

Sustainable Development Select Committee Agenda

Thursday, 4 July 2019
7.00 pm, Civic Suite
Lewisham Town Hall
London SE6 4RU

For more information contact: Timothy Andrew (timothy.andrew@lewisham.gov.uk)

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

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, 4 July 2019.

Janet Senior, Acting Chief Executive
Wednesday, 26 June 2019

| | |
|---------------------------------------|--|
| Councillor Liam Curran (Chair) | |
| Councillor Patrick Codd (Vice-Chair) | |
| Councillor Obajimi Adefiranye | |
| Councillor Abdeslam Amrani | |
| Councillor Suzannah Clarke | |
| Councillor Mark Ingleby | |
| Councillor Louise Krupski | |
| Councillor Pauline Morrison | |
| Councillor Alan Smith | |
| Councillor James-J Walsh | |
| Councillor Bill Brown (ex-Officio) | |
| Councillor Sakina Sheikh (ex-Officio) | |

MINUTES OF THE SUSTAINABLE DEVELOPMENT SELECT COMMITTEE

Tuesday, 4 June 2019 at 7.00 pm

PRESENT: Councillors Patrick Codd (Vice-Chair, in the Chair), Abdeslam Amrani, Suzannah Clarke, Mark Ingleby, Louise Krupski, Pauline Morrison and James-J Walsh

APOLOGIES: Councillors Liam Curran, Obajimi Adefiranye and Alan Smith

ALSO PRESENT: Councillor Sakina Sheikh, Councillor Alan Hall, Timothy Andrew (Scrutiny Manager), Martin O'Brien (Climate Resilience Manager), David Syme (Strategic Planning Manager) and Simon Zelestis (Programme and Infrastructure Manager)

1. Minutes of the meeting held on 30 April 2019

1.1 **Resolved:** that the minutes of the meeting held on 30 April be agreed as an accurate record.

2. Declarations of interest

2.1 There were none.

3. Responses from Mayor and Cabinet

3.1 The Committee noted that it was due to receive responses to referrals on fire safety; the pubs review; the planning annual monitoring report and the New Cross Gate opportunity study.

4. Referral from the Public Accounts Select Committee

4.1 Councillor Sheikh (Vice-Chair of Overview and Scrutiny) asked to address the Committee regarding the referral, the following key points were noted:

- There was apprehension in the community about the lack of consultation and clarity regarding proposals for the development of the Catford Constitutional Club.
- There were possible major implications for the local community related to the loss of the pub, which also served as a community centre.
- The only information that had been made available to councillors and residents about plans for the pub was in the report to the Public Accounts Select Committee. This was not an appropriate way to inform the community or councillors about proposals for redevelopment.
- There was significant alarm about the timing of the proposals. The lack of consultation meant that there was no clarity about whether the redevelopment was imminent or whether it would take place over a longer period.
- There were also fears in the community about access to housing and gentrification.
- In order to gain further clarity about the proposals for the redevelopment of the Catford Constitutional Club and examine the consultation (or lack

thereof) carried out by officers - the Committee should ask Mayor and Cabinet to delay any upcoming decisions.

4.2 The Committee discussed the referral, the following key points were noted:

- Local councillors highlighted the misinformation that had been distributed about proposals for the Catford Constitutional Club.
- The Council had no proposals for closing the pub. A correction had been made in local news reports to clarify this issue. The Council had made it clear that the pub was safe.
- Issues had been confused and conflated. The pub and the pub operator were separate entities. Existing arrangements were based on a meanwhile use and whilst the current team running the pub should be commended for their work the owner of the pub chain would not necessarily be the right future operator.
- The Council had strong protections in place for pubs. The Committee had firmly supported the 'agent of change' principle for developments near pubs – which placed the emphasis on new housing developments to protect the operation of pre-existing pub businesses.
- Initial messages about the plans for the Catford Constitutional Club had not been communicated clearly but the information that was available had been somewhat misinterpreted.
- There were also misunderstandings about the Catford Regeneration Partnership Limited (CRPL). It was a company wholly owned by the Council, which was operated by Council employees and its actions were directed by the Council.
- The Committee should consider the issue at its meeting on 4 July – and members of the public should be invited to submit questions for clarification.
- There were no decisions on the published notice of key decisions relating to the redevelopment of the Catford Constitutional Club.
- Any future proposals for redevelopment would have to be submitted to planning for approval.
- Members had been involved in public consultation events and workshops relating to the masterplanning process for Catford.
- The Committee did not have sufficient information to discuss the details of any upcoming proposals at the meeting, which is why the item had been placed on the agenda for the Committee's meeting on 4 July.

4.3 Councillor Hall addressed the Committee under standing orders - the following key points were noted:

- The Business Plan for CRPL would be considered by the full Council in July. It proposed redevelopment of the Catford Constitutional Club in 2020. The Council had already submitted plans for planning permission for the Catford Constitutional Club.
- Studio Egret West (the masterplanners for Catford) had a ten month contract to develop the masterplan for the town centre. That ten month period had ended and the masterplan had not yet been produced.
- The Committee was giving tacit agreement for the Catford Constitutional Club to be removed from the masterplanning process.

4.4 Resolved:

- That officers would be asked to produce a report for the Committee's meeting on 4 July regarding the town centre regeneration as well as the extent and timing of the Catford Regeneration Partnership's plans for the Catford Constitutional Club. It was also agreed that Members of the public would be invited to submit questions to the Committee in advance of that meeting.

4.5 A vote proposed by Cllr Sheikh was not carried on a suggestion to ask Mayor and Cabinet for: a timeline of key decisions for the regeneration of Catford; additional clarity about proposals for the Catford Constitutional Club - and further information about the consultation on the purported planning application currently under consideration.

5. Home energy conservation

5.1 Martin O'Brien (Climate Resilience Manager) introduced the report, the following key points were noted:

- The Home Energy Conservation Act placed a statutory duty on housing authorities to give account every two years for the work being carried out to improve energy efficiency.
- It was the only statutory requirement on local authorities in the area of energy conservation. The single requirement was that each authority had to produce a report, which *could* merely confirm that no work was being carried out. However, Lewisham had decided to produce a full report.
- The Council declared a climate emergency in February 2019. The scope and impact of the declaration was significant.
- Declarations were also being made by councils across the country.
- Most people agreed that climate change was a significant issue and that action was required. But action so far had not been as fast or as substantial as was required to bring about change.
- The public sector had an important role to play in tackling climate change, not least because volatility in the climate would have the most detrimental impact on the most vulnerable in society.
- The Council needed to demonstrate leadership in terms of the sustainability of its estate - as well as the way it used energy to deliver services and through its partnerships.
- Officers had commissioned work to explore how it should respond to the climate emergency declaration.
- A working group had also been set up to help develop an action plan.
- Cost options would be developed which would compare business as usual with proposals for significant reductions in carbon emissions.
- Officers were also considering how future key decisions made by the Council would impact on the delivery of this work.
- Nationally, work had taken place to decarbonise the electricity grid but there was still a significant reliance on fossil fuels for heating.
- Work was being carried out to make use of the energy being generated by the South East London Combined Heat and Power plant (SELCHP)

- Work was also taking place with neighbouring boroughs to support vulnerable residents to access funding to improve the energy efficiency of their homes.
- The Council was planning to launch a community energy fund – which would provide small grants to community organisations to delivery projects to improve energy efficiency.
- Work was taking place with Lewisham Homes and with the Council's planning department to ensure that energy efficiency was a key consideration for future plans.

5.2 Martin O'Brien responded to questions from the Committee, the following key points were noted:

- Lewisham planning policy required new developments to conform with the London Plan – which used a hierarchy for energy usage strategies (in order of priority): be lean, be clean, be green. This meant that new developments should be built to require as little energy as possible. After this, the requirement was that the energy that was being used should be as sustainable as possible.
- 40% of the carbon emissions in the borough were produced by domestic housing. The largest proportion of this was from owner occupiers. The market for energy efficiency measures for housing was not well developed nor well trusted.
- The challenge was to propose solutions to householders in a trusted form. This would focus on reducing demand but it would also include supplying energy in clean ways.
- Lewisham was slightly ahead of other London Boroughs in terms of its carbon reductions (from the 2005 baseline). However, it was difficult to directly attribute this directly to any specific projects.
- The Government Energy Company Obligation required all bill payers to contribute to efficiency measures through their bills. This had a disproportionate impact on low income households.
- It was easier for companies to provide efficiency measures outside of London – particularly in Scotland, where there was match funding. It was also easier to make improvements in houses (which only required agreement/consents from one owner) rather than in flats or homes in multiple occupancy.
- Lewisham had created a partnership through South East London Community Energy to find households that could benefit from support.
- Lewisham had also been successful at accessing other sources of funding.
- The Council's previous carbon reduction strategy was published in 2008. Resources had been restrained since this time and delivering projects had been a priority (rather than developing a new strategy).
- The infrastructure to develop a heat network was costly – up until now – there hadn't been sufficient certainty from developers to justify this from a commercial perspective.

5.3 **Resolved:** that the Committee would refer its views to Mayor and Cabinet as follows –

- The Committee welcomes the work being carried out by officers to deliver home energy efficiency in the borough. It also welcomes the initial work that is taking place in response to the Council's declaration of a climate emergency. However, the Committee believes that officers working in this area need additional resources to deliver this work.
- The Committee believes that one way to increase funding would be to provide upfront backing for 'green projects' (such as solar installations or other micro generation projects) in the borough that would deliver a sustainable longer-term financial return. This may result in added support for Lewisham's most vulnerable households whilst also generating resources for future work by the Council. The Committee would welcome a written response from Mayor and Cabinet alongside the attendance of the relevant Cabinet Member at a future Sustainable Development Select Committee meeting in order to provide details of the Executive's response to this proposal.

6. Community infrastructure levy neighbourhood CIL strategy

6.1 Simon Zelestis (Programme and Infrastructure Manager) introduced the report, the following key points were noted:

- Community infrastructure levy was implemented in Lewisham in 2015 – proposals for allocation were developed in 2016 and 2017.
- The current proposals for neighbourhood community infrastructure levy (NCIL) funding had been considered on a number of occasions by scrutiny and other groups.
- In future, the intention was for NCIL spending to be reported in the planning annual monitoring report.
- Responses had been provided on issues raised by the Committee (and others) in the report to Mayor and Cabinet.

6.2 Simon Zelestis and David Syme (Strategic Planning Manager) responded to questions from the Committee, the following key points were noted:

- In response to the Committee's previous comments – additional information had been provided about the process for allocating and spending funds.
- The proposals included a review mechanism to determine how the scheme was operating at the end of the first year.
- The most recent indices of multiple deprivation were from 2015. These were the latest (and only nationally recognised) analysis of deprivation.
- The Council's existing audit and financial management processes would be used to ensure that funding was being spent correctly.
- The same mechanisms would be used for money spent by the Council and for funding spent by other groups.
- Officers had developed framework criteria to ensure that spending was being delivered in line with the Council's corporate strategy.
- It would be the role of members to support local people to balance funding between popular and less popular (but no less important) bids for funding.

- Funding had been provided for an additional officer post to support this work in the cultural and community development division.
- The resourcing and availability of officer time would be reviewed after the first year.
- Consideration had been given to the structure of the local assemblies' team and the new requirements on it to support this work.
- 5% of the NICL funding would be retained for administration – as well as 4% from Mayoral CIL funding.
- It was recognised that the structure of ward assemblies would need to change – and that the voting system would need to be improved.
- Voting would be open to all residents of a ward. Additional work was taking place to explore future options.
- Lewisham's proposals had been modelled on successful schemes in other boroughs.

6.3 In Committee discussions, the following key points were also noted:

- Scrutiny at the Safer Stronger Communities Select Committee would focus on the capacity of local assemblies to equitably distribute the increased level of funding that was being made available.
- There were concerns about how funding would be made available for projects that were important but not popular.
- Members asked whether costs for officer time could be recovered from the NCIL budget. In particular, there were questions about the amount of time officers in the assemblies' team were likely to spend on carrying out this work.
- There was a concern about how the availability of the new funding would be communicated to residents. Members also asked how the voting would be secured to ensure that only residents would be able to vote.
- The Committee welcomed the proposals and thanked officers for returning to the Committee with responses to the questions that were raised previously.

6.4 **Resolved:** that the Committee would refer its views to Mayor and Cabinet as follows - the Committee recommends that - in advance of making its decision- Mayor and Cabinet should ensure that it has sufficient details from officers about:

- The framework for making decisions, with specific reference to the role of local councillors. This follows from Members' concern about the availability of funding for important projects that lack popular appeal. And in addition - how appropriate consideration will be given to funding projects for minority and/or marginalised groups.
- The types of projects that can and cannot be funded. This is in reference to Members' concerns that the funding could focus on infrastructure to the detriment of community projects and services.
- How communication with residents will be carried out to raise awareness of what the funds are designed to achieve - as well as to help residents understand their important role in the process and to increase participation from all sections of the community.
- How the voting system is intended to work in practice - in order to ensure wide participation and the security of the ballot.

The Committee intends to revisit these issues as part of its future work programme. In addition, it will propose a workshop for councillors to develop a consistent approach to NCIL and to share ideas about best practice.

7. Parks management review: scoping report

7.1 The Committee discussed the scoping report for the parks management review, the following key points were noted:

- Members wanted to explore how tree planting initiatives were contributing to climate change mitigation. It was proposed that this should also include management practices for existing trees in parks.
- There was interest in the planning of biodiversity corridors to enable insect migration.
- Members also wanted to explore options for flood alleviation and the potential remodelling of parks.
- It was proposed that the Committee should explore the types of equipment being used to manage parks and the potential to reduce carbon emissions whilst also enabling rewilding.
- It was noted that some parks were closed early – which did not enable their use for cyclists on designated cycle routes.
- There should be a list of parks that had been rated as ‘poor’ in the open spaces study and a number of these should be included in the list for visits.
- There were also questions about lighting in parks – which could enable the use of parks in the evening.
- There were potential questions about the management and maintenance of children and youth play spaces.
- Members were keen to highlight the importance of urban national park initiatives.

7.2 **Resolved:** That the scoping paper be agreed subject to the comments above.

8. Select Committee work programme

8.1 The Committee discussed the work programme for its next meeting, the following key points were noted:

- The report on Catford should clearly set out the different issues involved. Members were particularly interested in understanding the separation between the activity being carried out by the Catford regeneration partnership and the broader plans for the town centre.

8.2 **Resolved:** that work programme be agreed subject to the comments above.

9. Items to be referred to Mayor and Cabinet

9.1 **Resolved:** that the Committee’s views under items five and six be referred to Mayor and Cabinet.

The meeting ended at 9.10 pm

Chair:

Date:

| Sustainable Development Select Committee | | |
|---|--------------------------|---------|
| Title | Declaration of interests | |
| Contributor | Chief Executive | Item 2 |
| Class | Part 1 (open) | 2019-20 |

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 | Responses to referrals | |
| Contributor | Scrutiny Manager | |
| Class | Part 1 (open) | 4 July 2019 |

1. Purpose

To advise the Committee of responses to its referrals.

2. Recommendations

2.1 The Committee is recommended to receive the response to its referral.

3. Responses to referrals

3.1 At its meeting on 5 June 2019 Mayor and Cabinet considered responses to the Committee's referrals on:

- Fire safety in tall buildings
- Neighbourhood community infrastructure levy
- Protecting Lewisham's pubs
- Planning service annual monitoring report
- New Cross framework and station opportunity study

3.2 It was agreed that the responses be approved and forwarded to the Sustainable Development Select Committee. The responses are appended to this report.

4. Financial implications

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

5. Legal implications

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

Background documents

Minutes of the meetings of Mayor and Cabinet on 5 June 2019:

<https://tinyurl.com/mandc050619>

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| Mayor & Cabinet | | | |
|----------------------------|------------------------------------|----------------|-------------|
| Title | Fire Safety in Lewisham | Item No | |
| Contributors | Director of Regeneration and Place | | |
| Class | Part 1 | Date | 5 June 2019 |

1. Purpose:

- 1.1 This report sets out the response to the referral made by the Sustainable Development Select Committee arising from their review of an officer update report to the Select Committee on fire safety in Lewisham.

2. Recommendations

- 2.1 The Mayor & Cabinet is asked to:

- approve the content of the report for submission to the Select Committee.

3. Background:

- 3.1 On Monday 4 March, the Sustainable Development Select Committee considered an officer report on fire safety in tall buildings. The report followed the devastating fire at Grenfell Tower in June 2017 and an independent review of building regulations and fire safety by Dame Judith Hackitt.

- 3.2 Having considered the report, the Select Committee resolved to advise Mayor and Cabinet of their views. Mayor and Cabinet subsequently received the referral from the Select Committee on 27th March and asked officers to respond. The Select Committee's referral and the Director of Regeneration and Place's response are set out below.

- 3.2.1 The Committee resolved to advise Mayor and Cabinet of the following:

The Committee recommends that, following consideration of the relevant evidence and with particular regard to the position taken by the London Fire Brigade, the Council should lobby the Government in favour of the installation of sprinklers in new buildings (below the currently required height).

Officers Response: Consultation on proposed changes to the legislation and guidance documents are anticipated in early June. Government has indicated that they would act on all 53 recommendation by Dame Judith Hackitt. Officers continue to communicate to the Government the importance of sprinklers. In particular, this is done through our regular communications with London Councils and the London Fire Brigade. LABC, the body representing Local Authority Building Control is fully engaged with the MHCLG officials in developing the future guidance. Our

service manager is in regular contact with LABC through monthly meetings.

Following the publication of consultation documents, we will highlight the need for sprinklers as part of consultation responses and calls for evidence directly to Government and other bodies who in turn, lobby Government for change.

4. Financial Implications:

4.1 There are no direct financial implications arising from this response.

5. Legal Implications:

5.1 There are no specific legal implications arising from this response, save for noting that the Council's Constitution provides that the Executive may respond to reports and recommendations by the Select Committee.

6. Crime and Disorder Implications:

6.1 There are no direct crime and disorder implications arising from this response.

7. Equalities Implications:

7.1 There are no direct equalities implications arising from this response.

8. Environmental Implications:

8.1 There are no environmental implications arising from this response.

List of Background documents

| Short Title Of Document | Date | Contact |
|---|-------------|----------------|
| Comments of the Sustainable Development Select Committee on Fire Safety in Tall Buildings | March 2019 | Tim Andrew |
| Update on fire safety in Lewisham | March 2019 | Rachel Dunn |

If you would like further information on this report please contact Thiru Moolan, Civil and Structural Engineering Manager on **0208 3148233**

| MAYOR & CABINET | | |
|----------------------------|--|-------------------|
| Report Title | Update: Response on outstanding scrutiny matters | |
| Key Decision | No | Item No. |
| Ward | n/a | |
| Contributors | Director of Planning | |
| Class | Part 1 | Date: 5 June 2019 |

1. Summary

1.1 This report addresses a number of outstanding scrutiny matters and provides a response to Mayor and Cabinet on these. The report covers responses to the following:

- Comments of Sustainable Development Select Committee on Neighbourhood CIL – 16 January 2019
- Comments of Sustainable Development Select Committee on New Cross Framework and Station Opportunity – 27 March 2019
- Comments of Sustainable Development Select Committee on Planning Annual Monitoring Report – 27 March 2019

2. Update and Response to the Mayor

Neighbourhood CIL (NCIL)

- 2.1 On the 16 January 2019 a report was presented to Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions about proposals for spending Neighbourhood Community Infrastructure Levy funds.
- 2.2 This follows on from the 21 November 2018 Mayor & Cabinet where it was agreed that the report on NCIL before them be withdrawn to allow pre-decision scrutiny at the Overview & Scrutiny Business Panel and Sustainable Development Select Committee. Pre-decision scrutiny occurred at SDSC on 12 December 2018, and at OSBP on the 29 January 2019.
- 2.3 At the 12 December 2018 meeting the Sustainable Development Select Committee considered an officer report on proposals for Neighbourhood Community Infrastructure Levy (CIL). This followed on from a long-running engagement with SDSC on proposals around CIL and S106 including reporting to SDSC on the 29 Nov 2016 and the 14 Dec 2017 where an update on S106 and CIL was provided including a discussion on the strategy, proposed pilot, and principles of CIL spending.

Sustainable Development Select Committee views

2.4 On Wednesday 12 December, the Sustainable Development Select Committee considered an officer report on proposals for neighbourhood community infrastructure levy (CIL).

2.5 The Committee resolved to advise Mayor and Cabinet of the following:

- The Committee disagrees with the tight timescale that has been developed for the proposals. It believes that more time should be taken to assess the options and to develop robust proposals.
- The Committee believes that the process for allocating neighbourhood CIL should be as open, transparent and as fair as possible. However, it recognises that it is not possible to develop a process that will satisfy everyone.
- The Committee believes that the proposals should give greater recognition to the level of quantifiable change (such as a measurable increase in population) that occurs as a result of new development.
- The Committee believes that the proposals should give consideration to levels of demonstrable need across the whole borough. The Committee recognises that the primary purpose of CIL is to mitigate the impact of large scale development but it is also conscious that there are areas of borough, without major projects being planned, that have significant need for infrastructure spending.
- The Committee recommends that consideration be given to an assessment of deprivation that is more specific than the indices of multiple deprivation.
- The Committee recommends that a baseline sum of funding should be provided for all wards (and that consideration should be given to reducing the all ward pot or increasing the overall level of neighbourhood CIL to fund this).
- The Committee is concerned about the use of wards to allocate funding. It recommends that consideration should be given to other options for demarcating the areas in which funding can be used. This might include allocating spending to projects within a set distance from a development, rather than within a single ward. The Committee also noted the likely future changes in ward boundaries and it requested that the potential implications of these changes be considered by officers.
- The Committee recommends that further clarity be provided about the proposed role of councillors in the allocation of funding.
- The Committee requests that further information be made available about the types of projects that can be funded using neighbourhood CIL.
- The Committee notes the importance of minority communities, communities of interest and groups with protected characteristics under the Equality Act (2010). The Committee asks that the needs of all communities and groups be given consideration in the future development of proposals.

- The Committee recommends that thought should be given to the options for engaging as many residents as possible in decisions about neighbourhood CIL allocation. This might include the use of digital platforms, Commonplace and options for holding votes.

Update of issues raised

- 2.6 The Planning Team have presented the proposed NCIL strategy to SDSC most recently in December 2018 as well as to OSBP in January 2019. In addition to these formal processes, the Planning Team have provided two all member briefings on 21 January 2019 and 29 April 2019. There will be a further presentation of the revised report to SDSC on 4th June.
- 2.7 All of the comments received, including formal resolutions and recommendations from these committees have been reviewed and considered, and where relevant, have been addressed as part of the report before Mayor & Cabinet at this meeting.
- 2.8 In addition to the report currently before Mayor & Cabinet, the Planning Team have also produced and presented at the 29 April 2019 all member briefing, two draft guidance documents aimed at members and Lewisham residents. These guidance documents are intended to be published as part of the NCIL process, and seek to provide further clarification and guidance on the proposed process. They address many of the comments made by SDSC, as well as in relation to comments raised more generally by members during the process of engagement.

New Cross Framework and Station Opportunity Study

- 2.9 On the 27 March 2019 a report was presented to Mayor & Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions about the New Cross area framework and station opportunity study.
- 2.10 On 4 March 2019, the Sustainable Development Select Committee considered the New Cross area framework and station opportunity. The report provides a summary of the New Cross Area Framework and Station Opportunity Study (NXAF + SOS) from inception to the final draft document being presented to SDSC.
- 2.11 The Select Committee is invited to note the findings of the NXAF + SOS, and comment on the final draft of the NXAF + SOS. Following this the NXAF + SOS will be reported to Mayor and Cabinet for approval, and if approved, will form part of the evidence base for the emerging LB Lewisham Local Plan.

Sustainable Development Select Committee views

- 2.12 On Monday 4 March, the Sustainable Development Select Committee considered the New Cross area framework and station opportunity.
- 2.13 The Committee resolved to advise Mayor and Cabinet of the following:

- The Committee commends the work that took place to develop this piece of work.
- The communications team should be tasked with publicising the study and making it accessible to residents.

Update of issues raised

- 2.14 The New Cross framework has been informed by a long process of public participation, and formal consultation occurred in 2018 in partnership with the GLA and TfL. Public consultation has been an integral part of the project, and has combined workshops, site visits, public drop-in events, presentations, exhibitions, library notices, and online consultations. More detailed information on the material presented and responses received through this process can be found in Chapter 7.2 of the study.
- 2.15 Planning officers and the Mayor's office will speak with the communications team on taking the recommendations from SDSC forward in relation to publicising the study as part of the ongoing work associated with this.

Annual Monitoring Report 2018/19

- 2.16 On the 27 March 2019 a report was presented to Mayor & Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions about the planning service Annual Monitoring Report for the financial year 2018/2019.
- 2.17 On 4 March 2019, the Sustainable Development Select Committee considered an officer report on the planning services' Annual Monitoring Report for the monitoring period 1st April 2017 to 31st March 2018.

Sustainable Development Select Committee views

- 2.18 On Monday 4 March, the Sustainable Development Select Committee considered an officer report on the planning services' annual monitoring report.
- 2.19 The Committee resolved to advise Mayor and Cabinet of the following:
- The Committee would welcome a short, visual, two page summary of the annual monitoring report in future editions. It asks that this include key performance indicators for the service that can be widely understood.
 - The Committee believes that allocation for self-build sites should be included in the five year housing land supply.
 - The Committee requests that additional information be provided about the number of lawful development certificates issued by the Council, including a disaggregation by type.
 - The Committee also requests that further analysis and benchmarking (with other authorities) of enforcement notices and cases be carried out.
 - The Committee recommends that a review should be undertaken of the resources currently allocated to planning enforcement and building control.
 - The Committee also recommends that the relevant cabinet member should meet with building control, the planning service and planning enforcement to identify what changes to national definitions and regulations would be needed to improve the statutory powers of these teams in order to ensure better standards and compliance in future.

- The Committee is concerned about the loss of employment space in Lewisham and it urges the Council to consider the potential impact of the borough becoming a purely residential location.
- The Committee plans to scrutinise the implementation of the 'building the local economy' priority in the corporate strategy. It intends to invite the cabinet member to a future meeting to provide an update on progress.

Update of issues raised

- 2.20 The AMR 2018/19 contains an executive summary which outlines the key monitoring issues from the year. The Planning Team will look into the process for providing a more condensed summary during the production of the forthcoming AMR 2019/2020.
- 2.21 The council is statutorily required to keep a self-build register which includes a duty to have regard to the register. The new local plan will be looking at opportunities to make provision for self-build sites, in the context of contributing to the delivery of the borough's challenging housing targets. Where such a site is granted planning consent then it would form part of the five year housing land supply.
- 2.22 Planning officers will work with building control officers to prepare a short briefing note advising the Mayor of changes to national definitions and regulations needed to improve statutory powers.
- 2.23 As part of the work of the new Local Plan there is a renewed emphasis on the role of employment and industrial land in Lewisham. SDSC have been updated in 2019 on the findings of the evidence base related to employment land, and policies are being drafted to provide continued strong support for the protection and improved use of these sites, in addition to wider policies that seek to promote employment and economic development within the borough.
- 2.24 In terms of reporting on the additional items identified by the committee on lawful development certificates and enforcement, the Planning Team will review these and look into ways in which these can be taken forward as part of the next AMR.

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| MAYOR & CABINET | | |
|----------------------------|---|-------------------|
| Report Title | Director of Planning: Fourth response on outstanding scrutiny matters – Pubs update | |
| Key Decision | No | Item No. 17 |
| Ward | n/a | |
| Contributors | Director of Planning | |
| Class | Part 1 | Date: 5 June 2019 |

1. Summary

1.1 This report addresses a number of outstanding scrutiny matters and provides a response to Mayor and Cabinet on these. The report covers responses to the following:

- Comments of Sustainable Development Select Committee on Pubs – 27 March 2019

2. Update and Response to the Mayor

Pubs

2.2 On the 27 March 2019 a report was presented to Mayor & Cabinet of the comments and views of the Sustainable Development Select Committee, arising from a short review of issues facing the pub trade in Lewisham. This review was presented to SDC on the 12 December 2018.

2.3 This was a follow up to a previous review of pubs in Lewisham in 2012 'Preserving Local Pubs', providing a policy review as an addendum in 2017. The Committee heard from witnesses about current issues facing the trade. The resulting report and recommendations were agreed at the committee's meeting in March 2019. David Syme (Strategic Planning Manager) provided a brief update in terms of changes in policy at a national and regional level related to pubs.

Sustainable Development Select Committee views

2.4 The following recommendations were agreed at the Committee's meeting on 4 March 2019. The Committee recommends that Lewisham's new Local Plan should include the following:

- A section that provides automatic protection from redevelopment for all purpose-built pubs built in the 20th century and before. The wording should make clear that all the ancillary parts of the pub including beer gardens, function rooms, car parks, kitchens, cellars and accommodation above should be retained in order to maximise the opportunity to successfully run a pub business. This should also exclude the developer from converting the accommodation above to flats for sale or rent. While protecting the ancillary assets from housing development, the section should be

sufficiently flexible to allow the owner to vary the use of the asset, so long as it can be demonstrated that the changes will assist in benefiting the use of the building as a public house.

This section is compliant with Mayor of London's new Draft London Plan policy HC7 C: "Development proposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of the public house use should be resisted"

The introduction of the 'Agent of Change' principle in the Draft Culture and the Night Time Economy SPG by the Mayor of London highlights the importance of protecting venues such as pubs, ensuring any new development adjacent, or above, does not restrict its offering as a business.

In order to apply the agent of change principle thoroughly, it is important to make sure the new developer has fully considered the noise at all times of day; people leaving the pub late at night, not just the "noise" emanating from within the pub; potential future noise; consulted properly with the existing publican; installed the right measures; potentially redesigning the layout of the new building to ensure the pub's business is not impacted by noise complaints.

The Mayor of London's latest guidance is contained in the London Plan (2019) policy D12 – Agent of Change.

The Council can then adopt the following:

- A. The Agent of Change principle places the responsibility for mitigating impacts from existing noise-generating activities or uses on a proposed new noise-sensitive development.
- B. Lewisham Council should therefore ensure that planning decisions reflect the Agent of Change principle and take account of existing noise-generating uses in a sensitive manner when new development, particularly residential, is proposed nearby.
- C. Development proposals should manage noise and other potential nuisances by:
 - ensuring good acoustic design to mitigate and minimise existing and potential impacts of noise generated by existing uses located in the area.
 - exploring mitigation measures early in the design stage, with necessary and appropriate provisions secured through planning obligations.
 - separating new noise-sensitive development where possible from existing noise-generating businesses through distance, screening, internal layout, sound-proofing and insulation, and other acoustic design measures.

- D. Development should be designed to ensure that established noise-generating venues remain viable and can continue or grow without unreasonable restrictions being placed on them.
- E. New noise-generating development, such as industrial uses, music venues, pubs, rail infrastructure, schools and sporting venues proposed close to residential and other noise-sensitive development should put in place measures such as soundproofing to mitigate and manage any noise impacts for neighbouring residents and businesses.
- F. Lewisham Council should refuse development proposals that have not clearly demonstrated how noise impacts will be mitigated and managed.
- G. In addition the committee recommends that the Local Plan should be reviewed to include the possibility of:
 - 2.5 A mechanism to reduce business rates for public houses under certain circumstances.
 - An investigation into how bureaucracy can be reduced in order to help pubs thrive.

Update of issues raised

- 2.6 In relation to pubs the draft Local Plan is taking on board the National Planning Policy Framework's 2019 (NPPF) revised emphasis on pubs as 'community facilities', embedding this principle in local policies. The draft policies are proposing to go a step further look at providing a presumption against the loss of all pubs within Lewisham (including the ancillary elements of a pub), as well as providing additional protection to pubs in the borough by outlining a revised approach to development proposals that may affect the function of existing pubs.
- 2.7 The draft London Plan (once adopted) will form part of Lewisham's development plan, meaning the proposed policy (D12 'Agent of Change') will form part of the formal development plan in Lewisham. To provide additional local support to this new planning principle the draft Local Plan is also looking to include a new policy on the principle of the 'agent of change', which will provide additional policy support for this.
- 2.8 The new Local Plan is being drafted in a form that seeks to be more accessible to developers and communities, and is proposed to be formed of a single document providing an integrated approach to planning in Lewisham. In addition to the work of the planning department on service improvement, the new Local Plan should enable a more accessible and effective approach to planning.
- 2.9 The setting of business rates is something that falls outside the scope of matters that Local Plan policy can address. Pub Relief ended on the 31 March 2019, however from April 2019 the government has introduced business rates relief in the form of a Retail Discount where eligible retail businesses with a rateable value less than £51,000 could receive 33% off their bill. This discount is available to pubs. Any additional new discretionary scheme introduced locally in Lewisham for a reduced business rates allowance for pubs would need to be

funded by the Council and the implication of this would have to be considered carefully as part of future budget decisions.

3. **RECOMMENDATION that all four responses be approved and reported to the Select Committee**

| Sustainable Development Select Committee | | |
|---|--|-------------|
| Title | Catford regeneration programme update | |
| Contributor | Freddie Murray, Director of Regeneration & Place | |
| Class | Part 1 (open) | 4 July 2019 |

1. Purpose of paper:

- 1.1. Sustainable Development Select Committee (SDSC) has asked for an update on the progress of the Catford Regeneration Programme, specifically the progress of the Masterplan Framework timetable and key activities, as well as specific projects being progressed by Catford Regeneration Partnership Limited (CRPL).

2. Recommendations:

- 2.1. The Select Committee is asked to note the content of the update.

3. Background:

- 3.1. SDSC has requested an update of the regeneration programme as well as some of the key projects being delivered by CPRL.

4. Catford Masterplan Update

- 4.1. Studio Egret West (SEW) were appointed in July 2018 to lead a highly talented multidisciplinary team of architects, urban designers, sustainability and transport consultants. The work was started in August 2018, initially timetabled to complete in Spring 2019. The complexity of the project has meant that timetable has slipped, with a revised target of late 2019/early 2020 to complete and adopt the Masterplan.

4.2. Design/Framework Evolution

- 4.3. The early stages of the framework production began with extensive baseline analysis, including meetings with Council departments and meetings with key stakeholders, to gather and review information. A series of principles were tested, alongside analysis of physical constraints and opportunities, in order to scrutinise assumptions regarding the optimal alignment of the A205, the geometry of its junctions and the development plots that would be formed as a result of the infrastructure transformation. The 'unlocking' piece was the core of the town centre because the sequencing of future development phases was found to be dependent on the Laurence House site and the Council's office accommodation strategy. There was also a priority to develop a scheme that would widen pavements and narrow crossing points, to improve the experience and safety of people moving about the town centre.

- 4.4. The Laurence House building, if it were to remain for at least 7 years, was a constraint and therefore the alignment of the road responded to this. To the north of the

Broadway, engineering drawings of the 'megastructure', which occupies most of the Milford Towers and Catford Centre site, were investigated. How the structure would come down in parts was identified, and the proposed reinstated street pattern reflects this phasing but also restores north-south lanes and plot sizes that can support a diverse range of buildings for residential and mixed uses.

- 4.5 The emerging structure plan illustrates 10 key place shaping principles for Catford Town Centre:
1. Strengthen the connection between the stations and the town centre,
 2. Create an improved station arrival;
 3. Creating a verdant, accessible and inclusive town centre public realm;
 4. Improve connections with the wider area and the river Ravensbourne,
 5. Establish a distinct civic and culture destination at the heart of Catford;
 6. Nurture and grow the local business community;
 7. Rediscover historic lanes and connect with surrounding streets;
 8. Deliver a range of high quality homes in the town centre;
 9. Connect the town centre and Plassy Island;
 10. Shape the sites outside of the Council's ownership.
- 4.6 The design process is iterative, however, the diagram that was established by January 2019 and shared with Members in February 2019 sets the direction for scenarios that will be developed further.
- 4.7 Member Engagement Workshops
- 4.8 Soon after the Council's framework plan was aligned with the A205 feasibility design plan progressed by TfL, the emerging draft structure plan for the key town centre sites was presented at an All Member briefing on 13th February, 2019. This showed the preferred position of the A205 Road and the subsequent opportunities for shaping places. The presentation revealed the emerging structure plan (street pattern, open space hierarchy, plot outlines) for the town centre study area and focused on the creation of distinct character areas.
- 4.9 On 1st May, 2019 the first workshop was held with Members and focused on the role of civic, retail and open space functions in the town centre core. The key outcome of this session was the indication that a consolidated Council office development was preferred to a dispersed campus. It was felt that not only would this approach concentrate civic and cultural uses together in the heart of Catford, but it would also free up other sites for delivering residential developments as curated places with amenities and other uses that are well integrated at street level and shape the locale's character.
- 4.10 On 3rd June, 2019 a second workshop was held with Members that focused on Housing, Density and Character. A physical model was produced for this session to guide discussion on delivery targets and the need for more homes and affordable homes. A place-led approach to tall buildings and their role in way-finding and framing streets and spaces was explored. Examples of dense, mixed-use places were presented to discuss the amenities that Catford might support.

- 4.11 The outcome of both these sessions is that landscape and public realm design should be ecologically driven. As a result, the Framework design team are producing more studies on ‘functional landscape’ options and these guidelines will be embedded. Also, streets and open spaces should be humanised. The creation of genuinely affordable homes was stated as a priority. The Council is seeking to consolidate its office accommodation to improve efficiencies and bring down maintenance costs, and the key aim is that new facilities benefit the public; the ‘back office’ re-provision will be modest and the focus will be on programming the uses at the base of the building to support town centre vitality.
- 4.12 The emerging proposals will continue to evolve and be tested with the public and local community; public consultation events have taken place in May and June 2019 and the results from this will shape the plans with a view to presenting a draft masterplan to Mayor & Cabinet in October 2019.
- 4.13 TfL & A205 Realignment Update
- 4.14 In the last six months feasibility highway designs were produced for the A205 alignment options. TfL have undertaken traffic, speed and pedestrian surveys and investigated the biodiversity and ecology of the town centre. Possible structural designs for the approach to the bridge over the railway at Catford Bridge station have been assessed. Traffic modelling of the design has begun. TfL have also appointed an urban designer to the A205 feasibility design team to ensure healthy streets objectives are met. Over the coming months TfL are undertaking traffic modelling of the baseline scheme.
- 4.15 Programme Update

Updated list of key dates:

| | |
|----------------------|---|
| July 2018 | Contract awarded for Masterplan |
| October 2018 | SDSC – Masterplan Update and Review |
| February 2019 | Member Briefing on Draft Plan |
| May, June, July 2019 | Member Workshops on Key Topics Public Engagement on Key Topics |
| October 2019 | M&C Report on Framework Plan |
| November 2019 | Public Statutory Consultation begins |
| January 2020 | M&C Approve Masterplan |

5. Financial Review & Analysis Update

- 5.1 As part of adopting the masterplan, the Council will need to prove that it is deliverable. We must establish that it is financially possible to deliver the different elements of the masterplan. The viability assessment applies to all current and future land owners including the Council, wholly owned subsidiaries of the council, other organisation or groups of organisations. This includes the elements of the framework being delivered on Council and 3rd party land. The viability process is a high level analysis of the planning framework that utilises industry recognised criteria, established development principles and market assumptions.

- 5.2 At this point, it is important to clarify what the output of the masterplan will be. It sets principles of development in terms of height, massing, street layouts that developers (including the council) will need to follow. The output of any masterplan does not deliver “oven ready” schemes that can be subject to detailed financial analysis; this is a separate and detailed process that will take place as the opportunities identified through the masterplan come through the planning process. It is likely that over time, the opportunities could change from what is set out in the adopted plans, particularly in respect of the use of specific buildings. Therefore the financial work that is being carried out has to be understood in that context.
- 5.3 The workshops that Officers have been undertaking with Members this year in relation to the masterplan have been very useful. This dialogue has helped to narrow down the vast range of potential options into a slightly smaller number. There remains a substantial amount of detailed due diligence work to undertake to better understand the high level financial viability of the plans; and therefore unfortunately we are not in a position yet to present that work to Members.
- 5.4 The master planning exercise undertaken provides scenarios in relation to massing, scale, housing mix, tenure and street layout, all of which will be tested financially. In addition to the financial modelling itself, the viability work also includes:
- Phasing – to understand where and when costs, and value, will occur, and therefore peak debt;
 - Build cost analysis – broad construction cost analysis
 - Housing tenure options – 50% Affordable Housing on Council land, assuming 70% Social Rent and 30% Intermediate; but with a range of other options for private tenures;
 - Market analysis – for residential sales values and non-residential rents and investment yields
- 5.5 In October 2019, Officers intend to present the draft masterplan to Mayor and Cabinet for approval. As part of the work that will lead up to that report and the adoption of the masterplan, Officers are undertaking financial analysis based on the emerging work. This work will be based on broad assumptions rather than detail at this stage. The financial analysis will, as result, be reasonably high level in nature and will be further refined over time through detailed design, phasing options, risk analysis etc. Officers will ensure that this viability work is aligned and agreed with the Planning Directorate.
- 5.6 Prior to the Mayor and Cabinet report in October, Officers intend to present an update to this Committee, both in respect of the draft masterplan, but also in respect of the viability work described above. That update will contain a summary outlining the deliverability of the masterplan from a financial viability perspective as well as the work that sits behind it.
- 5.7 Slightly separate to the viability work testing the deliverability of the masterplan is the question of how the development proposed on Council land could be delivered. As part of the report to Mayor and Cabinet in October, Officers will also set out the key stages and phases of incremental development required to implement the masterplan.

In addition we will also set out some options for consideration, such as how the Council can deliver early elements of the masterplan.

5.8 It is key to note the projected timescales of the development. The GDV (Gross Development Value) of the council controlled element will be in excess of £600million over a period of some 15 years. The detail required for the in-depth financial analysis of schemes/elements of the masterplan will be captured at each phase of the delivery process and as those schemes come through planning. However, Officers will still be in a position to set out the broad financial parameters and analysis for Members to consider in October and that will also be presented to this Committee in September.

6. CRPL – Catford Constitutional

6.1 CRPL has been exploring options for long term investment in the site and buildings currently occupied by the Catford Constitutional Club. The site is owned by CRPL. Anything being considered will involve retaining the existing pub use and most of the buildings on site.

6.2 The condition of the building is has been deteriorating for some years, and continues to do so. Current estimates are in the region of £1.5m just to put the building in a condition to occupy properly; parts of the site have actually been closed off for some years because of this reason.

6.3 Parts of the site are locally listed, with a Georgian element (in very poor condition and currently closed off), Victorian element in better condition and a slightly more modern section, both of which are where the current pub operates from. As with any of its buildings, CRPL has been exploring options to secure the investment in and therefore the long term future of the pub, at the same time, securing a long term income stream for CRPL to help support the drop in income as a result of falling rents in the shopping centre.

6.4 The wider pub site also has the potential, subject to design, consultation and planning, to provide a small number of homes that could help contribute towards the Council's objective to tackle the housing crisis. With that in mind, three main options were considered:

- 1) Market the building for a long term (25 year) lease and a big rent free period (circa 5-10) years with the onus for a new tenant to invest in the building;
- 2) Invest in the building ourselves (circa £1.5m) and grant a 5-10 year lease to a new tenant;
- 3) Explore redevelopment options, each option retaining the existing pub and providing 50% affordable housing

6.5 CRPL took the decision that neither Option 1 nor 2 were really that attractive or feasible given, for Option 1 the likelihood of an incoming tenant taking on that liability and Option 2 the length of payback required to make it financially viable for them.

6.6 Option 3 gives CRPL the opportunity to redevelop the site, retaining the important Victorian buildings and current pub, and provide social homes which could help contribute to the Council's Social Homes programme. Whilst this is a separate project,

it is being considered alongside the developing Catford Masterplan, so there is also potential to tie it in with the potential redevelopment of Thomas Lane Car Park, subject to approvals and the completion of the Masterplan, which could provide more affordable homes and new workspace.

- 6.7 Being cognisant of the heritage and community affection for the pub, CRPL engaged heritage specialist architects Purcell to design options to give an idea of the likely cost and viability of the project. This work informed CRPL's business plan which went to Mayor and Cabinet for approval in April this year, outlining the intention to develop the proposals further and what the future cost of such a development might be. It's key to note that all of the options being considered include retaining and enhancing the majority of the existing pub, ensuring that whatever development eventually comes forward will see a pub continue to operate on site.
- 6.8 The team are currently working through the detail of a preferred option which can be further discussed with Planners and then fully costed and appraised before, in the first instance, being brought to the CRPL board for initial approval. Given the scale of the potential investment and project, any final decision on whether the project is taken forward would need to be taken at Full Council and would therefore be brought back to Members for them to agree. At this stage, no decision has been made other than to explore the development options further.

7. Financial Implications

- 7.1 There are no financial implications arising from this report.

8. Legal Implications

- 10.1 There are no legal implications arising from this report.

11. Equality Implications

- 9.1 There are no equality implications arising from this report.

12. Environmental Implications

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

For further information please contact Freddie Murray, Director of Regeneration & Place:
freddie.murray@lewisham.gov.uk

| Sustainable Development Select Committee | | |
|--|---------------------------------|-------------|
| Title | Select Committee work programme | |
| Contributor | Scrutiny Manager | |
| Class | Part 1 (open) | 4 July 2019 |

1. Purpose

To advise Members of the proposed work programme for the municipal year 2019-20 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 7 May 2019¹ 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 2019-20 was discussed at the meeting on 30 April 2019. 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. 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.

¹ Due to the rescheduling of its first meeting because of elections - the work programme for the Public Accounts Select Committee was considered at the meeting of Business Panel on 21 May 2019.

5. The next meeting

5.1 The following reports are scheduled for the next meeting:

| Agenda item | Review type | Link to corporate priority | Priority |
|--|------------------------|--|-----------------|
| Economy and Partnerships | Standard item | Building and inclusive local economy | Medium |
| Parks management | In-depth review | Making Lewisham greener | High |
| Budget cut proposals | Standard item | All | High |
| Parking policy consultation update | Performance monitoring | Making Lewisham greener | Medium |
| Implementation of the air quality action plan | Performance monitoring | Making Lewisham greener | Medium |
| Catford town centre regeneration update | Performance monitoring | Tackling the housing crisis, building and inclusive local economy, making Lewisham greener | High |

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

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

7. Legal implications

7.1 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.

Background Documents

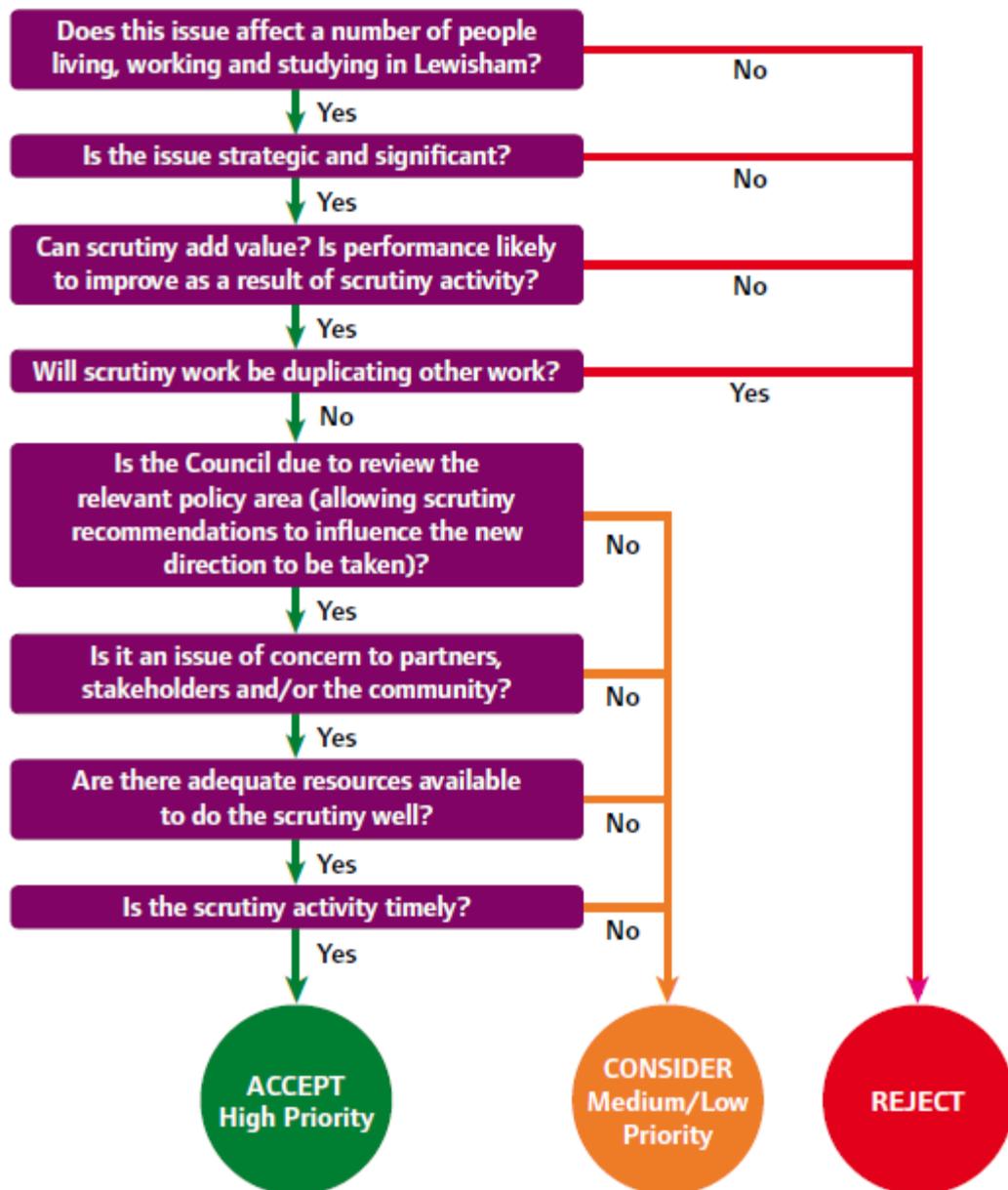
Lewisham Council's Constitution

Appendix A: Scrutiny work programme prioritisation process

Appendix B: Committee 2019-20 work plan

Appendix C: Key decision plan

Scrutiny work programme – prioritisation process



Sustainable Development Select Committee work plan 2019-20

| Work Item | Type of item | Priority | Corporate priority | Delivery deadline | 30-Apr-19 | 04-Jun-19 | 04-Jul-19 | 11-Sep-19 | 28-Oct-19 | 04-Dec-19 | 21-Jan-20 | 02-Mar-20 |
|--|------------------------|----------|--------------------|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|-----------|
| Development of the Lewisham Local Plan | Performance monitoring | Medium | All | Ongoing | | | | | | | | |
| Catford Town Centre Regeneration | Performance monitoring | Medium | CP2,4,6 | Ongoing | | | | | | | | |
| Parks management review | In-depth review | High | CP6 | Jan | | Scope | | Evidence | Evidence | Evidence | Report & referral | |
| Home energy conservation | Standard item | Medium | CP2,6 | Jun | | | | | | | | |
| Neighbourhood CIL strategy | Standard item | High | CP6 | Jun | | | | | | | | |
| Economy and partnerships | Standard item | High | CP4 | Sep | | | | | | | | |
| Budget cuts | Performance monitoring | High | All | Ongoing | | | | Cuts | | | | |
| Implementation of the air quality action plan | Performance monitoring | Medium | CP6 | Sep | | | | | | | | |
| Parking policy update | Standard item | High | CP4,6 | Sep | | | | | | | | |
| Cycling | Standard item | High | CP6 | Oct | | | | | | | | |
| Management of the borough's 'red routes' | Standard item | Medium | CP6 | Dec | | | | | | | | |
| Flood risk action plan update | Performance monitoring | Medium | CP6 | Jan | | | | | | | | |
| Waste strategy implementation and performance monitoring | Performance monitoring | Low | CP6 | Jan | | | | | | | | |
| Climate emergency action plan | Standard item | High | CP6 | Dec | | | | | | | | |

Corporate priority (2) - **tackling the housing crisis** - 'everyone has a decent home that is secure and affordable'.

| 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 | Open Lewisham | CP 1 |
| 2 | Tackling the Housing Crisis | CP 2 |
| 3 | Giving Children and young people the best start in life. | CP 3 |
| 4 | Building an inclusive local economy | CP 4 |
| 5 | Delivering and defending: health, social care and support | CP 5 |
| 6 | Making Lewisham greener | CP 6 |
| 7 | Building Safer Communities | CP 7 |

FORWARD PLAN OF KEY DECISIONS

Forward Plan July 2019 - October 2019

This Forward Plan sets out the key decisions the Council expects to take during the next four months.

Anyone wishing to make representations on a decision should submit them in writing as soon as possible to the relevant contact officer (shown as number (7) in the key overleaf). Any representations made less than 3 days before the meeting should be sent to Kevin Flaherty 0208 3149327, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

A "key decision"* means an executive decision which is likely to:

- (a) result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates;
- (b) be significant in terms of its effects on communities living or working in an area comprising two or more wards.

FORWARD PLAN – KEY DECISIONS

| Date included in forward plan | Description of matter under consideration | Date of Decision Decision maker | Responsible Officers / Portfolios | Consultation Details | Background papers / materials |
|-------------------------------|---|---------------------------------|--|----------------------|-------------------------------|
| March 2019 | Procuring external consultancy support for managing a Travel and Transport Programme | 26/06/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor and Cabinet member for Health and Adult Social Care | | |
| April 2019 | Financial Results 2018/19 | 26/06/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources | | |
| May 2019 | Besson Street Business Plan 2019/20 Part 1 and 2 | 26/06/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing | | |
| March 2019 | Children and Young People's Plan 2019-22 | 26/06/19 Mayor and Cabinet | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |
| May 2019 | Lewisham library update | 26/06/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Jonathan Slater, Cabinet Member for Community Sector | | |

FORWARD PLAN – KEY DECISIONS

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|-------------------------------|---|---------------------------------|--|----------------------|-------------------------------|
| February 2019 | Adoption Lewisham Park Conservation Area, accompanying Article 4 direction, and appraisal document | 26/06/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor | | |
| February 2019 | Provision of Services to Adults with Learning Disabilities - Contract Award | 26/06/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor and Cabinet member for Health and Adult Social Care | | |
| April 2019 | Financial Forecasts 2019/20 | 26/06/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources | | |
| April 2019 | Medium Term Financial Strategy | 26/06/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources | | |
| May 2019 | Extension and Variation CYP Core Assets contract | 26/06/19 Mayor and Cabinet | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |

FORWARD PLAN – KEY DECISIONS

| Date included in forward plan | Description of matter under consideration | Date of Decision Decision maker | Responsible Officers / Portfolios | Consultation Details | Background papers / materials |
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| May 2019 | Increase capacity of Young Persons Accommodation based pathway | 26/06/19 Mayor and Cabinet | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |
| May 2019 | Lewisham Homes Acquisitions Loan 3 | 26/06/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing | | |
| May 2019 | Evening and Night Time Offer - Lewisham's vision | 26/06/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Andre Bourne, Cabinet member for Culture, Jobs and Skills (job share) | | |
| May 2019 | Rushey Green Primary School Instrument of Government | 26/06/19 Mayor and Cabinet | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |
| June 2019 | Contract Award Cleaner Air Village | 09/07/19 Overview and Scrutiny Business Panel | Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member | | |

| FORWARD PLAN – KEY DECISIONS | | | | | |
|--------------------------------------|--|--|--|-----------------------------|--------------------------------------|
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| | | | for Environment and Transport (job share) | | |
| June 2019 | Lewisham Gateway - Further Longstop Extension | 09/07/19 Overview and Scrutiny Business Panel | David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor | | |
| June 2019 | Update on development of Bakerloo Line Extension scheme | 10/07/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share) | | |
| April 2019 | Revised List of Locally Listed Buildings | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor | | |
| March 2019 | Fleet Vehicle Replacement Programme | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share) | | |
| April 2019 | Future options for the Parks Service | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Sophie McGeavor, Cabinet Member for Environment and Transport (job share) | | |

| FORWARD PLAN – KEY DECISIONS | | | | | |
|--------------------------------------|---|--|--|-----------------------------|--------------------------------------|
| Date included in forward plan | Description of matter under consideration | Date of Decision Decision maker | Responsible Officers / Portfolios | Consultation Details | Background papers / materials |
| April 2019 | Permission to Tender Tier 2/3 Drug Services/Shared Care | 10/07/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities | | |
| May 2019 | New Cross Area Framework + Station Opportunity Study Supplementary Planning Document | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor | | |
| May 2019 | Change of Age Range at Addey and Stanhope School | 10/07/19 Mayor and Cabinet | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |
| May 2019 | Approval for Single Tender action for Counter Fraud Hub | 10/07/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources | | |
| May 2019 | Performance Monitoring | 10/07/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability | | |

FORWARD PLAN – KEY DECISIONS

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|--------------------------------------|--|--|--|-----------------------------|--------------------------------------|
| May 2019 | Low Emission Vehicle Charging Strategy | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share) | | |
| June 2019 | Permission to Tender Sexual Health Promotion | 10/07/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Chris Best, Deputy Mayor and Cabinet member for Health and Adult Social Care | | |
| June 2019 | Disposal of Downham Business Enterprise Centre | 10/07/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor | | |
| June 2019 | Contract Award Out of Hours Switchboard 2019-2022 | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability | | |
| June 2019 | Permission to Procure Youth Services | 10/07/19 Mayor and Cabinet | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |

FORWARD PLAN – KEY DECISIONS

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| June 2019 | Adopting a Residents Charter for Lewisham | 10/07/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Councillor Paul Bell, Cabinet Member for Housing | | |
| June 2019 | Contract Award Refugee Resettlement Service | 23/07/19 Overview and Scrutiny Business Panel | Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member for Democracy, Refugees & Accountability | | |
| February 2019 | Children and Young People's Plan 2019-22 | 24/07/19 Council | Sara Williams, Executive Director, Children and Young People and Councillor Chris Barnham, Cabinet Member for School Performance and Children's Services | | |
| November 2018 | Neighbourhood CIL Strategy | 24/07/19 Council | Janet Senior, Executive Director for Resources & Regeneration and Mayor Damien Egan, Mayor | | |
| May 2019 | Statement of Accounts | 24/07/19 Council | David Austin, Head of Corporate Resources and Councillor Amanda De Ryk, Cabinet Member for Finance and Resources | | |

FORWARD PLAN – KEY DECISIONS

| Date included in forward plan | Description of matter under consideration | Date of Decision Decision maker | Responsible Officers / Portfolios | Consultation Details | Background papers / materials |
|--------------------------------------|---|--|---|-----------------------------|--------------------------------------|
| June 2019 | Appointment of Chief Executive | 24/07/19 Council | Adam Bowles, Head of OD & HR and Councillor Jacq Paschoud, Chair of Council | | |
| April 2019 | Award of Contract Tier 4 Substance Misuse Framework | 18/09/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities | | |
| April 2019 | Anti-Idling Enforcement | 18/09/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Brenda Dacres, Cabinet Member for Environment and Transport (job share) | | |
| June 2019 | Disposal of Horton Kirby Centre | 10/10/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor | | |
| June 2019 | Disposal of Bryn Coedwig Outdoor Education Centre Alberllefeni Machynlleth | 10/10/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor | | |
| June 2019 | Disposal of Tyn y Berth Centre, Corris, Machynlleth | 10/10/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and Mayor Damien Egan, Mayor | | |
| February 2019 | Insurance Renewal | 30/10/19 Mayor and Cabinet | David Austin, Head of Corporate Resources and | | |

| FORWARD PLAN – KEY DECISIONS | | | | | |
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| | | | Councillor Amanda De Ryk, Cabinet Member for Finance and Resources | | |
| April 2019 | Contract Award Tier 2/3 Drug Services/Shared Care | 20/11/19 Mayor and Cabinet | Tom Brown, Executive Director for Community Services and Councillor Joani Reid, Cabinet Member for Safer Communities | | |
| August 2018 | Lewisham Strategic Heat Network Business Case | 11/12/19 Mayor and Cabinet | Kevin Sheehan, Executive Director for Customer Services and Mayor Damien Egan, Mayor | | |

FORWARD PLAN – KEY DECISIONS

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