

Sustainable Development Select Committee			
Title	Lewisham Central Opportunity Site: Phase 1		
Wards	Lewisham Central, Ladywell	Item No.	4
Contributor	Executive Director for Resources & Regeneration		
Class	Part 1 (Open)	Date	31 October 2013

1. Summary & purpose

The former Ladywell Leisure Centre building was closed earlier this year, and the Leisure services previously provided there were transferred across to the new Glass Mill facility (as agreed by Mayor & Cabinet in 2007). In June 2013, Mayor & Cabinet approved the demolition of the former Leisure Centre building and instructed Officers to commission further feasibility studies to investigate future development options for the broader site, hereafter referred to as the 'Lewisham Central Opportunity' site. The report was also considered by Overview & Scrutiny Business Panel in July 2013, where it was referred on to the Sustainable Development Select Committee. An update was duly provided at the Committee meeting on 10th September, and this report seeks to provide a further update on recent progress.

2. Recommendations

Officers recommend that the Committee note the update to the project provided in this report.

3. Policy context

- 3.1. The Lewisham Central site – formerly known as the 'Ladywell Leisure Centre site' – was designated for '*a mix of uses including retail...and housing*' in the Lewisham town centre local plan (Sept 2012), which will in turn form part of the Local Planning Authority's Local Development Framework. The plan is currently going through the examination process, and is likely to be adopted by early next year.
- 3.2. Development of the site in line with this designation would contribute towards the Sustainable Community Strategy priorities of 'Clean, Green and Liveable' and 'Dynamic and Prosperous'.

4. Background and update

- 4.1. In the previous report, an update was given setting out that:
 - 4.1.1. The new Glass Mill Leisure Centre in Lewisham town centre had opened in June this year, and the former Ladywell Leisure Centre building had subsequently closed.
 - 4.1.2. A decision had been taken to demolish the existing building in order to optimise the development potential of the site, and Officers had been

instructed to undertake feasibility studies to investigate potential future development options.

4.1.3. Future development would be in line with the site's designation for mixed use (retail and housing) as set out in the Local Planning Authority's Lewisham town centre local plan (2012), and will be within the context of the Authority's broader 'place-shaping' aspirations for the area.

4.1.4. Arrangements were being made to initiate the tender process for both the main demolition contract and other associated services.

4.2. Since the last meeting a number of appointments have been made, including:

- Party Wall Surveyor
- Construction Design Management Coordinator
- Environmental Consultant
- Asbestos Surveyor

4.3. Tender documentation and supporting information for the main demolition contract has been drawn up and collated, and is due to be issued to prospective contractors imminently.

4.4. Depending on the outcome of the tender process, the expected start-on-site date for the demolition contract is now November this year.

4.5. Updates were given at two Local Assemblies over the last month (Lewisham Central and Ladywell), as set out in the 'Communications' paragraph below.

4.6. A report is due to be considered by Mayor & Cabinet on 23rd October, which will provide responses to the queries raised at the Overview & Scrutiny Business Panel meeting on 2nd July.

5. Communications

5.1. As set out in the previous report, the Lewisham Central Opportunity site (formerly the 'Ladywell Leisure Centre' site) is identified in the Lewisham town centre local plan as one of the sites that are 'key to the development of Lewisham town centre'. This plan was the result of extensive consultation, and is available on the Lewisham corporate website. As noted above, the plan also designates the site for '*a mix of uses including retail...and housing*'.

5.2. Further to the Mayor & Cabinet meeting in June 2013, a summary of decisions was released on the Council's corporate website confirming the Mayor's agreement that:

- The former Ladywell Leisure Centre building is surplus to the Council's requirements, and should be demolished
- There should be further feasibility work to investigate future uses of the site
- Consultation with local residents and the wider public will take place before any further decisions are taken about future use of the site

- 5.3. As requested at the last Sustainable Development Select Committee meeting, the Lewisham Town Centre Regeneration page of the Council's external website has been updated with information about the proposed demolition and upcoming feasibility studies. The website will continue to be updated as and when further decisions are made regarding future development of the site.
- 5.4. Since the date of the last meeting, updates on the project have also been provided at two Local Assembly meetings (Lewisham Central and Ladywell) as recommended by the Committee. Future updates will be provided at upcoming Local Assembly meetings as appropriate.
- 5.5. Once the initial feasibility studies are completed, the findings will be made publicly available, enabling a dialogue to take place with residents and other interested parties about the most fitting future use of the site.

6. Financial implications

The budget for this project, allocated in June 2013 as part of the Mayor & Cabinet report, will be monitored and any changes reported back to members as appropriate. The financial implications of any future development proposal will be a key factor in deciding the most appropriate option for the site.

7. Legal implications

Development of the site will be carried out in line with the Local Planning Authority's designation for the site, the Authority's Contract Procedure Rules, and the consents required for asset disposal. The Authority's Legal Services division will be closely involved in the process, and will advise on the legal implications of pursuing any potential development option on the site.

8. Crime and disorder implications

Due consideration will be given to crime and disorder implications throughout the project, both in terms of the planning and design for future development, and during the works themselves.

9. Equalities implications

The key equalities implication at this stage of the project relates to the Lewisham Opportunity Pre-School located at the back of the site. The demolition methodology will be screened as part of the planning process to ensure that it addresses the sensitivity of these users. Future development proposals for the site will need to comply with the Equality Act 2010, particularly in relation to accessibility.

10. Environmental implications

Officers intend to work closely with environmental specialists and the Local Planning Authority to ensure that demolition of the existing building is properly screened, and that environmental concerns (such as dust and noise control, traffic impact, removal of remaining asbestos and implications for the nearby nursery) are considered. The environmental impact of any future development proposals will be given due consideration as part of the future proposals.

11. Conclusion

Based on information contained within this report, the Committee is advised to note the update provided in this report and direct any further questions to Officers.

Background documents and originator

- Lewisham town centre local plan (2012)
- Sustainable Development Select Committee report: Future of the Former Ladywell Leisure Centre, 10th Sept 2013

If there are any queries on this report please contact **Joe Gillam, Project Manager**, 020 8314 7680