

# MINUTES OF THE OVERVIEW AND SCRUTINY BUSINESS PANEL

Tuesday, 13 March 2018 at 7.05 pm

PRESENT: Councillors Alan Hall (Chair), Liam Curran, John Muldoon, Maja Hilton, Jim Mallory, Liz Johnston-Franklin and Luke Sorba

Apologies for absence were received from Councillor Gareth Siddorn, Councillor Carl Handley and Councillor Pauline Morrison

The Meeting was adjourned at 7:10pm and reconvened at 7:50pm.

## 82. Minutes

RESOLVED that the minutes of the open meeting held on 13 February 2018 be confirmed as an accurate record.

## 83. Declaration of Interests

None received.

## 84. Outstanding Scrutiny Items

Report noted.

## 85. Notification of Late and Urgent Items

Report noted.

## 86. Decisions made by the Joint Committee of the London Boroughs of Brent, Lewisham and Southwark on 20 February 2018

Report noted.

## 87. Decisions made By Mayor and Cabinet on 28 February 2018

### Lewisham Gateway Affordable Housing Contribution

The Head of Planning introduced the report, and explained the meaning of Affordable Housing. Panel Members noted that the % of Affordable Housing has now been increased from 10% to 20%.

The Chair asked how many more phases were planned and was told the next phase would be the planning phase, and the heights have increased to 31 storeys. In response to a question from Panel Members it was noted that affordable homes would include a mixture of units, but predominantly 1 & 2 bedrooms accommodations, as 3 bedrooms were not popular in town centres. The Chair asked for a breakdown of the units and bedrooms planned, to be sent to Business Panel Members as they were not yet available.

**Action >>>>> ED Res.& Regen**

The Head of Planning explained that one advantage of this scheme was that Pepper Potting could be done. Councillor Sorba asked if many of these homes would be set aside for Lewisham residents and was told that the GLA had an illegibility criteria and the affordable homes would be for Lewisham residents, but the market rent homes would be open to everyone. The Head of Planning said officers would make some additions to the section 106 Agreement to ensure Lewisham residents were given priority.

Councillor Johnston-Franklin asked if officers could try to increase the number of 3 bedrooms accommodation within the 20% Affordable Housing group, and ensure these flats were on the lower floors. Officers said they would discuss this with the Chair of Housing Select Committee. Councillor Muldoon said he is happy with the pepper potting initiative as this build communities. The Chair thanked officers for the report.

**Action >>>>> ED Res. & Regen.**

RESOLVED that:

- i. the decision of the Mayor be noted.
- ii. the Mayor be requested to instruct officers to ensure that the Section 106 Agreement Prioritises Lewisham residents in accommodation that is 'Pepper Potted' in the development.
- iii. the Mayor be requested to instruct officers to report back to Mayor and Cabinet the different types of accommodation provision, and how the money was been used.

Catford Regeneration Programme

The Programme Manager introduced the report. Panel Members stated that it had taken approximately 50 years of disappointments to get to this stage. They asked why this time was different. The Programme Manager explained that officers were working positively with TFL to produce a better plan. The Chair said there were a lot of concerns about density, and officers needed to ensure the masterplan and proposals go to consultation before any decision was made.

Panel members were informed that there had been consultation with the public very early in the process, before the masterplan was drafted, and a lot of events had been planned to engage with local residents and stakeholders. The Chair asked whether there were any pressure to raise extra money and was told the Council had been granted infrastructure funding of £10m and could get up to £21m. This would ensure the masterplan was completed.

Councillor Curran, Chair of Sustainable Development Select Committee said the Select Committee helped to get the project started. He said in the beginning there was not sufficient co-ordination, and concerns were also raised about density. Councillor Curran said lesson needed to be learnt about building tower blocks, and officers should ensure the masterplan remain the focus.

Councillor Curran highlighted that he was concerned there were no plans for the theatre even though Members had emphasised it should be the centre piece of the masterplan. The Chair thanked officers for the report.

RESOLVED that:

- i. the decision of the Mayor be noted.
- ii. the Mayor be requested to instruct officers to take regular updates to the Sustainable Development Select Committee.
- iii. the Mayor be requested to instruct officers to report the appointment of the Architect to Mayor and Cabinet.
- iv. the Mayor be notified that Business Panel recommended that the Broadway Theatre remain the heart of the Catford Regeneration project, and urge that the remodelling and conservation of the Theatre be accelerated in order to progress the masterplan.

### New Homes Programme Update

The Housing Strategy and Partnerships Manager introduced the report.

Panel Members commented that things were not moving fast enough, and the Hillcrest site seemed isolated for a thriving community. They asked if provision could be made for transportation links and other necessary facilities. The Housing Strategy and Partnerships Manager said officers would try to negotiate for the necessary community facilities. The Chair said Council could also lobby for a bus route for the area as this was important.

Panel Members commented that although they welcomed the development it was very important to have transportation link into the area as this would be needed in an area as isolated as Hillcrest. They also raised concerns over the level of consultation that had taken place to date, highlighting that if residents were involved in the planning of the project and given assurance that improvements would be made to the area that would facilitate a thriving community they would be responsive to the development. Panel Members also suggested that a community centre could be included in the development plan.

### **Action >>>>> ED Customer Services**

The Housing Strategy and Partnerships Manager informed Panel Members of the wildlife and woodlands in the area, and that officers would take into account comments from Panel Members, as there were a lot of options available, and discussions were ongoing.

The Chair thanked officers for the report.

RESOLVED that the decision of the Mayor be noted.

## **88. Overview and Scrutiny Select Committees Work Programmes 2018-19 - verbal update**

The Scrutiny Manager informed Panel Members that it was coming to the end of term for this Administration and all Select Committees have concluded their in-depth reviews and forwarded their recommendations to Mayor and Cabinet. Panel Members were informed that a new Secondary School Parent Governor representative has been elected to the CYP Select Committee and Education Business Panel.

Panel Members were told that Our Healthier South East London (**OHSEL**) Committee and the Joint Health Overview and Scrutiny Committee (JHOSC) met last night and there was a presentation from the Kings College Hospital on the financial situation at the Trust. The Trust was put into special measures in December last year with a forecasted deficit of £92m. The Trust explained that they were going through a detailed financial planning process, with the involvement of NHS Improvement and internal auditors. They were aiming to produce a draft plan by April.

Panel Members also noted that there was a presentation on proposals to consolidate urgent stroke services in Kent and Medway. The committee agreed to respond to the consultation expressing its support for any option that included locating a stroke unit at Darent Valley Hospital in Dartford.

The Chair commented that Kings College Hospital financial difficulties would impact greatly on the NHS as a whole, and particularly on Lewisham hospital, and this was a huge concern for the Council. He thanked officers for the report.

RESOLVED that the report be noted.

**89. Exclusion of the Press and Public**

Noted.

This is a summary of discussion in the closed meeting.

**90. Decisions made by Mayor and Cabinet on 28 February 2018**

Reports under this item were not identified for discussion.

**91. Decisions made by Mayor and Cabinet (Contracts) on 28 February 2018**

Contract Award Building Restoration Beckenham Place Park

The Project Manager introduced the report.

The Chair asked whether there had been any engagement with the public and was told this had not yet been done. The Chair said it was important, and was best practice to engage with the public and key stakeholders for this kind of project. Councillor Curran said he was concerned that planning application had been made

before engaging with the public. The Head of Planning stated that the application was to help secure the place and it was a temporary measure for the Park and the Mansion.

Councillor Curran said it was of grave concern as a key part of the park had been lost and the facilities had been left to close down slowly. Councillor Sorba concurred these concerns. The Chair requested details of the present arrangements to be sent to Panel Member.

**Action >>>>> ED Res.& Regen.**

The Project Manager responded that currently there was better community use of the Mansion compared to the last 10 years. She said the lease expires in September and officers would investigate what would be best for the Mansion, long term. This would include public consultation and stakeholders input. The Chair said Panel Members would need information about the retrospective and future planning applications for this premises. He also asked for a report to the Sustainable Development Select Committee on the future plans for Beckenham Place Park. The Chair thanked officers for the report.

**Action >>>>> ED Res. & Regen.**

RESOLVED that:

- i. the decision of the Mayor be noted.
- ii. Business Panel Members to receive an update on Beckenham Park Place.
- iii. a report be done for Sustainable Development Select Committee on the future of Beckenham Park Place.

Meeting ended: 9:00pm

Chair.....