works contracts begin	March 2018
Works completed on site	June 2019

7.2 Although the physical transformation of the park is still to come, since the closure of the golf course the park, its audiences and activities have begun to change:

- Parkrun established with 170 runners each week
- 10 Forest school events have been held in the park
- More schools work has taken place, with tree planting and a weekly session with Coninsborough college
- Ground staff report a busier winter in terms of park usage
- Community and school runs booked in the park
- Cyclocross event held in the park
- Successful Christmas event held in the park attracting over 1000 visitors and the mansion Open House in April attracting 2800 visitors
- Three volunteer tree planting events held, attracting 100 volunteers planting 1500 trees.
- 11,000 trees planted in the park, funded by the GLA, creating 2.8 hectares of new woodland

7.3 The project team are regularly approached by new people who are seeking to get involved in the park or run activities there. In order to ensure these opportunities to engage new audiences are pursued, a community engagement officer will be recruited shortly.

7.4 It is exciting to see the level of interest in the park from local people. These community led activities, diversifying the audiences and opportunities in the park, are as much part of the regeneration as the physical transformation is.

8. Buildings within the park

8.1 The Parks for People transformation of the park will deliver the restoration of several key listed buildings in the park:

- The Grade II listed eighteenth century stable block will become a café and education centre
- Southend Lodge and Gate house (Grade II listed) will be restored externally to create a welcoming and historic entrance to the park from Beckenham Hill Road
- The Victorian gardener's cottage will be fully restored to become a volunteer hub for the park

In addition, a simple new building to provide refreshments and toilets will be built on the eastern side of the park, near the Old Bromley Road entrance.

- 8.2 The mansion, the Foxgrove and the homestead cottages sit outside of the scope of the Parks for People funded regeneration of the park. (Please see appendix for photographs and locations) The current use of these buildings is as follows:

Mansion: Following cessation of golf operations RJK Properties took on a 22 month lease for the mansion on 1st November 2016. Their occupation safeguards a vulnerable building and creates opportunities to grow activity in the park whilst restoration works get underway. They have carried out repairs and undertaken important maintenance such that the building is now in a better condition and less likely to deteriorate. They have reopened a café which was one of the elements that closed along with the golf course ensuring that there is continuity of provision in the interim period during restoration. They also provide security to the park by having a presence in the mansion throughout the day and night, and have sublet rooms as artist studios, for sewing/craft community sessions, and to a pilates/wellbeing centre as well as supporting the continuation of the Friends of Beckenham Place Park visitor centre in the building.

RJK properties led the Christmas event 'Festival of Lights', are planning a community open day at the mansion on 29th April, and are working with the Council to support a short series of free summer events in the park to engage new audiences.

Funds required for full restoration of mansion: c.£3-4m

Foxgrove Club: Property guardians currently inhabit the Foxgrove Club

Funds required for full restoration: c.£250k
Considerably less investment is required to make the building usable for various different purposes

Homestead cottages: Originally estate workshops built in the early Victorian era, these were converted into workers' cottages by London County Council in the 1930's. They are currently derelict and in need of considerable restoration. They form one side of the courtyard which is being restored and are a priority for restoration to form an attractive visitor hub.

Funds required for full restoration c.£500k

8.3 Developing a strategy for these three buildings within the open space is a key part of the regeneration of Beckenham Place Park.

In the long term it is important that these buildings

- Complement the park and its activities
- Return rental revenues to the Council that can help sustain the management and maintenance of the park in the long term
- Draw new audiences to the park and add to the visitor experience of the park.

Given the restoration funds required for each of these buildings, it is likely (unless the Council was to fund the restoration prior to letting), that leases on the buildings would need to be long term commitments from both parties.

8.4 The 'Call for Ideas' issued in July 2016 asked people, organisations and investors to share ideas for any or all of these buildings. The limited response demonstrated that most potential investors/tenants found it difficult to imagine the park as we believe it will be, post regeneration, and as a result, underestimated the potential of the buildings and the opportunities they present. Rather than responding to a future vision, people responded to the opportunity they saw at the time, with a space that has very low visitor numbers.

8.5 Given the scale of change anticipated in the park over the next five years – in terms of its facilities, landscape, and most importantly its visitor numbers – it does not seem prudent to the project team to enter into long term leases on the properties at this stage. Guidance from HLF Trustees as part of a formal review of our proposals was that it would be more advantageous to the Council, and better for the park in the long term, to allow the regeneration of the park to unfold, and the audiences to increase and diversify, in order that potential long term tenants/investors can respond to the opportunities these buildings offer, post transformation of the park.

8.6 As a result the project team proposes letting both the Foxgrove and the mansion for the medium term. The Foxgrove could be marketed over summer 2017, with a view to securing a tenant to carry out necessary renovation works and return a rental income to the Council from autumn 2017. The tenancy would run for approximately 5 years, to 2022, allowing the physical transformation of the park to be properly embedded before re-marketing the opportunity for long term use.

8.7 The current lease on the mansion house expires in Sept 2018. At this stage, the project team recommends re-marketing the mansion house for a similar

community facing let, looking to secure a reasonable rental income and a tenant for a further 3-5 years from 2018. Towards the end of this period the Council would look to secure a long term partner, with whom to bid for HLF restoration funds, to fully restore the building and establish a long term use that fits with the park, its audiences recognises the mansion's importance as one of the borough's few historic civic buildings.

- 8.8 This process would also enable the Council to respond to any emerging needs within the park from new audiences that have not as yet been anticipated.
- 8.9 Whilst the project team believes this approach would work well for the mansion and the Foxgrove, it will not be appropriate for the homestead cottages. The cottages are situated on the northern side of the stable yard, which will become a key visitor hub post regeneration. Currently the cottages are derelict, and they require substantial investment to become usable. In order to ensure the visitor experience is as pleasant as possible, to encourage repeat visits and drive up usage of the park, it is important that the stable yard is an attractive place, in which people want to linger.
- 8.10 Because of their sensitive location, therefore, together with their current state of dereliction, restoring the cottages, and securing a complementary use which will add to the park's offer is a key part of regenerating the park, and should be undertaken at the same time as the regeneration of the park.
- 8.11 The project team therefore recommends that the Council's capital programme provides funds to enable the restoration to take place. A bid was put forward to the Regeneration and Capital Delivery Board in autumn 2016 for these funds; the board was supportive of the approach and the project was added to the approved list of projects, subject to the availability of funding. Officers recommend that following the restoration of the cottages, the Council then secures tenant(s) who will pay good rent as well as complement the park and its facilities. Officers also recommended that income from leasing out the property should be made available to the Capital Programme to re-pay the upfront costs of restoration.
- 8.12 Following restoration, it would be prudent to enter into a lease for a relatively short term (perhaps up to 7 years) and to ensure rents are reviewed each year to enable the rental return to increase as visitor numbers increase and the scale of the commercial opportunity also increases.

9. Comments from Sustainable Development Select Committee

9.1 Sustainable Development Select Committee received an update report on Beckenham Place Park on 20th April 2017. It was resolved that the committee would refer the following views to Mayor and Cabinet, which the officers are responding to in the following way:

- The Committee welcomes the ambitious plans for the future redevelopment of the park and it also welcomes the greater opening up of the park to the local community.

Officers welcome this support, and resolve to keep the Sustainable Development Select Committee informed about the regeneration programme.

- The Committee requests the financial management plans for the project include the projections for the annual running costs for the park, be made available for public scrutiny.

Officers will make the current business plan for the park which includes annual forecasts for five years post completion, to the committee. At this stage in the process this business plan inevitably has built into it several assumptions about activities in the park and use of the open space. These assumptions will need to be revisited prior to the completion of the regeneration works, and a revised business plan developed. Officers will share this new plan with the Sustainable Development Select Committee when it is completed.

- The Committee notes the potential for large overruns on major regeneration schemes and recommends that Mayor and Cabinet seek assurance that there is tight financial management of the project.

All Council Capital programmes are closely monitored by the project team, who raise risks and issues with project sponsors/senior management as they arise. In addition, the Regeneration and Capital Delivery Board provides monitoring and oversight of the project. There is an experienced team of an in-house project manager and programme manager, external architects and landscape architects, and a quantity surveyor on the project to provide as much cost certainty as possible at all stages of the project. A significant contingency is built into the capital budget, and technical drawings will be finalised prior to tendering the works to maximise the cost certainty of delivery.

- The Committee expresses concern over the five year wait regarding the plans for the long term future use of the mansion house. It would welcome the publication of the advice from the Heritage Lottery Fund, which informed the development of the current approach.

The advice from the Heritage Lottery Fund (HLF) trustees was given verbally as part of a scheduled progress review and therefore cannot be published. Officers will continue dialogue with the HLF, as a likely key funder of the long term restoration of the mansion, about optimal long term and sustainable solutions for its use and restoration.

- The Committee recommends that any future plans for events in the park ensure that revenues are returned to the parks budget in order to support ongoing running costs.

At this stage the level of income expected through the running of events in the park cannot be quantified. As the future business plan develops for the park options for applying income will be considered.

- The Committee recommends that any plans for events or activities held in the park, for which there will be charges, are priced so that there is a reduced cost for residents of Lewisham.

Officers will explore how charging policies can be used to encourage Lewisham residents, and particularly those from lower income backgrounds, to use the park and engage in all the activities and events it will offer. A large part of the engagement strategy will be focussed on events and activities which are completely free to participate in

10. Legal implications

10.1 There are no specific legal implications in respect of the recommendations in this report.

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

10.3 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.

10.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of

opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 10.3 above.

10.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

10.6 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

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

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

10.8 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:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

11. Financial implications

11.1 Capital

The capital investment in Beckenham Place Park over the next few years is very substantial. The flood alleviation scheme on the River Ravensbourne will see £16m of investment, almost two thirds of which will be spent in Beckenham Place Park. In addition, the Parks for People (Heritage Lottery Fund) regeneration of the park will see £8.7m being invested in the open space and its buildings:

Funding of the park transformation:

Parks for People grant Delivery stage (Heritage Lottery and Big Lottery)	£4.7m
Environment Agency contribution as part of the flood alleviation scheme	£1.58m
Greater London Authority	£600k
Lewisham Council	£1.79m
TOTAL	£8.67m

The Lewisham Council funding of £1.79m is made up of £910k from the Stock Transfer Community Benefit Fund, £180k of insurance monies from the homestead buildings, and a target of £200k from section 106 monies. The balance of £500k is from the Council's General Fund capital reserves, following the bid submitted to the Regeneration and Capital Programme Delivery Board in the Autumn of 2016.

It should be recognised that although the bid obtained the support of the board, that the number of projects gaining approval from the Regeneration and Capital Delivery board exceeded the capital budget available. It was expected that schemes would come forward as they became ready for development, and that a final decision on the availability of immediate funding for a project would be made through the PID process, . Members should therefore recognise that the funding of the restoration of the cottages supporting this scheme will mean that other pre-approved bids will not be progressed this year.

The £200k from Section 106 monies will depend upon appropriate funds being identified and approved to be used for this purpose. The available funds have been examined by the project manager, and there is clear potential for six figure funding towards the project. The Head of Planning is reviewing the suggestions and all available section 106 funds to identify the most appropriate pots given the need to balance other programmes and priorities. If section 106 funds to the target of £200k should not be found then the shortfall will need to be met from elsewhere or in all likelihood, accommodated by the project's contingency.

These additional funds will specifically enable the restoration of the homestead cottages which are currently derelict and form a part of the stableyard, with the homestead itself. The full restoration and repurposing of these buildings did not form a part of the HLF bid due to funding constraints, but is fundamental part of ensuring the regeneration of the park is a success, as the stableyard area will become the new visitor hub for the park, with the visitor and education centre and café situated there. It is essential, therefore, to ensure that the cottages are restored and put to a fitting purpose to draw further visitors to the park and enhance the park user's experience. The restoration of these buildings concurrently with the park will also enable the Council to let them out from 2019 onwards, and potentially earn significant rental income from doing so.

Although £1.79m represents a substantial investment by the Council at this time, it should be recognised that this levers in a further £19m investment to the park, (£12m for the flood alleviation scheme and £7m for the park) which will transform the open space for the long term, for the benefit of the community.

11.2 Revenue

Significant work has already been undertaken to ensure the park is financially sustainable and well maintained in the long term, even if park maintenance budgets reduce in the future. A ten year management and maintenance plan, together with a business plan was submitted to the HLF with the Round 2 bid last August.

Once the regeneration works have been completed it is anticipated that the park will require the same level of maintenance resource as it has had over the past few years. The business plan identifies many opportunities to earn income from the park and its facilities which will help to sustain the maintenance of the park, and even the expansion of its community activities in the medium term, even if park budgets shrink.

At the same time the project team is working to ensure that the buildings not included in the Parks for People project are brought into medium term use

which will benefit the park and bring a financial return to the park. In the long term, following full restoration and a greatly increased audience in the park, it is anticipated that the rental return on the mansion, Foxgrove and cottages combined could be substantial.

- 11.3 In summary, although the capital investment required from the Council in this project is significant, it will not only lever in £18m investment from other partners to deliver a superb park to serve the community, and a flood alleviation scheme, but it will also improve the park's potential to earn revenue in the medium long term through activities, events and property.

12. Environmental implications

- 12.1 In regenerating the park officers seek to improve the ecological value of the open space, introducing new habitats, such as a lake and wetland areas, and enhancing existing habitats through enhanced woodland and meadow management.
- 12.2 The project team are working closely with ecologists to ensure the ecological opportunities of the park's regeneration are maximised. At the same time, the importance of encouraging park users to interact with and appreciate nature in the park is recognised and many new opportunities are being created to help school groups and individual park users understand and value the park's ecology.
- 12.3 The park and its extensive woodland also perform an important 'green lung' function for the area, improving the air quality and thus the health of residents.

13. Equality implications

- 13.1 In regenerating the park, officers are seeking to address issues which hinder use and enjoyment of the space by the widest section of the community. A number of physical interventions to enhance facilities and accessibility will be implemented through the project, addressing key issues such as inaccessible toilets, poor quality paths etc. These physical improvements will be combined with outreach to target groups who might otherwise feel reluctant or unable to use the park to understand and break down any further barriers to use.
- 13.2 Events and activities will be developed to appeal to the wider population. Evaluation surveys will allow officers to compare usage prior to works with that

that occurs after completion with the aim of ensuring that usage is more reflective of the surrounding population.

14. Crime and disorder implications

14.1 Increasing the use of Beckenham Place Park is key to reducing anti-social behaviour and fear of crime in this open space. Investing in the park and removing damaged and derelict features will also deter anti-social behaviour, helping people to feel safer and discouraging casual vandalism.

14.2 In addition, there are plans to engage residents and school pupils extensively in the park, through volunteering opportunities and environmental education. As volunteers invest in the open space, the sense of ownership and pride in the park will grow. This in turn moves them to actively look after the space, and deters anti-social behaviour.

15. Human Rights implications

There are no specific human rights implications arising out of this report.

16. Conclusion

16.1 Substantial progress has been made to raise funds and establish a blueprint for the park's restoration and use, but the scale of the project is very substantial. Whilst residents can look forward to the initial phase of work completing in June 2019 with many new facilities, it likely to be several more years before all aspects of the project are completed.

17. Background documents and report author

17.1 Alison Taylor - Project Manager x48758

- Appendix - Current masterplans – emerging landscape design for the park
- Please also see the referral from the Sustainable Development Select Committee sent out with papers for this meeting.

If you require any further information about this report please contact Alison Taylor on alison.taylor@lewisham.gov.uk



Location plan



The homesteads



The Mansion House



The Foxgrove Club



Other habitat improvements planned

New areas of meadow will be created as part of the new parkland.

Management plans are being drawn up to ensure that the existing acid grassland and woodland are managed and maintained as effectively as possible in the future.

New facilities coming to the park

- New café
- New education centre
- Restored lake
- Wet woodland
- Improved paths and entrances
- New play facilities
- New community garden and orchard
- Improved and extended gardens

The part of the park on the eastern side of the railway will also be transformed as part of the flood alleviation scheme led by the Environment Agency. Works will begin on this part of the park in 2019.

Keep updated


Sign up for regular email updates at www.lewisham.gov.uk/beckenhamplacepark

To get updates by post write to us with your name and address:
FREEPOST RSGJ-CYZS-JUYA
Lewisham Life
London SE6 4RU

Tree works and habitat improvements in Beckenham Place Park

Tree works will be happening between November 2017 and February 2018 as part of its regeneration. So far this year 12,000 trees have been planted, creating five acres of new woodland.





Over the winter months you'll be seeing a lot more work involving trees, including the removal of some of them.

All the regeneration works on the Mansion House side of the park will be complete by summer 2019.

The majority of the park will remain open throughout the works.

Why we are doing this

Tree works are an important part of park maintenance as well as a means of investing in the future of the park. These works will also help to make the new vision for Beckenham Place Park a reality – creating a well-used and much-loved open space for the whole community.

What happens to the cut timber

Much of the timber cut will be used in the park:

- as play bark in the playground
- as fuel for the log burners in the new café
- as play elements in the playground and wider landscape
- to define and protect areas of woodland and parkland
- for forest schools and learning in the park.

Most of this wood will be processed and stored off site and brought back for future use.


The planned tree works

We need to ensure the park remains safe for everyone. Around 80 trees will be taken down because they are dead or diseased.

Some areas of scrub and undergrowth within the parkland will be removed to improve sightlines and views across the parkland and to the key heritage buildings. This will enhance the feeling of space and openness which is so valued by many park users.

Other trees will be removed within clumps to allow the most mature specimens to flourish. This thinning is an important part of normal tree maintenance.

Much of the planting that is associated with the golf course will be removed, just as the bunkers and tees will also be removed. These trees were planted in the 1990s, are relatively young and offer little habitat value.



All of the veteran trees in the parkland (the really mature and most prominent ones) will be retained.



England's woods are home to more wildlife than any other landscape

Woodland

Five acres of new woodland (that is 12,000 new trees) have been planted. Within 20 years this woodland will grow to 30 feet and will be providing habitat for many native birds, insects and mammals.

England's woods are home to more wildlife than any other landscape. The regeneration of Beckenham Place Park expands the area of woodland, creating a more natural woodland edge, where woodland had previously been removed for golf fairways.

This woodland edge is particularly valuable habitat – providing an important transition zone between the forest and the grassland where many species forage or lay eggs. The previous abrupt change from woodland to grassland was a missed opportunity ecologically, and the new plans seek to maximise the value of this zone as well the woodland itself.

Almost one acre (or 0.4 hectares) of woodland will need to be removed to create the new lake. This is young woodland, made up mostly of ash and willow which has grown up since the lake fully dried up around 50 years ago. All the ancient woodland, which is particularly valuable ecologically, will be retained.

The new lake – standing water habitats

Small standing waters (ponds and small lakes) are a particularly important habitat. They are identified as a priority habitat in the London Biodiversity Action Plan.

We are delighted to be restoring the 18th century lake for heritage and ecological reasons. The lake was created by John Cator who owned and lived in the Mansion in the late 1700s.

We also know that people are drawn to water and the lake will become a key new focal point for the transformed park. The lake will have a natural planted edge, as well as a beach area allowing access to the water. Wild swimming will be allowed.

Wet Woodland

The wet woodland being created in Beckenham Place Park is part of the larger woodland, much of which is ancient.

Wet woodland is an extremely rich invertebrate habitat, supporting a large number of species, many of which are now rare in Britain. There have been considerable losses of wet woodland habitats in Britain in the last century, mainly due to clearance, conversion to other land uses or the lowering of water-tables through drainage or abstraction.

This opportunity to create wet woodland within our park as a transition between the woodland and the lake is special and almost unique in London.

Sustainable Development Select Committee		
Title	Select Committee work programme	
Contributor	Scrutiny Manager	Item 9
Class	Part 1 (open)	18 January 2018

1. Purpose

To advise Members of the proposed work programme for the municipal year 2017-18 and to decide on the agenda items for the next meeting.

2. Summary

- 2.1 At the beginning of the new administration, each select committee drew up a draft work programme for submission to the Business Panel for consideration.
- 2.2 The Business Panel considered the work programmes of each of the select committees on 22 May 2017 and agreed a co-ordinated overview and scrutiny work programme. However, the work programme can be reviewed at each Select Committee meeting so that Members are able to include urgent, high priority items and remove items that are no longer a priority.

3. Recommendations

3.1 The Committee is asked to:

- note the work plan attached at **Appendix B** and discuss any issues arising from the programme;
- specify the information and analysis required in the report for each item on the agenda for the next meeting, based on desired outcomes, so that officers are clear about what they need to provide;
- review all forthcoming key decisions, **Appendix C**, and consider any items for further scrutiny;

4. The work programme

4.1 The work programme for 2017-18 was agreed at the Committee's meeting on 20 April 2017.

4.2 The Committee is asked to consider if any urgent issues have arisen that require scrutiny and if any existing items are no longer a priority so they can be removed from the work programme. Before adding additional items, each item should be considered against agreed criteria. The flow chart attached at **Appendix A** may help Members decide if proposed additional items should be added to the work programme. The Committee's work programme needs to be achievable in terms of the amount of meeting time available. If the Committee agrees to add additional item(s) because they are urgent and high priority, Members will need to consider

which medium/low priority item(s) should be removed in order to create sufficient capacity for the new item(s).

5. The next meeting

5.1 The following reports are scheduled for the meeting on 22 March 2018:

Agenda item	Review type	Link to corporate priority	Priority
Work and skills strategy implementation	Performance monitoring	Inspiring efficiency, effectiveness and equity	Medium
Markets	Standard item	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium
Catford town centre regeneration	Standard item	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium
Home energy conservation	Performance monitoring	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium

5.2 The Committee is asked to specify the information and analysis it would like to see in the reports for these items, based on the outcomes the Committee would like to achieve, so that officers are clear about what they need to provide for the next meeting.

6. Financial implications

There are no financial implications arising from the implementation of the recommendations in this report.

7. Legal implications

In accordance with the Council's Constitution, all scrutiny select committees must devise and submit a work programme to the Business Panel at the start of each municipal year.

8. Equalities implications

8.1 The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. 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.

8.2 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.

8.3 There may be equalities implications arising from items on the work programme and all activities undertaken by the Select Committee will need to give due consideration to this.

Appendix A: Scrutiny work programme prioritisation process

Appendix B: Committee 2017-18 work plan

Appendix C: Key decision plan (the plan can be accessed online here:

<https://tinyurl.com/yan7c595>

Background Documents

Lewisham Council's Constitution

Scrutiny work programme – prioritisation process



Sustainable Development Select Committee work programme 2017-18

Programme of work

Work Item	Type of item	Priority	Strategic Priority	Delivery deadline	20-Apr	14-Jun	20-Jul	13-Sep	08-Nov	11-Dec	18-Jan	22-Mar
Lewisham Future Programme	Performance monitoring	High	CP10	Ongoing					Savings			
Election of the Chair and Vice-Chair	Constitutional requirement	High	CP6	Apr								
Select Committee work programme 2017/18	Constitutional requirement	High	CP6	Ongoing								
Asset Management System (AMS) and asset register update	Performance monitoring	Medium	CP10	Apr								
Beckenham Place park update	Standard item	High	CP3	Apr								
Implementation of the air quality action plan	Performance monitoring	Medium	CP3	Jun								
Catford Town Centre Regeneration	In-depth review	High	CP3, CP10	Ongoing								
Implementation of the cycling strategy	Performance monitoring	Medium	CP3	Ongoing								
Waste strategy implementation and performance monitoring	Performance monitoring	High	CP3	Ongoing								
Bakerloo line extension update	Policy development	High	CP3/CP5	Jul								
Fire safety in tall buildings	Performance monitoring	High	CP3/CP6	Jul								
Planning key policies and procedures	Policy development	Low	CP10	Dec								
Flood risk management update	Information Item	Medium	CP3	Dec								
Mayor of London's draft environment strategy response	Information Item	Low	CP3	Nov								
Section 106 and CIL	Standard item	Medium	CP6	Dec								
Planning service annual monitoring report	Information Item	High	CP3, CP 5	Dec								
Broadway theatre	Standard item	High	CP10	Jan								
Annual parking report	Performance monitoring	Low	CP 3, CP5	Jan								
Work and skills strategy implementation	Performance monitoring	Medium	CP5	Mar								
Markets	Standard item	Low	CP3	Mar								
Home energy conservation	Standard item	High	CP 3	Mar								

	Item completed
	Item ongoing
	Item outstanding
	Proposed
	Item added

Meeting Dates:			
1) Thu	20-Apr	5) Wed	08-Nov
2) Wed	14-Jun	6) Mon	11-Dec
3) Wed	20-Jul	7) Thu	18-Jan
4) Wed	13-Sep	8) Thu	22-Mar

Shaping Our Future: Lewisham's Sustainable Community Strategy 2008-2020		
	Priority	
1	Ambitious and achieving	SCS 1
2	Safer	SCS 2
3	Empowered and responsible	SCS 3
4	Clean, green and liveable	SCS 4
5	Healthy, active and enjoyable	SCS 5
6	Dynamic and prosperous	SCS 6

Corporate Priorities		
	Priority	
1	Community Leadership	CP 1
2	Young people's achievement and involvement	CP 2
3	Clean, green and liveable	CP 3
4	Safety, security and a visible presence	CP 4
5	Strengthening the local economy	CP 5
6	Decent homes for all	CP 6
7	Protection of children	CP 7
8	Caring for adults and older people	CP 8
9	Active, healthy citizens	CP 9
10	Inspiring efficiency, effectiveness and equity	CP 10