

MAYOR AND CABINET			
Report Title	Report back on matters raised by the Overview and Scrutiny Business Panel or other Constitutional bodies		
Key Decision	No	Item No.	
Ward			
Contributors	Head of Business & Committee		
Class	Part 1	Date:	October 1 2014

1. Purpose of Report

- 1.1 To report on a matter raised by Sydenham Local Assembly and to recommend that a response to this matter be prepared.

2. Recommendations

- 2.1 The Mayor is recommended to:

(a) Note the resolution agreed by the Sydenham Local Assembly.

(b) Agree that the Executive Director for Resources & Regeneration be asked to respond at the October 23 meeting.

(c) Ensure that a response is provided to the Sydenham Local Assembly including updated legal advice and reporting all efforts made by the Council towards securing the rebuilding of the Greyhound.

3. Background

- 3.1 The Greyhound Pub stood on a site at the top of Sydenham High Street for 300 years until it stopped operating as a public house in 2007. Planning permission was subsequently granted for the “partial demolition of the Greyhound Public House...together with full restoration to create a self contained A3/4 unit in the centre of a new public square” along with the construction of residential and commercial blocks to create a mixed use community. This permission has been largely implemented and the works substantially carried out but the Developer, Purelake, could not do the permitted works to the public house because they had demolished it with only the front elevation remaining. This situation was dealt with through the Courts but obligations relating to the pub could not be implemented and are now treated as frustrated because of the damage done.

- 3.2 Negotiations are ongoing to vary the obligations relating to the pub in such a way that they can be applied to the pub as it now stands.
- 3.3 Given the complex nature of this scheme, and the problems already encountered, the Council has sought legal advice, including that on potential enforcement action. That advice raised further legal questions which need to be addressed. The Council recognises the concern this issue has raised within the community and is doing everything within its powers to secure a satisfactory conclusion.

4. Sydenham Local Assembly

- 4.1 At previous meetings, the Sydenham Local Assembly has received updates and reports on the future of the site of the Greyhound Pub.
- 4.2 The Assembly has discussed the need for a strategic report on the history and current position regarding the Greyhound site to clarify the options which are available. The Assembly recognises that the decision to be made is a planning decision over which it has no influence. However, in order to keep the local community informed of likely developments in relation to the site and to ensure that the Assembly is fully informed of how the current situation has arisen, the Assembly has requested a full report of the history of the situation.
- 4.3 The Assembly accordingly resolved that the matter be referred to the Mayor so that a full report can be discussed by the Mayor and Cabinet including what options are available to the Council to progress the rebuilding of The Greyhound.
- 4.4 The Assembly has requested that the report should include the following key areas:
- A timeline of key dates in relation to the site, including the creation of the Conservation Area
 - A description of the decisions made and information used to arrive at the granting of planning permission in April 2013
 - The rationale for agreeing that homes on the site could be let before completion of the full scheme
 - Legal views on the options now available to the Council
 - All of the above information should be provided within the context of the Council's policies on public houses.
- 4.5 In the meantime, the Sydenham Society has launched an internet campaign asking Sydenham residents, workers and shoppers to sign a petition for action to be taken to restore the pub building and reopen it as a public house.

5. Legal Implications

- 5.1 The constitution provides for referrals from the Assemblies to Mayor and Cabinet and for Mayor and Cabinet to consider their referral. (Rule D19(F)).

Background Papers

An extract from the minutes of the Sydenham Local Assembly held on Thursday September 11 is attached as an appendix to this report.

If you have any queries on this report, please contact Kevin Flaherty, Head of Business & Committee (0208 3149327).