

PUBLIC QUESTION NO 1.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Julia Fletcher

Member to reply: Councillor Onikosi

Question

Latest figures show there were 40,680 metals thefts in England and Wales in 2013/14 – down from 59,788 in the previous 12 months.

The decline in metal thefts – which cost the economy around £770 million a year – follows the new Scrap Metal Dealers Act which came into force in October 2013 alongside a range of other measures to tackle the crime.

Under the law, every scrap metal dealer had to obtain a licence to trade from their local council. Town halls have been able to refuse or revoke licences, have new powers of entry and inspection and the ability to shut down rogue dealers.

It is also now illegal for anyone to buy or sell scrap metal with cash while traders have to keep records of names and addresses of scrap metal suppliers. This is increasing traceability for all transactions and making it more difficult for thieves to sell stolen metal to scrapyards.

Other figures include:

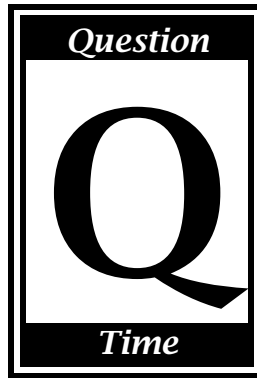
- Infrastructure-related metal thefts – including from railway lines, church roofs and machinery – dropped by 41% in the past year;
- The number of metal theft offences recorded each month more than halved from 6,609 in April 2012 to under 3,000 in March 2014;
- Metal thefts in London fell 44 per cent from 3,536 in 2012/13 to 1,966 in 2013/14;

What has Lewisham Council been doing to enforce the new law and how will this be taken forward in the future to reduce metal theft still further?

Reply

Council Officers have been involved in carrying out a number of initiatives with Police colleagues to tackle metal theft, mainly through compliance checks on scrap metal dealers in the borough following the introduction of the Scrap Metal Dealers Act 2013. This includes work on the Metropolitan Polices' *Operation Ferrous* – a coordinated multi-agency day of action to tackle metal theft.

The Council issues both Collector and Site licenses and monitors any problem premises or individuals; however there have been very few complaints recently. The Council will continue to undertake visits and initiatives with Police colleagues to ensure compliance across all our sites.



PUBLIC QUESTION NO . 2

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Edgerton

Member to reply: Deputy Mayor

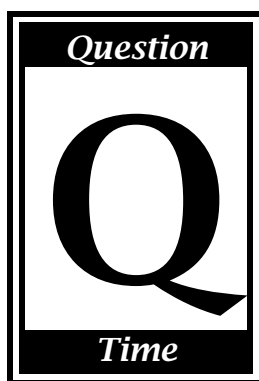
Question

I note that the new road layout at the junction of Courthill Road and Lewisham High Street is almost completed. How many accidents have there been from 2006 to date and how many were fatal? Has there been any traffic congestion due to the new layout as first predicted by Labour Councillors.

Reply

The junction of Courthill Road and Lewisham High Street is a busy junction on the A21. Over the past 9 years (up to December 2014) there have been 67 road traffic collisions resulting in 89 casualties. Of these casualties, 77 were classed as slight, 12 were serious, and none were fatal. Of the 12 serious casualties, 7 were pedestrians.

The current scheme responds to this record of collisions, and aims to improve pedestrian crossing facilities at the junction. It is too soon to assess the impact of the scheme on congestion. However, when re-prioritising road space or capacity to benefit pedestrians, there is usually some degree of impact to journey times for general traffic, but in designing the scheme Transport for London have sought an appropriate balance between the two competing objectives.



PUBLIC QUESTION NO 3.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Nick O'Shea

Member to reply: Cabinet Member for Resources

Question

I recently read in the NewsShopper that Lewisham Council has debts of £450m

I would like to know

- What the current debt figure is
- When these debts were accumulated (specific years)
- The purpose of those loans - what did they purchase?
- The rate of interest on those debts - if they are consolidated, then one figure is fine. If they are in separate accounts, then each rate separately please.

Reply

What the current debt figure is

In the financial year 2013/14 the Council had debt totalling £444 million. In 2014/15 the debt reduced to £440 million. This figure can be found in the draft 2014/15 Statement of Accounts on page 34 by adding long term and short term creditors.

When these debts were accumulated (specific years)

A list of the Council's outstanding debt and the date of inception at 31 March 2015 is presented in the table below:

Counterparty	Starting Year	Ending Year	Liability £000
Market Loans:			
Bayerische Landesbank Girozentrale	1992	2018	10,000
Bayerische Landesbank Girozentrale	2001	2036	15,000
Bayerische Landesbank Girozentrale	2001	2041	10,000
Depfa-Acs Bank	2004	2049	10,000
Dexia Municipal Agency	2004	2054	5,000
Dexia Municipal Agency	2005	2065	10,000
Dexia Municipal Agency	2006	2066	25,000
Dexia Municipal Agency	2006	2066	7,500
FMS Wertmangement	2008	2058	19,873
Accrued Interest			1,227
Sub total			113,600
PWLB Loans:			
Public Works Loan Board	1983	2043	561
Public Works Loan Board	1995	2020	1,581
Public Works Loan Board	1995	2020	2,245
Public Works Loan Board	1995	2045	412
Public Works Loan Board	1995	2016	1,057
Public Works Loan Board	1995	2016	206
Public Works Loan Board	1996	2046	4,676
Public Works Loan Board	1997	2057	38
Public Works Loan Board	1997	2027	468
Public Works Loan Board	1997	2027	2,338
Public Works Loan Board	1997	2022	935
Public Works Loan Board	1999	2025	1,871
Public Works Loan Board	1999	2029	1,684
Public Works Loan Board	1999	2028	3,741
Public Works Loan Board	1999	2026	1,496
Public Works Loan Board	1999	2031	3,741
Public Works Loan Board	1999	2030	935
Public Works Loan Board	1999	2032	3,741
Public Works Loan Board	2000	2023	935
Public Works Loan Board	2000	2023	561
Public Works Loan Board	2004	2034	748
Public Works Loan Board	2005	2035	935
Public Works Loan Board	2005	2035	935
Public Works Loan Board	2008	2048	2,932
Public Works Loan Board	2008	2037	7,330
Public Works Loan Board	2008	2057	2,932
Public Works Loan Board	2008	2057	4,691
Public Works Loan Board	2008	2058	6,388
Public Works Loan Board	2008	2057	3,194
Public Works Loan Board	2008	2056	4,791
Public Works Loan Board	2009	2054	1,651
Public Works Loan Board	2009	2054	4,952
Public Works Loan Board	2009	2052	3,301
Accrued Interest			855
Sub total			78,858

Public Finance Initiatives (PFIs)*			
Brockley PFI	2007	2027	44,292
Downham Lifestyles PFI	2007	2039	10,173
Grouped Schools	2007	2036	36,545
Building Schools for the Future (BSF1)	2009	2035	48,641
Building Schools for the Future (BSF2)	2011	2037	17,493
Building Schools for the Future (BSF3)	2012	2037	26,950
Building Schools for the Future (BSF4)	2012	2038	49,993
Street lighting PFI	2011	2036	13,666
Sub total			247,753
Total debt			440,211

The purpose of those loans - what did they purchase?

More than half of the debt - £247,753 or 56% - relates to Private Finance Initiatives (Schools, Housing, Street-lighting and Leisure Centre). These purchased the following:

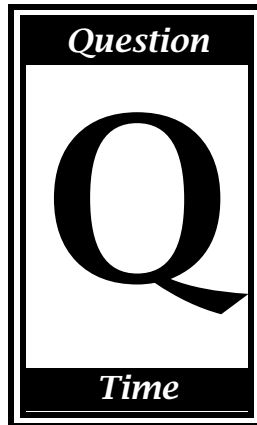
- refurbishment and maintenance of the 1,800 properties in the Brockley PFI scheme;
- rebuilding and maintenance of Downham Leisure Centre;
- replacement of street lighting with more energy efficient equipment; and
- rebuilding and maintenance of all the Council's secondary school estate.

The remaining debt was not for any specific project. The debt is part of a rolling programme of borrowing to finance a range of projects within the Council's Capital Programme. Debt is only committed to where there are not sufficient funds available for the schemes through government grants, third party funding or capital receipts and prudential borrowing requirements are met. The Capital Programme is approved by Council annually as part of the budget setting process and lists the main schemes, split between the general fund and housing revenue account. The latest list is set out in the budget agreed by Council on the 25 February 2015.

The rate of interest on those debts

The average interest rate for the market loans and PWLB are 4.7% and 5.6% respectively. These figures were published in the Financial Outturn report for Mayor and Cabinet on 3rd June 2015.

The average interest rate for Private Finance Initiatives is 10.3%.



PUBLIC QUESTION NO 4

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Ray Woolford

Member to reply: Deputy Mayor

Question

In November 2013, I raised the Question as to when the Council will be enforcing its own planning regulations concerning the reinstatement of a public park on the former site of Deptford green school in New Cross ward.

Planning permission (DC/10/73438)

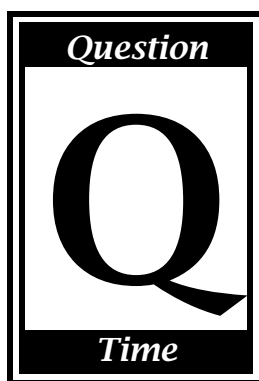
We are now in 2015, can the Council confirm what is the cause of the hold up, and when will the Park be returned as per planning consent to New Cross community?.

Reply

The Council has been working on a procurement exercise to select developers for the Amersham Grove site. Unfortunately this process has met with delays which have prevented works from going ahead as planned however is now nearing completion. The site includes the public park which has detailed Planning approval and residential development on the remainder. As part of the procurement process the Council stipulated that early delivery of the park within the overall programme is essential and works are expected to start on the park towards the end of this year. The developers will be building out 90% of the park before the residential development commences ready for use from Mid 2016 (subject to planting seasons

etc). The final part will be used as a site compound and opened on completion of the new homes.

Once the precise timescales are firmed up local people will be informed and kept up to date.



PUBLIC QUESTION NO 5

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Martin Allen

Member to reply: The Mayor

Question

Is the Mayor and Councillors aware of the deep concern in the country and across Europe and the US about the implications of the Transatlantic Trade Investment Partnership (TTIP) trade deal if implemented? And the fact that many local authorities across Europe have debated TTIP and come out against it, some declaring themselves TTIP Free Zones.

Has the Mayor and relevant Council Head of Services and Councillors considered the likely impact of TTIP on the Council's freedom to meet the needs of local business, environmental initiatives, initiatives to support local employment and on procurement decisions?

If so, what is the Council's view on TTIP.

Reply

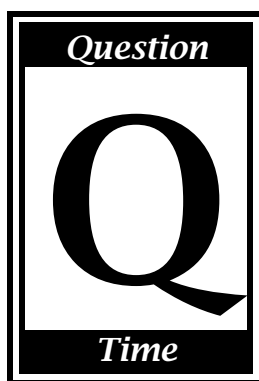
The Council does not yet have a view as an organisation on Transatlantic Trade Investment Partnership (TTIP), but my own view, and that of many Members of the

Council, is that there are legitimate concerns around the Investor State Dispute Settlement (ISDS)

I know that my Labour colleagues in the European Parliament, most notably Jude Kirton-Darling MEP, have been working hard to ensure that the public concern around this issue is addressed properly, and have also been making the case to the government, the European Commission and US negotiators, that having ISDS in TTIP is not a good idea.

It is worth noting that any trade deal has to be ratified by the US Congress and all 28 EU member states, and could be vetoed by MEPs if it does not meet their demands.

It would be premature for us to try and consider the impact of a trade agreement which is still in the process of being negotiated and still has a whole range of concerns that need to be addressed. However, I will raise the already growing number of concerns about TTIP directly to the London representatives on the EU's Committee of the Regions, as well as informing the relevant government Minister, MEPs and local MPs, of concerns raised by both Lewisham residents and Members, directly.



PUBLIC QUESTION NO 6.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Andrea Carey Fuller

Member to reply: Chair of Constitution Working Party

Question

Would the Council investigate the possibility of amending its constitution if in accordance with relevant statutory provision(s) to allow motions to be put forward by sole councillors?

Alternatively would the Labour Group agree to give a commitment to automatically second motions of sole councillors on the understanding that this does not give any intention to vote for or speak on behalf of that motion?

Support for either of these options would uphold the public interest for open democracy by ensuring that sole Councillors are given and have the same rights to represent their constituents by bringing forward motions and that democracy is not frustrated by a 53-1 majority position as is currently the case.

Reply

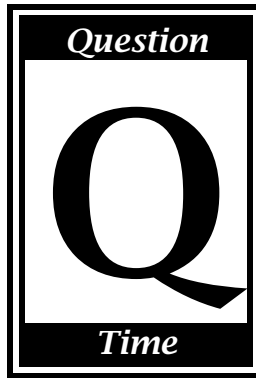
The Council's Constitution has been drafted with a view to ensuring that its decisions are taken openly and in a democratic way. All councillors, irrespective of political

affiliation, are of course entitled to attend its meetings, to ask questions at Council meetings and to take up their constituents' concerns with officers.

In Lewisham, we have arranged the make-up of decision making bodies (save Mayor and Cabinet) to allow the member who is not within the majority group to sit on those bodies.

I suspect that it is not legally possible to allow motions to be discussed without having been formally proposed and seconded as this rule is and has been common across the length and breadth of local government for many years. However I am happy to ask the Head of Law to investigate whether it is legally possible to do so. Even if it is legally possible, whether to support such a move would be a matter for full Council to decide, having first taken the advice of its Constitution Working Party.

However your request that the Labour Group should agree to allow its members to second motions formally without an implication that they will seek to speak or vote in favour of the motion is for the consideration of the political group itself and should not be addressed to a formal Council meeting.



PUBLIC QUESTION NO 7.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Richardson

Member to reply: Councillor Best

Question

It has been proposed that the name of Community Education Lewisham (CEL) be changed to Adult Learning Lewisham (ALL) and that there will be no on-costs to this change. Is this the case?

In view of the fact that the hard copy prospectus vanished and access to CEL for students is through the website, on-site centres and maybe libraries and community centres, does this create a barrier for some sections of our communities who may be side-lined through lack of obvious information?

Is proper training given by CEL to staff at such outlets to deal with those who need help/advice? What is the situation in the community libraries?

Also those taking classes in off-site centres, e.g. Wesley Halls, have the extra barrier of not being able to sign on at such centres. Is there any way round this?

Reply

There will be no additional costs to the change of name from CEL to ALL. The name changes that we need to consider are primarily in the following locations:

- On publicity materials. These are changed each academic year, and throughout the academic year (with fliers and leaflets) to reflect the new courses and focus of the curriculum. Because of this annual change the service is able to change, at no additional costs, the wording of the publicity material including the name change.
- On the LBL website. This is changed at no extra cost.
- On the LBL email. This is changed at no extra cost.
- With external funders. This is changed at no extra cost.
-

All previous leaflets with the previous name have now been utilised so that the service has minimal wastage.

The Adult Learning service aims to overcome, rather than add to, the substantial barriers to learning that already exist for many sections of our communities. The hard copy prospectus was last published in 2012-13. There were three main reasons for no longer publishing it:

- 1) The prospectus was expensive (the shorter course guides are now a fifth of the cost of the full prospectus publication).
- 2) The prospectus did not have the flexibility that the service needs to have, and could not reflect the changes to times, dates, tutors or subjects, and so was out-of-date almost as soon as it was published.
- 3) The prospectus was not comprehensive, as many of the Adult Learning service courses are developed during the year in response to community need and could not go in the prospectus.

In order to reach as many residents as possible we provide telephone advice and guidance, and we encourage residents to come in to one of our centres for an informal discussion with our staff, to identify the right course for them. We also offer, for a large number of our courses, formal pre-course assessment which really helps to ensure that learners are on the right course. In addition to this face-to-face information and advice, all our courses are online, and residents can access these for free at one of our centres or at a library if they do not have a computer at home. We have a responsibility to help all residents to improve their computing skills and have a wide range of courses which we refer people to who need to boost their confidence in using a computer to access our service, or other council or government services.

The service has also worked extremely hard in promoting the courses across the borough at a local level through attending various marketing events and local assembly meetings to reach people who may not have access to on-line information.

The service has monitored enrolments very closely to see if, following the withdrawal of the prospectus, learner numbers went down. Learner numbers have in fact gone

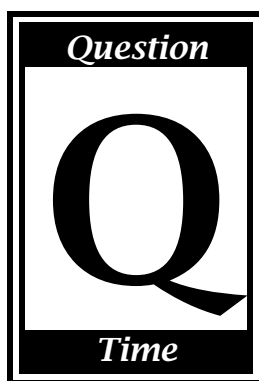
up, suggesting that the new methods of reaching learners have been at least as successful as the prospectus once was.

All staff have customer service training, and training in offering information, advice and guidance. In particular, specialist curriculum staff, managers and tutors give face-to-face advice for the very large proportion of our courses that require a pre-course assessment (including vocational courses, English, Maths, Supported Learning and employment-related courses). We will be offering further training in the new curriculum over the coming year, and we welcome any feedback from learners so that we can improve our customer service.

The Publicity and Communications Officer regularly attends Librarian team meetings where information is disseminated on all aspects of the service in regard to marketing and publicity. Curriculum leaders and tutors have run activities and information sessions in a number of the community libraries. The service has welcomed developing our links with community libraries to further extend the reach of the service and provide further help and advice to staff.

In 2015-16 we are introducing two additional means of enrolments to add to our face-to-face enrolment. Firstly, we will be offering a limited telephone enrolment period, on a regular basis (within our staffing capacity). Secondly, we will be piloting online enrolments for a significant number of courses, which will enable learners to enrol and pay for their courses online.

If the service is made aware of any particular difficulty a curriculum team member would be able to visit the class and provide IT Access through our iPads (where Wi-Fi is available) and provide further information and guidance.



PUBLIC QUESTION NO 8.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mrs Richardson

Member to reply: Councillor Best

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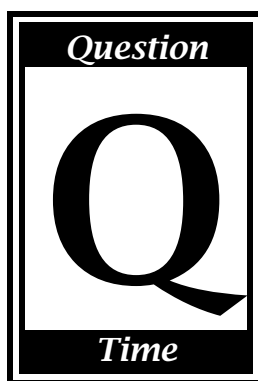
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PUBLIC QUESTION NO 9.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Richardson

Member to reply: Councillor Best

Question

Could Users and Friends of Manor House Library have the issues/visits figures for each of the Lewisham libraries and each of the community libraries in the borough for the years 2013/14 and 2015/16? We have located the borough figures within the CIPFA statistics, but individual library figures are not available by this route.

Reply

The figures for the year 2013/14 and provisional figures for 2014/15 have been published as part of the Safer Stronger Communities Select Committee Meeting report of 10/03/2015 which can be viewed here:

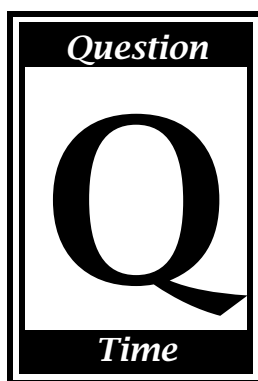
Report:

<http://councilmeetings.lewisham.gov.uk/documents/s34257/05%20Libraries%20100315.pdf>

Figures:

<http://councilmeetings.lewisham.gov.uk/documents/s34258/05%20Libraries%20Appendix%201%20100315.pdf> (also added below)

Please note that these are not the approved figures that will be published following the official CIPFA return for the year 2014/15. The official return is due to be submitted in July 2015. Figures for 2015/16 are not yet available.



PUBLIC QUESTION NO 10.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Hirsch

Member to reply: Deputy Mayor

Question

Are you aware of Core Strategy Policy 15: 'Ensure development is flexible and adaptable to change'?

The use of a supermarket anchor in Leigate was negotiated 5 years ago, when supermarket trading conditions were very different. Since then:

2014 Distressed High Street Taskforce's 'Beyond Retail' report '..... there is too much retail in our urban centres.....town centres need to evolve urgently to meet the broader needs of the communities that they serve for the next 50 years....means a smaller retail core, supplemented by the introduction of a wider range of uses such as food and leisure, civic functions'

Bloomberg 29th August 2014: 'within five years sales from traditional supermarkets will be lower than those from discount stores, online supermarkets and convenience stores. This is an extra-ordinary shift in the market and one that is going to cause damage to not only to Tesco, but to Sainsburys, Asda and Morrisons'.

Guardian February 19th 2015. 'Asda is to invest £600m opening 17 new supermarkets and revamping 62 more, despite undergoing a tough 12 months of flat lining sales and profits'.

Asda is alone in continuing to build large stores.

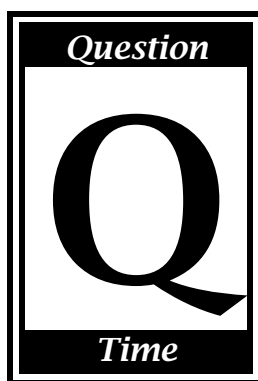
Is the proposed Leegate development sustainable whilst dominated so heavily by a large superstore, directly opposite another, in these straightened times for supermarkets? I have heard it suggested that if it failed it would be hidden since the supermarket is wrapped in housing, or could become a dark storage centre.

Question:

- a. Does Lewisham consider that either being empty or dark storage would satisfy the planning policies of a District Centre or create footfall for small shops?
- b. Communities around the country are currently blighted by empty supermarket sites as they pull out of their larger stores. What appropriate usages of Asda's space in Leegate does Lewisham have in mind if Asda pulls out?

Reply

A planning application is currently being considered for the redevelopment of the Leegate Centre. The questions raised relate to the specifics of that application and it is therefore not appropriate to respond to these points outside of the formal planning process. However, the questions raised have been passed to planning officers and will be considered as part of the formal planning process and fully addressed in a report to planning committee. A copy of this report will be made publically available and published on the Council's website in advance of the committee. Regarding question 21 specifically, the Council will respond to any FOI or EIR requests on a case by case basis as any such application arises.



PUBLIC QUESTION NO 11.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Bob de Groot

Member to reply: Deputy Mayor

Question

In a letter to St Modwen dated 31st July 2014, planning officers said 'Proposals involving change of use should not compromise existing retail provision' (pg 5) and that St Modwen should "protect local shopping facilities where there is an economic demand for such service' (pg 6).

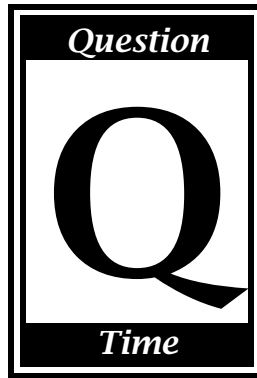
In 2015 traders of Leegate sent a petition to St Modwen saying 'continuing deterioration in trading conditions largely caused by St Modwen's actions'

St Modwen's neglect of the Leegate Centre over a long period is a story repeated in many communities where St Modwen hold properties such as such as Hatfield, Walthamstow, Catford and Elephant and Castle. It seems that St Modwens strategy is calculated: To drive small traders out so that it can be claimed that there is no economic demand for them, and make communities so desperate they will accept anything.

There was an average of 25 active units in Leegate 2009-2014. Does Lewisham, therefore, consider that there is economic demand for 25 small traders in Leegate?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 12.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Carole Hope

Member to reply: Councillor Onikosi

Question

1) Why were there no notices displayed in Beckenham Place Park to advise regular users, such as myself (I use the park daily), about a consultation process in January 2014? Also, why were no notices displayed in August 2013 to advise that park users were under video surveillance?

2) Why does the proposed new scheme make no provision for a supervised voluntary youth hub at the Eastern (Downham) end of the park as requested by local youth workers, yet there will be such a hub at Western side and a tremendous amount of money is being earmarked for an artificial lake? In addition, out of borough Greenwich Tritons Club have been consulted about using a proposed lake, yet Downham Youth Workers have been ignored.

3) Is a strategy of driving out an existing (paying) set of users (golfers) economically and ethically effective solution to increasing general park use?

4) I believe that a decision about Stage 2 Heritage Lottery Fund grant will not be made until the middle of next year, what happens to the golf course in the meantime?

5) My Freedom of Information requests are not being responded to within the statutory timescale; who should I complain to?

Reply

Thanks for your questions on this scheme. Our ambition for Beckenham Place Park is to see it restored with help from The Heritage Lottery Fund as one of South East London's best parks, providing opportunities for the whole community to enjoy and appreciate the natural environment, heritage and a wide range of activities and events throughout the year.

1) Prior to submitting our proposals to the HLF, we consulted with local stakeholders in a number of ways. Two day long events were held at the Green Man (Phoenix Housing's new community building) to which the following were invited:

- current park users including golfers, the Friends group and working party members
- community groups
- sports groups
- heritage and conservation organisations
- Key parties, e.g. English Heritage, Heritage Lottery Fund and the Environment Agency etc.
- local children and young people including the Young Mayor and his advisers and local schools
- local residents whom we endeavoured to reach through the local Ward Assemblies and Phoenix Community Housing's contact lists

Presentations were also given to Whitefoot and Downham Local Assemblies, a drop-in session was held at Downham Leisure Centre, and a workshop arranged for Conisborough College pupils.

In total, an estimated 300 people were spoken to during the period in which the proposals were being developed.

Current users of the park and the wider public will continue to be consulted as more detailed plans for future use are developed and to ensure users not affiliated to any group are aware of these events notices will be placed in the park.

Cameras

A survey of visitor numbers was conducted in August 2013 and over a period of four days cameras were affixed at high level near entrances to the park to allow a count of entry and exits from the park and providing quantitative data on park usage. This is an efficient technique often used to understand pedestrian and traffic movements so that highways and public realm can be redesigned effectively.

In June 2013 two months before the survey took place the Home Office issued a new code of practice for use of surveillance cameras which provides guidance on how those operating CCTV can comply with the Data Protection Act and Protection of Freedoms Act. These guidelines include erecting notices informing people that CCTV recording is taking place, this is because where such recordings would allow

individuals to be personally identified this is considered personal information under the Data Protection Act.

The cameras used in the 2013 survey are not of the same standard as normal CCTV as they are usually used to record traffic movement. The recordings do not allow the identification of individuals, hence the recordings do not constitute personal data under the Data Protection Act and notices are not required.

2) The scheme proposed at round 1 includes a number of elements aimed at improving the park for young people including:

Under 5s play near the homesteads

New playground near the Old Bromley Road entrance

Adventure play for older children

New concrete skate park

BMX/MTB track

Education centre that will also act as a centre for outward bound activities in the park run by Wide Horizons

Training and apprenticeship opportunities

There is a finite amount of money to deliver a package of improvements through the Parks for People scheme but this does not prevent subsequent development of further youth focussed ideas. On this occasion the building proposed for conversion by Downham Community Project was one earmarked for removal to enable the development of a boroughwide flood storage scheme in the east side of the park.

3) The number of people playing golf in the park has declined by approximately two thirds over the last 20 years and the cost of providing the service now greatly exceeds the income received. With only 45-50 people per day on average playing a course of approximately 100 acres (that's twice the size of Hilly Fields), it is likely that opening this space for other non-paying uses will lead to an increase in use of a space which is perceived by many to be a golf course rather than a public park. It will also create a more viable environment for a range of new uses in the restored buildings, which will in turn generate new revenue streams that can support the considerable running costs of the park in the long term.

4) A report on the golf course will be prepared for consideration by Mayor and Cabinet in the Autumn of 2015. The report will include options for the future of the Golf operation as well as the Café. It is too early to provide information on what these may be as the implications of any options need to be considered carefully.

5) A complaint should be made in writing to the manager for Freedom of Information to

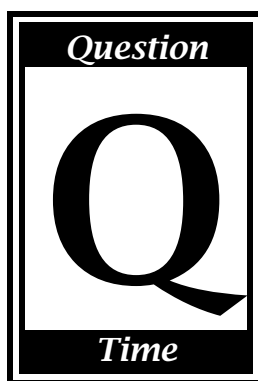
Freedom of Information Team Manager

2nd Floor Lewisham Town Hall

Catford Road

SE6 4RU

Or emailed to : freedom.information@lewisham.gov.uk



PUBLIC QUESTION NO 13.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Caroline Bray

Member to reply: Deputy Mayor

Question

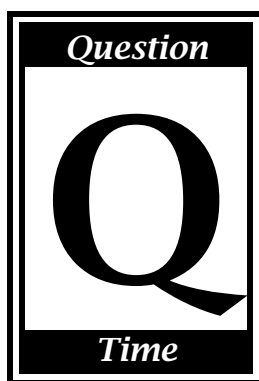
Under District Centres (6.101) Lewisham's Core Strategy states that 'The emphasis within the District town centres will be to protect the existing open spaces.' St Modwen's Leegate planning application suggests that 1400 m2 of existing public space will be replaced with 1400 m2 of new public space. On closer examination, St Modwen's illustrations show that they have omitted to measure around half of the existing public space that currently runs through the centre of Leegate; Moreover, the proposed public space included in their calculations includes existing pavement, which are excluded from the 1400m of existing space. St Modwen's calculation of public space also includes a covered walkway that will be locked at night.

- a. What does the Core Strategy mean by 'protect from development'? 'Prevent from being built over' would seem to be a reasonable assumption: is this correct?
- b. Is the covered walkway is considered 'public space'?
- c. St Modwen are proposing a pedestrianised area along the re-vamped Carston Close, away from retail frontage. How will a wide pathway through a residential area fit with Lewisham's definition of 'town centre public space'?

d. Does Lewisham intend to commission an independent body to measure existing public realm and compare that proposed by St Modwen, and make these figures public?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 14.

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Julie Reason

Member to reply: Deputy Mayor

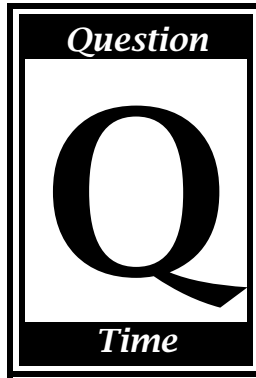
Question

What arrangements have/will be made to re-house the current residents of the Leegate flats, whilst the redevelopment work is going on?

After redevelopment, will the original residents be re-housed in the new development, as they have been part of the Lee Green community for many years and surely should be given privileged access to the new flats or houses as appropriate? By 'privileged access' I mean that if the accommodation is too costly for them that St Modwen and the Council should subsidise them according to their financial needs.'

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 15

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Diana Stevenson

Member to reply: Deputy Mayor

Question

Has Lewisham Council or its associates carried out a thorough survey of the drainage and sewer capacity at the northern end of Burnt Ash Road, to ascertain whether there is enough capacity for an additional large development of shops and homes? If so, what was the conclusion, and where are the findings? Some local councils carry out such surveys when new developments are planned and decide to enlarge the sewers prior to the commencement of development - this was done by the Vale of White Horse District Council in the Elms Rise area of Botley outside Oxford City in 2013, for example, since they felt the 1930s sewers would not be able to cope with extra development. Is Lewisham Council under any obligation to conduct a survey of sewer and drainage capacity prior to considering planning permission for the development of the Leegate centre? In 2014 there were some problems with blocked drains and foul-smelling water at the top of Burnt Ash Road, suggesting the presence of an old, overloaded system of drains and sewers, which might need to be renewed prior to development.

Reply

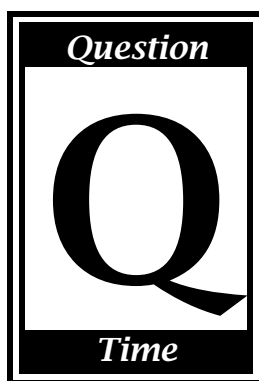
Sewers in the Lewisham are owned and managed by Thames Water Utilities plc. All developers are required to seek permission from the water authority to discharge

their drains. The Company would carry out its own assessments and surveys as they feel necessary to carry the extra capacity. They would also carry out any additional works that may be necessary. They may also impose additional conditions on the developer before the effluent is allowed to discharge in to their sewer.

Lewisham Council are neither obliged nor have a right to carry out a survey of sewers that are not under their ownership or control.

Any question in relation to the sewers should be addressed to:

Thames Water
Developer Services
Clearwater Court
Vastern Road
Reading RG1 8DB



PUBLIC QUESTION NO 16

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Kenneth Maxton

Member to reply: Deputy Mayor

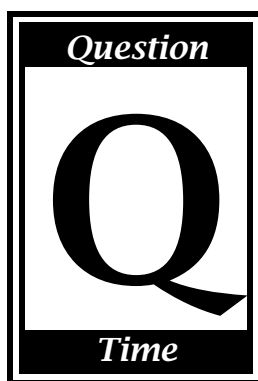
Question

- a. What it has done to attract a developer for the Catford Town Centre in the past twelve months and what interest has been shown.
- b. What is the present state of negotiations with Tesco and the proposed redevelopment of the Catford Centre giving prospective time schedules.

Reply

The Council has not been attempting to attract a developer and has not been negotiating with Tesco over redevelopment of the shopping centre site over the last 12 months.

Officers are currently reappraising the development possibilities in Catford taking into account that certain circumstances have changed. The implications for rerouting the south circular, the potential arrival of the Bakerloo Line and the need for new housing are all currently being reviewed and remodelled so that when the Council starts the process to attract a developer we can be very clear about our aspirations and requirements for the area. The Mayor will receive an update report in the autumn, setting out next steps including a timetable for redevelopment of Catford.



PUBLIC QUESTION NO 17

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Gordana Lazic-Duffy

Member to reply: Deputy Mayor

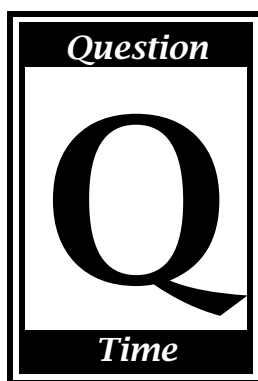
Question

In the executive summary of the Leegate sustainability statement, the applicant says 'it is recommended that a central combined heat and power plant, air source heat pumps and a photovoltaic array should be incorporated in the scheme'. There was nowhere in the application that mentioned where these features would be discharged (no illustration on the drawings either) or noise & air pollution as measurements of their effects on the neighbouring residents' homes and gardens and public spaces.

Will Lewisham require St Modwen to submit further details of these plants, pumps and airway pipes and outlets array for consideration before the Leegate application is considered?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 18

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Julie Williams

Member to reply: Deputy Mayor

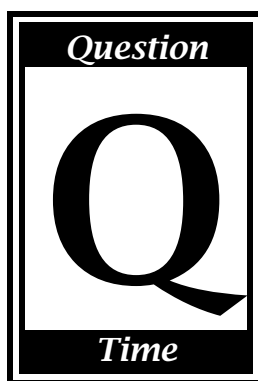
Question

Chapter 9 of St Modwen's Leegate environmental statement volume 1 states that the area most affected by supermarket noises will be Leybridge court (9.140), and concludes that noise levels there will be acceptable. However, new Leegate residents and those in existing Carston Close will be much closer to noise pollution in their gardens and homes and yet there is no mention or measurement of the levels of noise pollution that they will be exposed to. If Asda remains open 24 hours the noise element would be of further concern.

Will Lewisham require St Modwen to submit further evidence of the noise impact on both Leegate and Carston Close residents in the redeveloped Leegate before considering St Modwen's planning application?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 19

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Emma Warren

Member to reply: Deputy Mayor

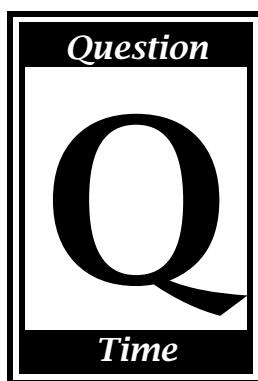
Question

In November 2014 St Modwen supplied A Better Lee Green with Design Panel reports on Leegate. The Design Panel report stated 'cars within the central courtyard would not produce an acceptable living environment or appropriate communal amenity aspect to the development for the residents. The proposals for a planted deck including large trees, whilst desirable, were not yet convincing, given the weight of the trees and the material needed to sustain them. The panel noted this as potentially failing the scheme'. To add further doubt, St Modwen is to enter a five year agreement for maintenance of the planting. St Modwen has a poor record of maintenance of its properties, so it is likely that the planted deck will quickly deteriorate after five years.

How can this potential failing of the Leegate scheme be addressed to ensure acceptable living environment and communal amenity?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 20

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Marietta Stankova

Member to reply: Deputy Mayor

Question

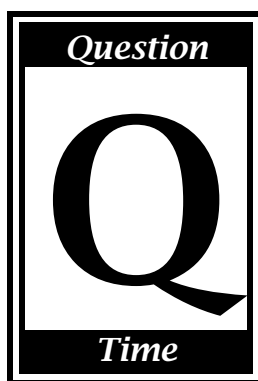
In their planning application for redevelopment of the Leegate centre, St Modwen claim endorsement of their proposals by the Greater London Authority (GLA) by quoting selectively a short excerpt from a pre-application response by the GLA Planning Unit. It appears that as a statutory consultee, the GLA were given figures that show the public space in the proposed scheme increasing in size by 21%, from 3774 sqm (according to the applicant's July 2014 Screening and Scoping Request Report) to 4571 sqm (according to the applicant's Screening and Scoping Request Report, GLA pre-application response and Lewisham Design Panel Review Panel).

As it is clear from simple scrutiny of the plans that the open public space is being significantly reduced, is it the case that the GLA, and other consultees, were supplied with inaccurate figures? Would this call the GLA's response and St Modwen's reliance on it into question?

Lewisham's Planning Department, Deputy Mayor and Lee Green councillors have been made aware of the discrepancy at community meetings and at the public discussion of the proposals last March. Whose responsibility is it to inform the GLA, Lewisham's Design Review Panel and Lewisham's Strategic Committee of the incorrect measurements of public space in the Leegate Centre and has this been done yet?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 21

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Roger Hurn

Member to reply: Deputy Mayor

Question

Core Strategy Policy 1: 'The Council will seek the maximum provision of affordable housing with a strategic target for 50% affordable housing from all sources'

In Leegate, St Modwen proposes 12 affordable and 24 shared ownership properties which represent just 16% of the proposed housing. St Modwen defends this reduction with their viability assessment: This assessment is not made public, leading to public scepticism.

St Modwen may claim that the viability assessment is confidential due to trade secrets and prejudice to commercial interests, however, the decision to publish is not St Modwen's but Lewisham Council's, and there is substantial precedent that the viability assessment should be made public.

Recently, in a first-tier tribunal review, Greenwich Council lost an appeal against a decision by the Information Commissioner to make public an economic viability report that related to the Greenwich peninsula development. The tribunal report said in its cover that using FOIA exemption Sections 41 and 43(2) Private and Confidential is an obvious attempt to circumvent the report being made public in a FOIA request and that Companies can ask for exemptions or exceptions to be

considered; but they are not decision makers in relation to freedom of information. That task falls to the Public Authority, the ICO and, sometimes, the Tribunal.

In response to the above tribunal decision, Greenwich Council recently confirmed its intention to make all financial viability reports public.

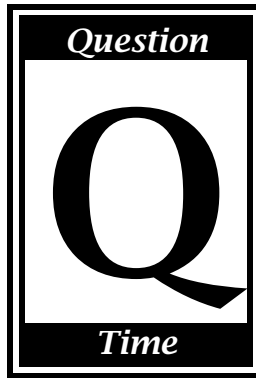
Further, the BBC recently lost an appeal to keep private two contracts relating to licence fee collection. The Commissioner accepted that some of the information in the contracts was commercially sensitive and it was likely that it would prejudice the BBC's commercial interests. However, in this case, even though the information was commercially sensitive, the public interest overrode confidentiality.

Question: Given the above precedents, will Lewisham made immediately available;

- a. St Modwen's financial viability assessment regarding Leegate;
- b. Like Greenwich, future financial viability statements relating to development in the borough?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 22

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Andy Tonge

Member to reply: Councillor Onikosi

Question

Please explain how the closure of the golf course as a part of the proposed regeneration of Beckenham Place Park is cost effective for the tax payers of the borough. Whilst it is accepted that the golf course currently is a loss making venture (as a result of an inept sub-contract with Glendale) analysis suggests that a sustainable income of at least £0.25M per annum could be generated by the golf course if competently managed. (Based upon a pessimistic view in a three point estimate).

Reply

If the decision to close the Golf Course was made it would allow for the re direction of current resources to manage and maintain the new facilities planned for the park.

It is not possible to comment on the financial analysis mentioned,

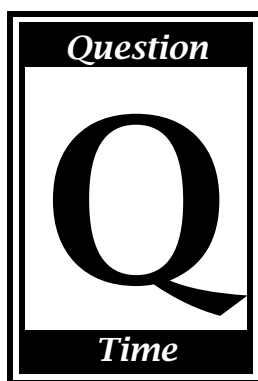
If the Council were to seek a new service partner to manage the Golf Course it would be required to go through a formal competitive procurement process.

It would be the outcome of this process that would determine if the cost of providing a Golf Course within the park was affordable.

It should be noted that the cost of providing the course greatly exceeds the income that the Council derive from it. The expected running costs for the course in the 2015/16 financial year are £225,000 and the Council would receive an estimated £90,000 of income from it, making a net loss of £135,000 for the year. Prior to the current contractual arrangements with Glendale the course was making a greater loss, with the Council bearing additional staff costs for course management and considerable risks in relation to adverse weather conditions.

The reduction of golf dominance in the park will make it more useable by the general public and greatly enhances the chances of securing Heritage Lottery Fund investment of £4.9million allocated under the Parks for People programme and subsequent investment to restore the mansion. Such significant capital funding is unlikely to be forthcoming unless the Council can demonstrate to the HLF that a significant uplift in visitor numbers is possible.

Buildings like the new café restored through HLF funding will provide new revenue streams to support the running costs of the park in the long term.



PUBLIC QUESTION NO 23

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Hansom.

Member to reply: Councillor Onikosi

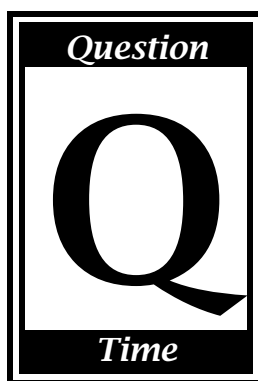
Question

Has the Council considered outsourcing the maintenance and management of the golf course (in 18 hole format) to a not-for-profit organisation? Either an existing organisation, such as MyTimeActive, or a consortium formed especially for this purpose;

Reply

The Council has no current plans to seek a new service partner for the management of an 18 Hole Golf Course within the park.

If the decision is made to retain the Golf Course the Council will require officers to identify sustainable options for its future management and bring a report back to the Council for consideration and approval.



PUBLIC QUESTION NO 24

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Imogen Solly

Member to reply: Deputy Mayor

Question

St Modwen relies on Lewisham's 2009 Retail Capacity Study (RCS) to show that a second superstore in Lee Green is economically sustainable in their Leegate planning application. However, the study actually states that:

- Lee Green is strong on convenience offer but weak on comparison offer (SWOT analysis RCS 3.1)
- Lee Green has national average convenience offer but only 50% national average comparison offer (RCS Appendix A table A.20)
- Forecast need/capacity for retail floor space is not sufficient justification to support new retail floor space (RCS 5.52)
- Beyond 2014 capacity figures should be treated 'with a high degree of caution' due to changes such as increases in internet shopping (RCS 5.52);
- It is essential that the need/capacity for retail floor space is assessed at regular intervals and at least once every five years (RCS 5.52)
- Lee Green's surplus convenience spending and over trading figures are likely to be overstated (RCS 5.34 and RCS 5.46);
- By 2025 estimate borough need new 5,164 m2 convenience floor space and 22,897 m2 comparison floor space (RCS 6.24)

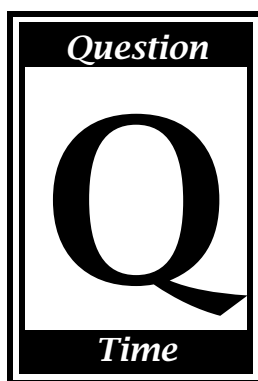
- Post 2014 Leegate specifically proposed as a comparison, not a convenience shopping site (RCS 7.25)

In summary, the RCS states that its forecast capacity figures should not be relied on past 2014 (RCS5.52); that in any case comparison, rather than convenience, is what Leegate needs and should be developed for (RCS 3.1, RCS Appendix A table A.20, RCS 7.25); and that Lewisham as a borough is in need of more comparison floor space than convenience floor space (RCS 6.24).

Given that it is incumbent on St Modwen to show that the Leegate development will be economically sustainable, and that depending on the 2009 Retail Capacity Study in its application fails to do this, what further requirements is Lewisham making of St Modwen to prove the economic sustainability of its plans?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 25

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: John Keidan

Member to reply: Councillor Best

Question

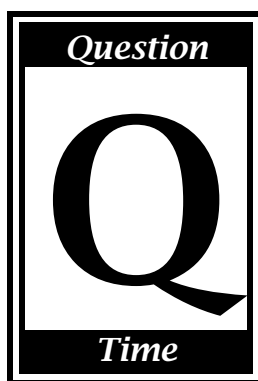
Will Lewisham follow the lead of other Councils by signing up to Unison's Ethical Care Charter, ensuring all home care workers in Lewisham receive the London Living Wage and are given enough time and training to provide higher standards of care for the thousands of Lewisham residents who rely on them?

Reply

The Council is currently re-commissioning domiciliary care services with new contracts scheduled for October 2015.

The Council pays the London Living Wage in the current contract price and with some travel time built in. Training requirements have always been specified and are monitored. However, the new contracts will be organised very differently. Service users will have more flexibility as to how they use their allocated care provision on a week by week basis, although many will still require morning and evening daily visits.

Although the contracts themselves will allow for more flexibility in how a carer's time is deployed, the Council remains committed to paying the London Living Wage, travel time and training time as appropriate. It is envisaged that as these new contractual relationships develop the Council will give due consideration to Unison's Ethical Care Charter.



PUBLIC QUESTION NO 26

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Sarah McMichael

Member to reply: Deputy Mayor

Question

Amongst the published 'in support' responses to Lewisham's consultation on St Modwen's Leegate proposals are:

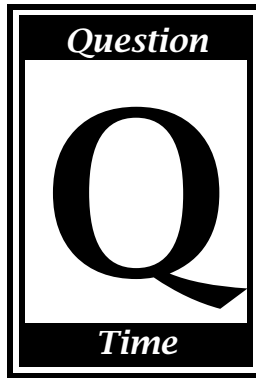
One from an Edmondton-based private tuition company which would benefit financially from the proposals.

One from Hyde Housing, who are based in London Bridge.

Lewisham's Statement of Community Involvement (SCI) lists specifically who are stakeholders in section two. Which subsections of SCI section 2 do the tuition company and Hyde Housing fall in to (if any)?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO 27

Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Paul Phoenix

Member to reply: Councillor Millbank

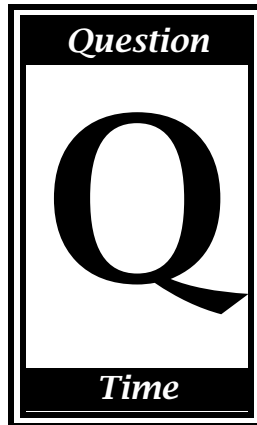
Question

I requested a copy of monitoring reports regarding the Council's individually funded projects. I was informed that the information was subject to a Freedom of information request. I feel this information is of public interest and should be available on request. Why is this not the case?

Reply

We do not routinely share detailed monitoring information as it could be considered to be commercially sensitive information relating to financial operations, staff performance and other personnel matters.

If you have specific concerns about a funded organisation please let us know and officers will investigate the issues.



PUBLIC QUESTION NO.28

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Edgerton

Member to reply: Councillor Egan

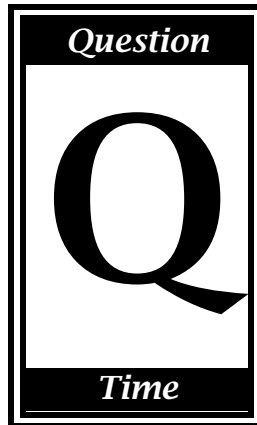
Question

I received a letter from Lewisham Homes in October 2013 informing me that scaffolding would be erected at my block (Argosy House Windlass Place SE8 3QZ) and that the scaffolding would be in place for 20 weeks. It is now almost a quarter into 2015, the scaffolding is still here blocking out light to a degree. I have received no updates although there are some notices on the notice boards inside the block. I do not have access to these. I have asked the housing manager and Mite the contractor but have not been given a date.

When is the work to the block going to be completed? When will the Scaffolding be dismantled?

Reply

Firstly Lewisham Homes have asked me to convey their apologies for the delay in removing the scaffolding from your building; the structural works have taken them longer than they expected. I have been informed that this delay was caused by the need for additional structural repairs which were discovered during the course of the project. I understand that all outstanding issues have now been resolved and that the latest anticipated completion date for the project is 10th August 2015.



PUBLIC QUESTION NO.29

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Woolford

Member to reply: Councillor Best

Question

Lewisham borough has amongst the highest number of residents coping with Mental health, and yet has seen a 68% cut in funding. With 1 in 4 people set to face mental health and increasing number seeking Lewisham councils help, what measures are Lewisham council taking to secure long term funding from EU , Foundations etc to be able to continue and cope with rising demand?

Reply

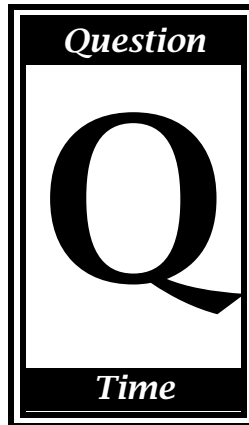
Lewisham Council and the Clinical Commissioning Group (CCG) work together to support the joint planning and development of mental health services. This joint arrangement is based on the long standing principle that support for mental health service users requires collaborative working between health and social care services. Following long standing joint arrangements spanning several years, from April 2013 the Council and newly formed CCG agreed that the Council will lead the commissioning of mental health services on behalf of both organisations. Local Mental Health service funding is regarded as a total investment of £70.38m and has in fact received an increase in Health funding of 3.97% which is £2.405m in the 2015/16 financial year. However, social care funding for mental health in line with

other local authority spending has been reduced in 2015/16 by 3.2% (£250,000) which is significantly less than other service areas and the 68% mentioned in the question above.

Lewisham Council and the CCG recognise and have assessed the local level of need for mental health via the Joint Strategic Needs Assessment. Mental health and wellbeing is a priority within the Health and Wellbeing Strategy and we will continue to focus on improving awareness, service user experience and general wellbeing of the local population.

Lewisham Council and the CCG support applications for additional investment to the borough from all sources. Officers have attended briefing sessions for London's European Social Fund Mental Health Employment Support Programme for people with common mental illness aimed at the independent sector. Officers have committed to support the roll out of this initiative, ensuring that the successful applicant for this fund in Lewisham works collaboratively with our existing community based mental health services.

The Council and other relevant stakeholders will review a range of information, data and service user feedback to understand the current and future demand for services annually. This process is used to establish local investment priorities and the final amount of funding for all contracts. We continue to see an annual rise in the use of mental health services and we will ensure that we prioritise the right services to achieve the best value for money we can for our patients, residents and overall population.



PUBLIC QUESTION NO.30
Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mrs Richardson

Member to reply: Councillor Best

Question

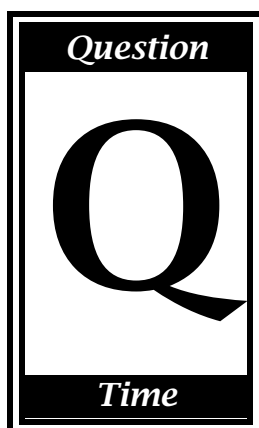
What revenue did the Manor House, Old Road Lewisham SE13, accrue from its various rentals, events and other sources from 1/4/2014 - 31/3/2015? What is the breakdown of each source of revenue? How did this balance against outgoings of running expenses, upkeep, mortgage payment etc?

Reply

A breakdown of income for the year 2014-2015 is available below.

Fines	£3,740.31
Holds	£478.85
Lost Books	£330.14
Lost Tickets	£937.68
Photocopies	£3,395.92
Room Hire	£26,917.70
DVDs	£1,436.55
Music CDs	£396.56
Total	£37,633.71

The Library and Information Service has an income target for the service as a whole which this income contributes to and this is offset against the overall expenditure of the service.



PUBLIC QUESTION NO.31

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Hirsch

Member to reply: Deputy Mayor

Question

Table 9.2 of St Modwen's traffic assessment shows that six locations around the Tiger's Head junction will be above full saturation traffic flow levels (up to 135.6%) in the proposed Leegate development.

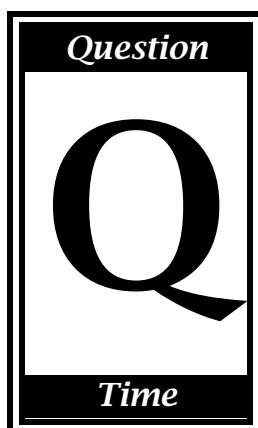
The applicant has, therefore, chosen to recalculate their figures at Table 9.1 excluding traffic created by the 1815 new properties that are being built in Kidbrooke and Huntsman developments.

The applicant has also omitted to include traffic that will be produced by the development of the large London and Quadrant buildings, Vauxhall Garage and Greek Taverna sites at the Tiger's Head junction.

Given that traffic from all these developments will drive through the Tiger's Head junction, will Lewisham Council insist that the applicant re-instate the traffic from these developments in their traffic calculations?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO.32

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Bob de Groot

Member to reply: Deputy Mayor

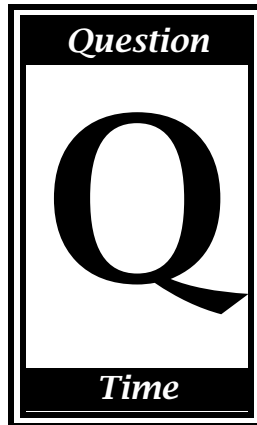
Question

It has been said that St Modwen could turn Leegate into 100% private low quality residential housing under permitted development rules. The fear of this could affect reactions to St Modwen's current Leegate proposals. However, there is confusion in this area given that in their letter to St Modwen of 31st July, planning officers said 'For A1 units, permitted development rights would be withdrawn' (page 8)
Does Permitted Development apply in Leegate and are Officers able to uphold a decision to withdraw permitted developments in court if St Modwen appeal it?

Reply

As a planning application is being considered for the Leegate Centre, it not appropriate to respond to these points outside of the formal planning process. However, on the general enquiry relating to permitted development rights, the government introduced permitted development rights for existing shops to change to residential accommodation in 2013 subject to certain criteria. This includes consideration as to whether a building is located in a key shopping area and if the

change would affect the sustainability of that shopping area as well as certain size restrictions. In this case officers would consider that given the size of the existing units coupled with their location in a District Centre, a change of use to residential would be unlikely to be considered as permitted development.



PUBLIC QUESTION NO. 33

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Caroline Bray

Member to reply: Deputy Mayor

Question

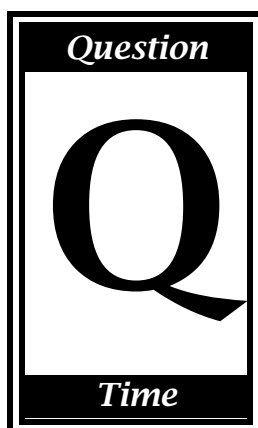
National Planning Policy Framework states that the 'planning system should prevent new development from contributing to unacceptable levels of air pollution' (section 11)

Evidence has been submitted to Lewisham that pollution at the Tigers Head Junction is already up to 75% above legal limits. Plans for Leegate's development will increase traffic and so pollution levels. They will also move public space closer to a busy road, so increasing exposure to pollution.

- a. Is the council aware of sustainable developments such as Bermondsey square which have been developed without major increases to congestion or exposure to pollution, thereby showing this is possible?
- b. When negotiating and considering development does Lewisham make the protection of people against high levels of pollution one of its priorities?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO.34

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Julie Reason

Member to reply: Deputy Mayor

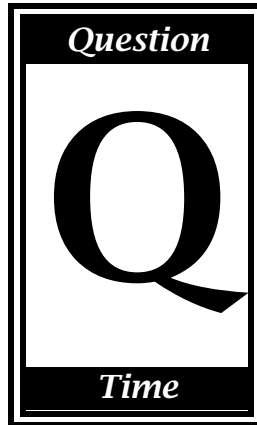
Question

With regard to the Leegate development what has been done to achieve:

- 1) A coordinated mechanism between TFL and Lewisham Highways, which have been cut and are very understaffed, to ensure traffic is not just shifted from one road to another?; and
- 2) That enquiries have been made to bus and rail companies to ensure that they have capacity to absorb additional travellers?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO.35

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Kenneth Maxton

Member to reply: Councillor Onikosi

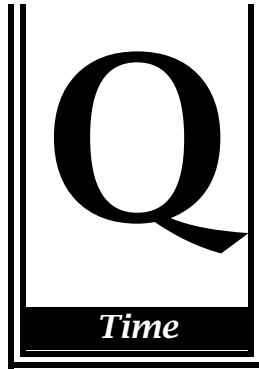
Question

Is the Council aware that weeds are growing through the laid paving at the pedestrianized end of Holbeach Road where it meets Rushey Green. Who is responsible for this street's upkeep in this respect and when is it likely to receive attention?

Reply

Lewisham Cleansing Services are responsible for the removal of weeds from the public highway. The pedestrian section of Holbeach Road has been inspected and a manual removal of weeds has been scheduled for 17/06/15. In addition there will be a weed spray in July as part of a borough wide treatment.

Question



PUBLIC QUESTION NO.36

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Andy Tonge

Member to reply: Councillor Onikosi

Question

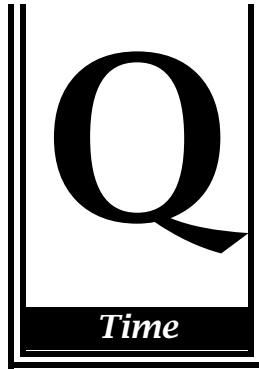
Please confirm that decision making for changes within Beckenham Place Park, such as the mooted closure of the golf course, is based upon fiscal analysis and documented process. Please advise as to what this process is. Please also advise as to what milestone / gate in the process the proposal actually has reached and what the future key decision making dates are.

Reply

The financial implications of any changes within Beckenham Place Park will be considered as part of the decision making process.

As current management arrangements of Glendale Golf draw to a close at the end of the calendar year, officers will provide an update on Beckenham Place Park and present options to Mayor & Cabinet in the autumn. The report to Mayor and Cabinet will contain any relevant information received via public consultation to help ensure that informed decisions are made regarding the future of golf at the park.

Question



PUBLIC QUESTION NO.37

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Hansom

Member to reply: Councillor Onikosi

Question

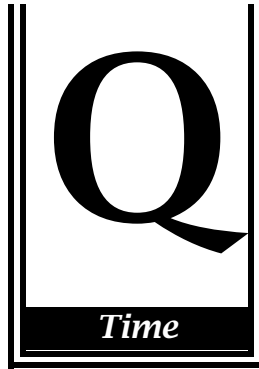
Why has the Council allowed itself to enter into a management contract with Glendale Golf which ensures that golf at Beckenham Place Park is loss-making? Our estimated income and expenditure projections for the golf course suggest that the course should be a profitable on-going enterprise. I should draw attention to the need properly to collect green fees from all those using the course, which is why the costing includes the employment of rangers to 'police' the course;

Reply

The decision to enter into the current arrangement with Glendale Golf was made to protect the Council from the risk of fluctuating revenue streams from the Golf and Café operations and to enable both services to be improved at no cost to the Council.

The collection of Golf fees is the responsibility of Glendale Golf as the contractual payment to the Council is fixed and not dependent on the level of income they receive.

Question



PUBLIC QUESTION NO.38

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Imogen Solly

Member to reply: Deputy Mayor

Question

St Modwen claims that it does not need to make a retail impact or sequential assessment for the proposed Leegate development. Lewisham's Retail Capacity Study says:

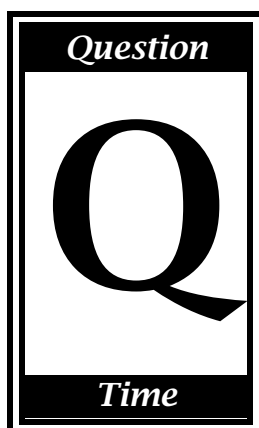
- It would be appropriate for Lee Green's convenience capacity to be absorbed into Lewisham Town Centre to keep the retail hierarchy of the two centres (Core Strategy Policy 6) (RCS 5.47),
- That estimated capacity figures should not be taken as literal interpretations of the amount of additional convenience floor space that should be accommodated in each centre, but should be viewed on the basis of accommodating capacity within the most appropriate centre within the Borough (RCS 5.46).

Given the council has therefore previously stated that any further convenience development at Leegate might affect the retail situation in Lewisham Town Centre and the wider borough, and that any further convenience capacity at Leegate might be more appropriately provided for in Lewisham Town Centre, does Lewisham

Council agree with the applicant that it does not need to supply sequential or impact assessments for its Leegate plans?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO.39
Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: John Keidan

Member to reply: Councillor Best

Question

What actions will the Council be taking to ensure that no harm is suffered by Lewisham residents affected by the planned closures and reductions in service from day centres and early years centres; in particular, what are the Council's plans to ensure that vulnerable users of former day centres are neither overlooked nor put at risk by opening them up as community hubs?

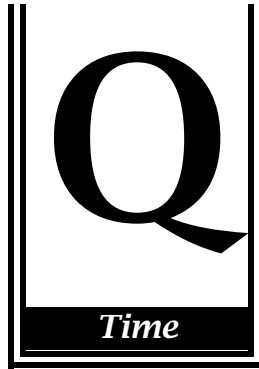
Reply

In developing the vision for day services specific attention has been given to the needs of the current service users by taking account of the information that comes from the individual assessments and support plans.

The proposal for day services does not involve any closures of existing centres, but aims to further develop opportunities for more choice, by expanding the range of provision available. This will be achieved by sharing the space within the centres with other organisations who may provide a relevant service or activity to the existing users of the centres or to other members of our communities. There will be designated areas that are secure for those service users who are vulnerable.

Although there is to be a reduction in funding to Children's Centres in Lewisham, there are no plans to close any of these centres (with the exception of the Centre in the Heathside and Lethbridge estate which is being demolished due to redevelopment). A range of Children's Centre services will still be available across the borough and Children's Centre providers will be working in partnership both with each other and with partner agencies where additional support for a child or family is required to ensure that each family coming into contact with or referred to a Children's Centre receives appropriate services according to their need.

Question



PUBLIC QUESTION NO.40

Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Paul Phoenix

Member to reply: Councillor Bonavia

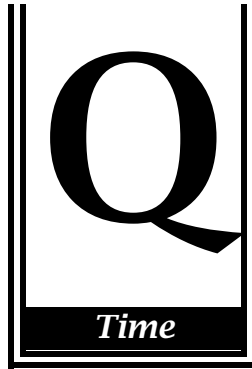
Question

What safe guards are in place to monitor that the freedom of information legislation is not being used as a way of frustrating legitimate requests from members of the public?

Reply

All freedom of information requests are recorded by the corporate information team who gather the requested information from the relevant service areas and provide the responses. We occasionally ask a service area to respond to enquiries directly if the request is not identified as a Freedom of Information request but rather a general service enquiry. Information is only withheld if a legitimate exemption applies as set out by the Freedom of Information Act. All appeals are dealt with by the corporate information team and overseen by the Corporate Information Manager.

Question



PUBLIC QUESTION NO.41

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Woolford

Member to reply: Councillor Bonavia

Question

Lewisham Council cuts are set to have a devastating impact on the borough's most in need. What income producing ideas and cuts to top staff salary and councillor allowance, as proposed by residents as part of the Council local assembly consultations, will the Council be implementing?

Reply

As part of the Council's response in meeting the financial challenge over the coming years, officers have established an income generation programme. Central to this is a review of all the Council's services engaged in fees and charges activity with a view to fully understanding the cost base of such services to ensure that prices can be set at appropriate levels on an annual basis.

As part of the overall income generation programme, a target of some £3m over the lifetime of the programme (2015/16 to 2017/18) has been set. For the current year of 2015/16, options to increase income by £850k have been identified, agreed and are being implemented. These include:

- **Council Tax & Business Rates Review:** working with the Behavioural Insights Team (previously part of the Cabinet Office) to develop a series of interventions aimed at increasing in year collection rates.
- **Schools Service Level Agreements (SLAs):** proposal to undertake a joint piece of work with School Effectiveness to identify areas within Schools SLAs where prices could be increased (e.g. increase cost for the provision of financial services, begin charging for occupational health support to school staff)
- **Investments** – Further anticipated income to be gained via the Council’s treasury management Investment strategy.

Some examples of the other ideas being developed by the officers include, examining options for increasing advertising income for the Council and the re-financing of private finance initiative (PFI) loan agreements with a view to reducing the interest on debt payments.

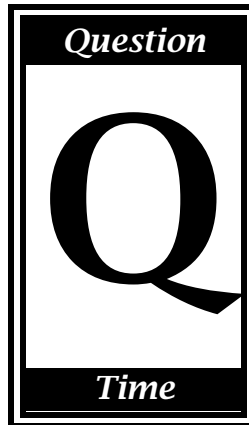
It is also worth noting that the Council’s Public Accounts Select Committee is currently progressing an in-depth review into income generation. Part of this work has sought examples of best practice that have been implemented by other local authorities, which officers at Lewisham will consider as part of the income generation programme.

Councillor allowances

Changes to councillor allowances can arise following the commissioning of an independent review and consideration of the review outcomes at a Council meeting. The Council has set aside the findings of the last two reviews which both recommended increases. Allowances have therefore been frozen at their 2008/09 levels, following a decision taken at Council on 17 September 2014. Taking into account inflation over that period, this represents a substantial cut in real terms.

Senior management pay

Between 2011/12 and 2014/15, no pay award was made to the Council’s chief officers. During the same period, the number of senior manager posts reduced by 20%. The Council reports senior management pay levels to the Independent Executive Remuneration Panel and this conforms to the relevant elements of the Hutton Fair Pay Code.



PUBLIC QUESTION NO.42

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mrs Richardson

Member to reply: Councillor Best

Question

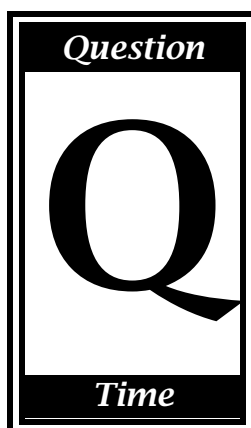
At the Local Assembly meetings in 2014 residents were issued with a net budget sheet for 2014/15 £268m. Libraries and Community Learning were listed together as £4.5m. What amount was allocated to each and how much did each of the budgets work out by the end of the year? What is the library budget for this year?

Reply

In 2014/15 the net budget for libraries was £4.341m and the outturn was £4.170m.

The net budget for Community Education Lewisham was £0.251m and the outturn was £0.239m.

In 2015/16 the net budget for libraries is £4.099m.



PUBLIC QUESTION NO.43

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Hirsch

Member to reply: Deputy Mayor

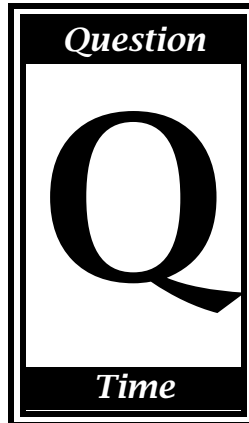
Question

It has been calculated in St Modwen's Leegate planning application that approximately 41 children will be in need of places in local nurseries, primary and secondary schools. Local schools already have to take on bulge classes. One child living on Horn Park Road has been offered a school in Downham and is 66th on the list for a local school for 2015 entrance. Amenities will be further stretched by hundreds more homes being built close by in the Greek Taverna, Huntsman development, London and Quadrant Building and potentially the New Tiger's Head and Vauxhall garage.

Will Lewisham make publicly available details of where school and doctors places will be provided before a decision is reached on St Modwen's planning application to reassure local people?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO.44

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Kenneth Maxton

Member to reply: Deputy Mayor

Question

1. The Catford Centre and the Broadway have recently seen an intensive growth in commercial and charity activity by agents seeking to stop and interest passers-by. In respect of this activity will the Council state:
 - a. Which of these activities require licencing or permission from the Council or CRPLtd ?
 - b. Who determines which company or charity may be active, where and when ?
 - c. Who amongst elected members have any involvement in deciding aspects of this activity?
 - d. Which officer checks that relevant industry/ Institute of Fundraising standards and codes of behaviour for agents are being followed (eg. the 'three-step rule' by observation in the relevant area?
 - e. How it seeks to gauge the local public's attitude to the activity?
 - f. How far in advance permissions are given to the various applicants and on what basis is the intensity of the various independent agents assigned in terms of time, particular days and physical areas of the street or shopping centre ?

Reply

Which of these activities require licensing or permission from the Council or CRPLtd ?

Who determines which company or charity may be active, where and when?

Catford Regeneration Partnership Limited (CRPL) own and run the Catford shopping centre. CRPL is a wholly owned subsidiary of Lewisham Council. Because CRPL own the Catford shopping centre it is responsible for overseeing those trading on its land.

CRPL employ a managing agent DTZ to carry out the daily management activity of the centre and DTZ use a company called the JFR Group to market and manage the pitches used by visiting organisations. As a result of feedback one of the companies that had been allowed a pitch in the shopping centre (Vanquis a credit card company) was refused further permission.

The remaining shops in Catford including in the Broadway are owned individually and for this reason the Council is responsible for controlling and licensing street traders. Catford Broadway Market is a designated 'Street Trading' area.

Who amongst elected members have any involvement in deciding aspects of this activity?

CRPL would take note of comments made by Council officers or elected members and act accordingly. No elected members are directly involved in the licensing although the overarching policy would have been agreed by members.

Which officer checks that relevant industry/ Institute of Fundraising standards and codes of behaviour for agents are being followed (eg. the 'three-step rule) by observation in the relevant area?

CRPL's managing agents DTZ would ensure any traders operating on its land were complying with all necessary regulations. A senior administrator of the Council's markets team would oversee all other areas.

How it seeks to gauge the local public's attitude to the activity?

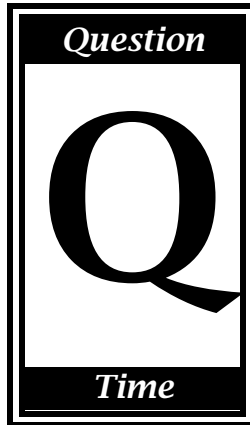
CRPL's managing agent DTZ, who have an on-site officer at all times, would gauge the reaction to various traders and are in constant contact with its tenants and members of the public. DTZ receive very little feedback from those working in or using the Catford shopping centre other than in the case of Vanquis.

In all other areas market officers licence and monitor the activities of the market and all the street traders. All feedback is written on a daily monitoring sheet. Market officers have not received any bad feedback about any of the traders which include Talk Talk, Sky, British Gas and Now TV.

How far in advance permissions are given to the various applicants and on what basis is the intensity of the various independent agents assigned in terms of time, particular days and physical areas of the street or shopping centre?

For the Catford shopping centre bookings are agreed 4-6 weeks in advance. It is generally on the basis that there is one provider for one week at a time to operate within a designated section of the shopping centre. The main organisations on the bookings list are the British Red Cross, Guide Dogs, Virgin Media and Talk Talk.

For all other areas in Catford bookings can be taken several days or months in advance. There are 3 locations where only one operative is allowed at a time (the Broadway, under the Cat and Holbeach near quick silver).



PUBLIC QUESTION NO.45

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Andy Tonge

Member to reply: Councillor Onikosi

Question

Please advise as to why the proposed regeneration of Beckenham Place Park excludes any significant investment or the provision of supervised activities in the Eastern (Downham Ward) side of the park and please advise as to why adequate Public Consultation has not taken place.

Reply

The developing proposals for Beckenham Place Park include significant investment in the east side of the park including:

- Parkland landscaping improvements in partnership with the EA including some river channel rerouting similar to Ladywell Fields
- New playground
- New adventure play
- New concrete skate park
- New BMX/MTB track

- New toilets/café kiosk
- New car park

Supervised activities will be provided as part of the proposals and an activity plan is being developed as part of the continued development of the scheme.

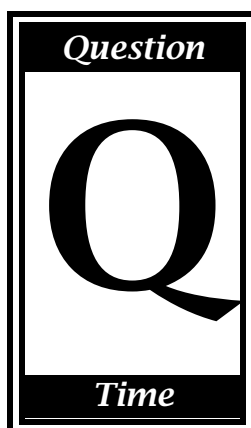
Prior to submitting our proposals to the HLF, we consulted with local stakeholders in a number of ways. Two day long events were held at the Green Man (Phoenix Housing's new community building) to which the following were invited:

- current park users including golfers, the Friends group and working party members
- community groups
- sports groups
- heritage and conservation organisations
- Key parties, e.g. English Heritage, Heritage Lottery Fund and the Environment Agency etc.
- local children and young people including the Young Mayor and his advisers and local schools
- local residents whom we endeavoured to reach through the local Ward Assemblies and Phoenix Community Housing's contact lists

Presentations were also given to Whitefoot and Downham Local Assemblies, a drop-in session was held at Downham Leisure Centre, and a workshop arranged for Conisborough College pupils.

In total, an estimated 300 people were spoken to during the period in which the proposals were being developed.

Current users of the park and the wider public will continue to be consulted as more detailed plans for future use are developed.



PUBLIC QUESTION NO.46

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Hansom

Member to reply: Councillor Onikosi

Question

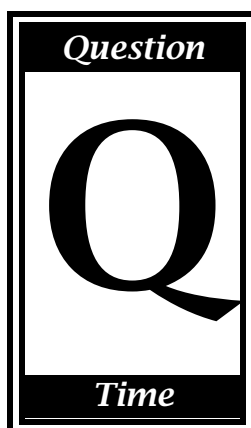
What is the time-scale for the public consultation phase of the Stage 2 Heritage Lottery Fund bid? This is a most important part of the whole process, especially as there is a widely-held belief that the previous 'consultation' in January/February 2014 was seriously flawed. We are aware that the Council is already falling behind its planned programme and need re-assurance both that the public consultation phase will be equitably managed, scrutinised and assessed and also that it will be totally transparent. I would also note that at least part of the process should take place within the park itself - and that a sufficient notice period should be given and that this notice be prominently displayed, including within the park;

Reply

Public consultation will begin following the survey phase which is currently underway. Design consultation will commence this summer and will run through to the end of the year with consultation at key design development stages, a timetable for this work will be published in due course.

Consultation on future activities will also be taking place throughout the same period to inform the development of an activity plan for the park which will seek to maximise use of the park.

Some consultation will take place within the park and notices will be displayed within the park.



PUBLIC QUESTION NO.47

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Imogen Solly

Member to reply: Deputy Mayor

Question

London Plan: 7.6A: 'The Mayor seek to ensure that developments... take account of what different people say they need and want'

The Leegate applicant's 'comprehensive programme of public consultation' has included several meetings with the Lee Green Assembly Leegate working group 2012-2014.

The minutes of the Assembly and working group papers show the nature of the working groups' meetings with the applicant:

'Lack of progress in discussions' (2012 position paper)

'Continued delays of meetings' (2012 position paper)

'Residents and traders not kept informed and uncertainty' (February 2013 motion)

'Promoting consultation before meeting the working group as previously agreed' (June 2014 paper)

'For 2 years saying housing, underground parking and total redevelopment were impractical when they weren't (June 2014 paper)

'St Modwen's seeming reluctance to consider suggestions that would create a genuine quality public space' (November 2014 paper)

'What has disappointed us most about exchanges has been the sense that, following last June's consultation, there has been little in the way of movement from St Modwen, giving a sense of *fait accompli*' (November 2014 paper).

St Modwen have held two public 'consultations':

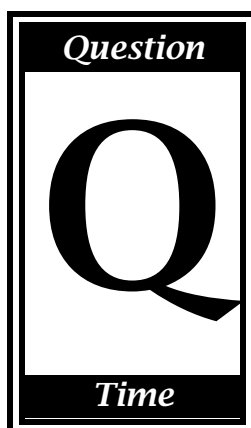
2012 consultation: 4.1.1 Statement of Community Engagement (SCE), 'residents particularly highlighted the size of the superstore and traffic as areas of concern', then at 4.1.2 'as a result of feedback, plans were changed in ways that addressed concerns'. However, neither the size of the superstore nor the traffic issues were addressed.

2014 consultation: Page 17 of the SCE states that, as in 2012, the largest community concern was having a second large superstore and the second most common concern was the traffic impact of the development. Both issues are still unaddressed by the applicant's plans, in which the superstore has in fact been made bigger since both 2012 and the July 2014 consultation, in clear disregard of the issues of concern raised by both events.

The developers have therefore 'held consultations', as they have held displays of their plans that they refer to as consultations, but have not in fact consulted the community, since major concerns have remained both unimproved and unanswered. 'Presentations' would be a better term for the events St Modwen have held. Given this, and their lack of willingness to engage with working group meetings, does Lewisham Council have minimum levels of adequacy in community consultation that they hold either themselves or developers to? If so, what are these minimum levels – how can they be demonstrated to have been achieved in specific cases?

Reply

Please see the response to Public Question 10.



PUBLIC QUESTION NO.48

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: John Keidan

Member to reply: Councillor Maslin

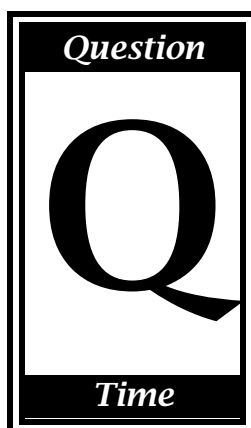
Question

What has Lewisham Council done up to now to support Sedgehill School staff and teachers and what specific steps will it be taking to prevent the School being placed a greater risk of being forced to become an Academy?

Reply

Our priority is for Sedgehill School to succeed, be a popular choice at secondary transfer and offer the very best education for our young people – they deserve nothing less. To ensure this improvement, we have appointed a highly experienced Interim Executive Board comprising two former Headteachers and a former HMI. They in turn, with our support, have appointed a Chief Executive Officer with an excellent track record of school improvement, together with an experienced Head of School. The IEB will be supporting the school leadership team to improve the quality of teaching and learning, and to ensure improvement in pupil progress and attainment. Success in terms of results and Ofsted inspection is vital for our children and the future viability of the school. It is important to recognise that sponsored

Academies can be very successful in the right circumstances where they involve an outstanding sponsor bringing additional capacity to a school at risk of failing. Nevertheless, the support we are giving the school alongside the work of the IEB and the new leadership team is designed to help the school to improve so that it reduces the likelihood of it being targeted by the DfE for forced academisation.



PUBLIC QUESTION NO.49

Priority 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Paul Phoenix

Member to reply: Councillor Daby

Question

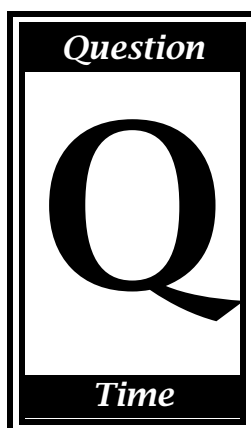
What steps are in place to ensure that unlawful discrimination is not covertly implemented in any decision making process?

Reply

When members make Council decisions they do so on the basis of written reports, which refer to the equality duties and implications as appropriate. Unless there is a compelling need for confidentiality, key decisions are generally taken in public.

Our constitution is drafted throughout to instil the highest standards of good decision making and to minimise the opportunity for any inappropriate factors to be taken into account.

Members and officers receive training in the decision making process and their equality duties. The Council's member code of conduct and disciplinary code are clear that unlawful discrimination is a breach. Under the disciplinary code, a serious breach may result in dismissal. The Council has a whistleblowing policy which enables those who wish to complain of misconduct to do so through a nominated whistleblowing officer, the Monitoring Officer, who will investigate complaints.



PUBLIC QUESTION NO.50

Priority 4

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Woolford

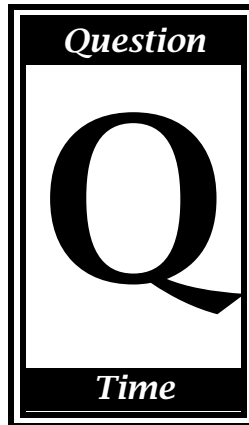
Member to reply: Deputy Mayor

Question

Has the Council been made aware of a start date for the development of Convoy Wharf in light of the fact the developer sort to speed up the planning process bypassing the Council and seeking to go direct to the GLA?

Reply

The GLA took over the planning application for Convoys Wharf in October 2013 and, following a hearing in March 2014, granted outline planning permission with a related Section 106 Agreement in March this year. The next step would be the submission of detailed proposals for the first phase of development. The Council has not currently been advised by the site owners when this submission will be made.



PUBLIC QUESTION NO.51

Priority 4

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: Mr Tonge

Member to reply: Councillor Onikosi

Question

Please explain why the Regeneration Department conducted covert surveillance of the public in Beckenham Place Park in August 2013 in contravention of Home Office Guidelines and please name the responsible senior manager who sanctioned this activity.

Reply

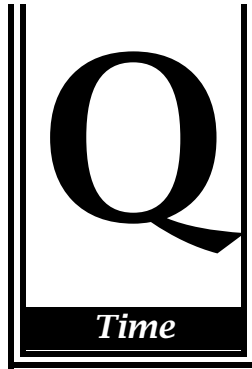
A survey of visitor numbers was conducted in August 2013 and over a period of four days cameras were affixed at high level near entrances to the park to allow a count of entry and exits from the park and providing quantitative data on park usage. This is an efficient technique often used to understand pedestrian and traffic movements so that highways and public realm can be redesigned effectively.

In June 2013 two months before the survey took place the Home Office issued a new code of practice for use of surveillance cameras which provides guidance on how those operating CCTV can comply with the Data Protection Act and Protection of Freedoms Act. These guidelines include erecting notices informing people that CCTV recording is taking place, this is because where such recordings would allow

individuals to be personally identified this is considered personal information under the Data Protection Act.

The cameras used in the 2013 survey are not of the same standard as normal CCTV as they are usually used to record traffic movement. The recordings do not allow the identification of individuals, hence the recordings do not constitute personal data under the Data Protection Act and notices are not required.

Question



PUBLIC QUESTION NO.52

Priority 4

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Hansom

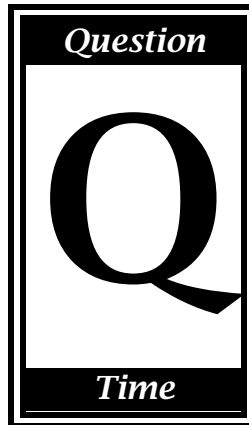
Member to reply: Councillor Onikosi

Question

Since it appears very likely that the Environment Agency will be conducting major flood alleviation works in the River Ravensbourne/Downham section of the park within the next few years (ie. at broadly the same time as the Heritage Lottery Fund regeneration project), can the Council confirm that its plans take full advantage of the opportunities offered by this work? Examples include the potential siting of the 'performance area' within the giant amphitheatre area that will be created as part of the flood retention plan and siting of any 'ornamental/leisure' lake within this area, rather than to the west of the railway (as currently proposed) which will require the destruction of hundreds of mature trees, wholesale destruction of habitat, removal of many thousands of cubic yards of soil - in an area with no natural water source.

Reply

Officers are developing proposals at Beckenham Place Park in tandem with the Environment Agency's plans for creation of the River Ravensbourne flood alleviation scheme. In the current plans it will be possible to hold events in the east side of the park or the west depending on requirements, but there are no plans for creation of a new lake on the east side of the park.



PUBLIC QUESTION NO.53

Priority 5

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JUNE 2015

Question asked by: David Hansom

Member to reply: Councillor Onikosi

Question

Why does the Council persist in claiming that there is insufficient space in the park to accommodate both the golf course and other activities (and quiet contemplation)? The park is some 220 acres in extent and the golf course less than 90 acres! The golf course is enjoyed by thousands of golfers' provides enjoyable views and interest for casual users of the park and re-assurance to the many dog walkers who appreciate the 'security' that the presence of golfers provides to them.

Reply

Officers have been investigating the circumstances that are likely to attract significant numbers of new visitors to the historic core of the park as this is a key requirement of the Heritage Lottery Fund, and would justify the proposed £4.9 million investment in restoration.

The golf course dominates 100 acres of the historic core of the park, with the mansion and the homesteads at its centre, leaving very little space for general public

enjoyment. Only 4 acres of land within this area is not part of the course and is available for unfettered public enjoyment. The other principal areas of useable open space are crab hill field which is some 850 metres from the visitor hub or the east side of the park a 1500 metres walk along park footpaths. It is not that these spaces are unusable, but their remoteness from the listed buildings and visitor facilities means that the park's offer would be significantly compromised for the general public.