

Appendix B – Consultation responses

Barnes Wallis Community Centre

11th September 2015

Following our recent meeting regarding the future of the Barnes Wallis last Tuesday evening.

After the meeting we were left in a bad feeling that Joan Millbank and Bradley Cummings had tried to sabotage the feeling of our committee members by telling members that Bradley had space in his new building which my members can rent. I did not invite Bradley to this meeting, Joan Millbank must have.

As all my members said this centre is a hub for our local community. From ballet and Tae Kwon Do for the children to Seated exercise and Line dancing for the elderly, plus our very strong Church of Christ assembly. Our Somerville United TRA operates from the centre. We hold general meetings every two months to inform tenants and residents of any changes and hear from them of any problems they are experiencing. The TRA organises coach trips and outside party every year to get people involved and talking to each other. I am also the chair of our local Telegraph Hill SNP team, which is why we have a very low crime rate on the estate. We also operate a very good nursery and school with in the centre. Tenants and residents come into the centre seeking information on Rent, council tax, repairs, anti-social behaviour etc. and asking on classes in the centre.

We have also been informed that you plan to demolish our shops and offices in Wild Goose Drive. This was not mentioned at the meeting, the same as we never received any notices, plans before this meeting.

Should this proposal go ahead, it leaves me with no option but to resign my posts as Manager of the Barnes Wallis, Chair of Somerville United TRA, Chair of Telegraph Hill SNP, member of Lewisham Tenants Fund and a member of Lewisham homes area panel, which will be a sad loss to our local community which I have built up over the last ten/eleven years. To ensure the smooth running of the centre, I have not had a holiday for the last 10/11 years, working most weekends also.

We have been working hard for the last six months to become a registered charity, Only last week we received an email from the charity commission saying we are now included in their register.

In the last 10/11 years we have had nothing from Lewisham Council to help us, but look what the council has done. Charge us for water rates £2,300, Business rates of £6,300, No repairs, some over one year old, we have spent between £5000 to £6000 on repairs to the centre, alone in the last year. You may remember that we pointed out several sites on the estate where you build new homes, one being on the corner of Mona Road, a green area, you said that would not happen, well this morning I received papers from you saying that homes will be built on that green area. We still believe that the area at the rear of Edmond Court, the car old parking area and old ball court would be a great area to build new homes instead of demolishing the Barnes Wallis centre.

Through our TRA, I shall be calling a meeting for our tenants and residents to hear your proposals and what action we will take against the closure of the Barnes Wallis.

Yours sincerely

Ken Wakeman

Manager

23rd September 2015

Following a very well attended TRA meeting last night, the tenants and residents of the Somerville estate have asked me to write to you regarding the following issues.

1. The rear of Edmond Court including the ball court and old garage area is not to be used for new housing, not enough space and too close to other people's homes.
2. With all the extra housing being proposed, tenants and residents are concerned that the amount of parking on the estate, which at the moment is limited, would run out of control.
3. A young school girl from Mona Road, said that she is frightened to go out at night time because of strangers walking about, with building more flats and houses on the grass at Mona and Dennett's

Road, this would cause her more problems.

4. Our members said that Edmond Waller School is already full to bursting point, and any more children will not be able to attend the school.
5. Members stated that the council should meet us halfway with their proposals, and not to knock the Barnes Wallis and shops down, but to leave it as it is, as it is the hub of the community, and always open for tenants, residents, young, elderly and disabled to attend meetings and classes.
6. With all the extra flats and houses, tenants and residents are worried about extra traffic on the estate, speeding cars and vans, as lots of Edmond Waller and Kender Street children walk through the estate.
7. Extra rubbish will be generated by this proposal, the situation is bad at this moment without extra more being put upon us. Our present caretaker can hardly cope with his work, any more will tip him over the edge.
8. Demolition of the Barnes Wallis would also mean the cutting down of cherry trees, walnut trees plus another one, which is against the environment.
9. One member of the TRA has a relation working for the South London Press, who will be asked to contact myself to see if we could get space in the paper to write about our situation.
10. One committee member will be going door to door around the estate to get signatures for a petition which will be presented later.

Yours sincerely

Ken Wakeman

Chair

Somerville United TRA

Hi Liz

Just to let you know that following a management meeting of Lewisham Tenants Fund, they will back any action against the demolition of the Barnes Wallis Community Centre.

Our Somerville United TRA will be holding a meeting next week with the residents to see what action we will take to stop this happening.

Kind regards

Ken

Dear Steve,

I am writing to you as the individual who has brought in over £1.3 million to the Somerville Youth & Play Provision in New Cross from external funding bodies in the last year.

I understand that proposals are underway to close the Barnes Wallis centre on the Somerville estate, as well as the Honor Oak Community Centre on Turnham Road in Brockley.

The funders for Somerville have grasped just how necessary community spaces like this are. You are responsible for the facilities in our deprived communities and in my opinion you need to have a clearer understanding of the local needs that these places address. Please consider these facts:

Issues and evidence of need through research and consultations:

Lewisham is the 31st most deprived Local Authority in England (bottom 10%) and the 13th most deprived London borough (Lewisham JSNA 2011); relative to the rest of the UK Lewisham's deprivation is increasing (most recent Indices of Multiple Deprivation 2010). 34% of children in Lewisham live in poverty which is the 18th worst Local Authority in the UK (End Child Poverty Report October 2014); an estimated 20,355 children live in poverty in Lewisham (Lewisham Children and Young People Plan 2012-15). Within the New Cross ward 33% of children in our nearest primary school are entitled to free school meals (DfES 2012) and 26% of year 6 children are obese (Childrens Centre Area 1 profile 2012).

Facilities like Somerville, Barnes Wallis and Honor Oak Community Centre address the following specific needs:

1.Children and young people living in cramped, poor quality housing need places to exercise and a safe space to play and engage in positive activities. Within New Cross 20% of the population live in poor quality social housing (IMD 2010); an estimated 95% of Somerville's attendees live in social housing. 68% of participants said they are "more fit and healthy" from being here (Oct 2014 survey of 44 participants). The nearest free outdoor sports facility is almost 1 mile away.

2. A lack of local provision for young people can result in crime, gang involvement, anti-social behaviour and substance misuse, further reducing their life chances. 75% of our participants said they are “less likely to get into trouble by being at Somerville” (2014 survey); this is supported by informal feedback from our Safer Neighbourhoods team and local residents.

The Telegraph Hill Assembly Action Plan (2012) identifies youth issues as the highest local priority, with 12 of the 23 objectives focused on youth needs. Almost half of our young people say “there is nowhere else that we can hang out” (2014 survey). There are no other youth services within a mile and the nearest adventure playground is almost 2 miles away. Our events are often over-subscribed, e.g. over 600 young people attended the Skate Park Event in 2013.

3. Many of Somerville’s young people have low levels of skills and educational attainment, Special Educational Needs (SEN) or behavioural problems, and increased risk of exclusion from school. DfES data (2012) shows that nearly a third of children in the 3 nearest primary schools have SEN (with or without statements). Over 70% of participants said that they “learn new things” and “being here helps me feel more confident and good at stuff” (2014 survey).

4. Somerville’s young people struggle to overcome multiple barriers to employment and need additional employability support. In New Cross ward 7.8% of households with dependent children have no employed adults compared to 4.2% in England (Census 2011). Expectations of securing employment remain low. The 102 young people who gained employability support through Somerville in 2014 said they could not have accessed support elsewhere; the local Connexions service closed in 2011 and has not been replaced. Somerville has also been shown to help the majority of employed parents to stay in work: “It’s a Godsend in school holidays and free which means I can go to work.”

5. Many of our children and young people are socially isolated; around 75% are from BME families /refugees / asylum seekers or from single parent or workless households. These families tend to have limited support networks, low levels of community engagement and a lack of knowledge of support and advice available. 66% of participants agreed that “Somerville makes me feel less lonely” (2014 survey). Informal feedback from parents shows a lack of community feel on local estates and a need for community activities.

How community facilities fit with national, regional and local strategies and priorities:

The Governments ‘Positive for Youth’ Strategy (December 2011) states “a common goal of young people having a strong sense of belonging, and the supportive relationships, strong ambitions, and good opportunities they need to realise their potential” and includes a commitment to retain a statutory duty on local authorities to secure positive activities for young people.

At a regional level the London Mayor “wants to increase opportunities for—and promote the aspirations of—children and young people in London, to improve their life chances and reduce youth crime” (*ref: Young Londoners—successful futures, 2010*).

The 2009 Young Londoners Survey found that children and young people in urban and deprived areas of London are likely to have fewer opportunities to engage in positive activities than those in more affluent areas—and this lack of provision can hold back their social development and life opportunities (8). Furthermore, National research for the Cabinet Office shows that closure of youth

clubs have been a factor in the riots in England; in neighbouring Peckham on 8th August 2011, clashes between police and groups of largely local young people sparked violence that turned into looting (*ref: The August Riots in England, understanding the motivations of young people*).

Lewisham Council's Children and Young Peoples Plan (CYPP) 2012-15 states its vision as "Together with families, we will improve the lives and life chances of the children and young people in Lewisham" and its priorities include reducing childhood obesity, teenage conceptions, substance misuse, anti-social behaviour and youth crime, ensuring children and young people access culture, sport, leisure and play activities. Fine, but how, without these places?

Can I remind you that Lewisham also says it will "continue to put a high priority on the provision of play areas ...".

You probably don't need reminding that there have been two youth murders in our area (SE4) in the last month. Any decision to remove such community facilities, that are primarily of benefit to children and young people, will be fuelling the fire for future violence that is borne out of communities that are fearful and broken.

Once these places are gone they are very hard to replace. Please reconsider the options.

Kind regards

Clare Sharpen (MA Cantab, MSc)

RESPONSE TO THE PROPOSED CLOSURE/DEMOLITION OF BARNES WALLIS COMMUNITY FROM JOY (JUST OLDER YOUTH)

As a regular user of the Barnes Wallis Community Centre, JOY wishes to express its concern and register its protest about the proposed closure/demolition of this Centre.

We are concerned about the effect that this closure will have on the future of JOY classes, however it is not just about JOY. The centre has been at the heart of the Somerville Estate for decades and continues to be so. It is still used regularly by a number of groups, including JOY.

We regard Barnes Wallis as our home. In order to keep costs low JOY has no permanent base. We use the centre for holding our monthly meetings, training sessions and meeting people from other projects as well as the classes. We also use the hall for our fundraising events, which are absolutely vital for JOY to continue to offer affordable, low cost classes.

On Monday mornings, we hold our seated exercise class in the hall, followed by a social gathering where people can stay, have a cup of tea or coffee and have a chat. This class attracts 20 plus participants.

On Tuesday afternoons we hold our singing class attended by 15 plus participants.

On Wednesday mornings, we use the foyer of the Centre for meeting up before our weekly health walk (10 – 15 participants) and our Let's Dance class uses the hall for its weekly 2 hour class with 20 plus participants.

On Thursday mornings, we use the Centre for our weekly Zumba Gold class with 15 plus participants and in the afternoon our Craft Club takes place with a smaller group of about 7 – 10 participants.

Over 90 people from JOY use the centre on a weekly basis, many of whom come from the surrounding area.

It been suggested that we could use the new building at Somerville Adventure Playground, however it has not been made clear to us the size of the space that would be made available and whether it could accommodate all the groups from the Centre.

And as for the site at Besson Street, which we are told will have community space, we are just not confident that this will ever happen. For years it has been on hold and promises have not been fulfilled.

We do use All Saints Community Centre but it would not be able to house JOY classes that take place at Barnes Wallis.

And if the Barnes Wallis site is to be developed, how do we know that there will be adequate community space?

We realise that this proposal is based on financial considerations – the Council has to save millions of pounds, but surely Barnes Wallis is not such a drain on council resources? The Centre is run by volunteers and makes most of its revenue from rentals such as ours.

What about community? JOY provides an excellent programme of weekly activities for older adults such as Seated Exercise, Zumba Gold, Crafts, Singing, Dancing as well as other as other activities at other centres. We run on a shoe string – volunteers run the project. We have no paid workers apart from our tutors. We have no base or place that we can hold classes.

Without Barnes Wallis, JOY would struggle to run such a full programme of affordable classes. Its closure would definitely have ramifications for JOY's future as well as the other projects that use the Centre. It provides a lifeline for us and for local people.

Please do not allow this valuable community resource to be destroyed.

Jane Keane (Chair JOY) 30/9/2015

Officer Comments:

There are currently no plans to demolish the shops and offices in Wild Goose Drive, as the wider regeneration plans for the Somerville Estate are at a very early stage of development.

The other sites mentioned will be looked at as part of the feasibility study for new housing on the estate.

The proposal is not to close the Barnes Wallis Centre but to redevelop the site and include the provision of community space that will take into consideration the views and needs of users and local residents in shaping the plans. We will also look at how the other community provision in the area complements any new centre.

Brandram Community Centre

Please see separate submission from Brandram community centre

Champion Hall

Thank you for your time recently. I have sent the template of usage back to Evette McDonald plus a copy in the post.

I would just like to add that from December we will have a recognised martial arts group using the hall also. I would like consideration to be given to Champion Hall as an important part of Sydenham life. Apart from the usage shown the hall is widely booked on a Saturday and Sunday, with Kumon teaching on a Saturday morning and Greater Grace Church on a Sunday with events in the afternoon and evening for birthdays/christenings etc.

We would like to look to paying a rental for use of the hall and would be grateful if this would be possible and, if it is, how much we would need to be.

Thank you for your help and if you need any further information please let me know.

Mo Sheahan

for Champion Hall

Community Centre: Champion Hall

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
<i>Example: Monday</i>	<i>Dance ltd</i>	<i>Line dancing class</i>	<i>15</i>	<i>Older people (aged 50+)</i>	<i>£5 per session</i>	<i>Some limited mobility users</i>
Sunday	Greater Grace Church	Faith Group	40-50	Varied ages and types from 4-80. Separate classes within the service for children	Donations	
Monday, Wednesday, Thursday, Friday	Angel face pre school	Nursery	20-30	Under 5 for pre school After school varies	A lot of funding but £30 for the day	
Monday, Wednesday	Sydenham Dance centre	Dance	20-30	25-70 years old	£7.50 for the evening	
Tuesday, Friday, Saturday	Kumon centre teaching		20-30	Mainly under 10s	In line with kumon prices	
Tuesday	Tea dance	Drop in	10	OAPs/ disabled but all welcome	£1.50	
Tuesday	Greater Grace prayer group	Prayer	20/30		Donations	
Thursday	Badminton	Sport	Approx 8-10			

Evelyn Community Centre

From FORVIL

We are a service group that caters for the Vietnamese and Chinese community on the Evelyn estate and across London; we have over 100 users at present attending Evelyn. We operate 5 days a week Monday-Friday and hold a luncheon club for our community on a Thursday and Friday. On these days we are able to have many different services come and educate a lot of our users. Our concern is that if the centre was taken away from us, there would be know where for our elderly and other Vietnamese and Chinese user group go to access the support we provide. We are a community that learn and trust one another and have come to rely on us to help them with very pressing matters and private matters. Most of our service users trust us and come to our luncheon club not only to socialise but to find out life changing information they might otherwise not have been able to access. We work closely with several organisations in Lewisham and other boroughs and through this many of our users now have knowledge that could potentially, help them have a better quality of life. We have the local optician come in and check our member's eyes, we have Lewisham health team come and check members health i.e. blood pressure, heart, diabetes, cholesterol levels etc. We also have the local fire brigade come and give demonstrations on how to check their smoke alarms, and also ensure they know who to call in case of a fire. The local police also come in and educate user groups on how to report a crime and how to keep themselves safe. We have the local dieticians come and educate them on healthy lifestyles. We help our user groups with housing issues, employment issues and offer English language sessions. We have a keep fit class every Friday afternoon that is not only open to the Vietnamese and Chinese community but to all the community which is growing in numbers week by week and every other Thursday we offer classes for the community residents who's mobility is poor, to do chair aerobics. Many of our users rely on us to help them with their day to day living as without us they would have no one to turn to. We pride ourselves on being a central hub for our Evelyn community Vietnamese and Chinese residents who have over the years become reliant on use to give them the opportunity to not live isolated but be part of a group where they feel they belong to. We are working in a community centre with other user groups within the centre allowing us to branch out. The loss of this centre would deeply effect not only the users of our group but ourselves in being able to accommodate and facilitate the services we offer and provide.

To whom it concern,

I have been lead to believe Evelyn Community Centre is up for consideration in the redevelopment of a smaller centre and possibility of housing. You only have to look outside the centres doors to see the vast array of housing comprising of high rise, flats and houses. I was moved to Evelyn Community Centre nearly a year ago from another centre that was beyond economical repair which become too dangerous for user groups to use. Over this time at Evelyn my client list has grown. When this first occurred I was worried that I would lose my user group, but they faithfully moved with me. I run two classes a week on Monday and Wednesday evenings from 18:30-21:30. My target group is the youngsters and youths keeping them off the streets, and showing them a different way to channel their energy into a focused disciplined sport. Teaching self- defence through karate has been proven to help improve and develop confidence, co-ordination, concentration and discipline in both adults and children. I run classes for children and adults, and have enjoyed working within the community. Being moved once had a knock on effect as I did lose a small percentage of my students and have had to build it back up, but fortunately being moved to Evelyn Community Centre has had a positive impact on my services, giving me the opportunity to pass on not only a skill i learnt but a way of life.

Yours Sincerely

Felix Nelson

(Newcross Karate Academy)

Dear sir/madam

Background Information:

My name is Keith and I am the chair person for Evelyn Tenants and Residents Associations (E.T.R.A). I took this post on after the late Julia Donovan sadly passed away last year who we sadly miss; we are funded by Lewisham Tenets Levy (LTF).

I am involved with:

The Evelyn coordinating group

MET police safer neighbourhood team and local PCSO'S

The ASB team,

The scrutiny group along with Tepas

As well as many other departments within Lewisham and Lewisham Homes.

Our aims as a TRNA is to serve and help within the local community, with housing, block and estate issues, supporting tenants residents and lease holders with their issues and problems, also facilitated within the TRNA meetings. Sourcing information for all of the above, and pointing them to the right departments or services, and offering ongoing support where needed along with supporting the elderly Re:f housing and OT. Who we co-work with within the centre are all groups as required in a supporting role along with grant applications and more. I would like to point out that Sharrone Harvey has been very helpful and instrumental in ensuring that the centre is being used to its full potential along with moving three displaced user groups to within this centre increasing its usage providing more facilities for the local community. Due to a reduction of the number of caretakers from 7-3 workers myself and others on a voluntary basis help as we can, within and outside of the building and at times with some financial costs to ourselves i.e. cleaning materials and products, maintaining the cleanliness of the kitchen along with the cooker, cooker hood and other general hygiene matters within the kitchen and on occasions dust and mopping the main hall floors. If it was deemed that the centre was to go it would have a devastating impact on the community and the services it provides within that said community including childcare. It was suggested that a smaller building within a new development may be under consideration by yourselves, with the increase usage of the centre a smaller centre would not suit purpose as the church group regularly fills the hall to near capacity, similarly with the self defence group and other user groups within the centre. I thank you for your time and hope this will help you to allow all the groups and users of this community centre to continue helping and serving the community as it has done for many years.

Yours Sincerely

Keith chairperson of ETRA



BunnyHop Day Nursery, 1 Kingfisher Square Deptford London SE8 5TW

Re: Voluntary Sector Accommodation- Response to the consultation on proposed closures and Redevelopment of community centres.

Dear Mayor and Cabinet,

Background information: We are a private day nursery operating Monday-Friday 08:00-18:00 hours. We cater for children aged 2yrs -5yrs, 50 weeks of the year situated within Evelyn Community Centre. We have been serving the community for over 20 years, offering full-time and part-time spaces for children that have come from many multi-cultural backgrounds. At present we have 36 children and families attending BunnyHops, over half of our children are currently in receipt of the free 15 hours nursery place. This is a clear indicator that the need for a nursery is very high. We work alongside several other agencies within Lewisham borough, and continue our rapport with them on a daily basis. The community centre where we are situated is in the heart of a community, where several high rise housing, lower lever flats and houses are situated. 95% of our families live in the immediate area and many come from disadvantage backgrounds. We work alongside Local authorities where many of our parents have links with, such as social services as some of our children are on the 'at risk register', or family members having mental health issues, or children that are in care system. Due to the volume of high rise flats and houses we constantly have a waiting list as parents/carers are in desperate need for good quality child care. The impact of the centre closing would mean a huge chunk of a growing community gone, and children left without any form of childcare/education in the early years. By the nursery taking children from the age of 2 yrs.' We can identify early on of any additional needs a child might have. We currently have 12 children that have Special Educational Needs, and are now getting the correct help and support needed for them and their families. The government have brought forward plans to double free childcare for working parents, to support working families with the costs of childcare, and without us already offering affordable childcare, this would drastically decreases the numbers of parents actively looking for employment or are currently in higher education, as childcare is so sought after in this area. We are in a community centre that is used by so many different cultural groups on week days and weekends for private hire and for regular users. There are roughly eight user groups actively using the centre but working in partnership with one another.

Yours Sincerely

Natasha Ricketts (Manager)

RE: EVELYN COMMUNITY CENTRE CONSULTATION MEETING

MONDAY, 21ST SEPTEMBER 2015 – 5:00 TO 6:15 PM.

Manifesto of Mount Carmel Church

The foundation of this church is built upon the inspiration of Jesus Christ, where a collective group of worshippers shares fellowship within Evelyn Community Centre.

Mount Carmel Church was fortunate to take up residency through Lewisham Council at Scotney Hall, New cross, Sharratt Street in the 1980's. The nature of Mount Carmel Church today and when it was based on Sharratt Street, Scotney Hall was to provide a place of worship for people within the community, offering support to all who may be facing difficulties within their life's, provide a place for children of all ages a warm and friendly Sunday school environment, to share creative activities with other children, to develop their understanding of good choices to make in life and support the importance for them to attend school.

The community did participate in much of the Church service and special occasions over the years where food was also provided as a sense of giving to all that came. Unfortunately, due to a major water leak, leaving the main hall in a bad disrepair state in November 2014, we were offered a short term Tenancy at Evelyn Community centre on the 2nd of December 2014.

The members of Mount Carmel Church embraced this change and were able to settle in Evelyn Community Hall very quickly. However, there are some underling matters to be resolved, but we have adapted to the current location and the community in like manner when located at Scotney Hall. People have visited from the community and commented on how they enjoyed the service and just wanted to come in and listen, which is always welcomed.

There are elderly members who are within the borough and the community area which find this location very accessible, where they are able to share a meal and have a sense of family unity as some live on their own.

Mount Carmel Apostolic Church Objective:

In a community where there are many families and people with many financial problems, fragile sense of well being, Mount Carmel offers a place for all to come and have rest from the many challenges people face individually or as a community and can help towards the progression of a peaceful well being.

Mount Carmel Apostolic Church Aim:

We have much passion to extend the foundation of Mount Carmel Church to more of the community and continue to co-operate with the other user groups within the centre, so that lives in the surrounding area can benefit from this good support network and contribute to the stability of the community.

Mount Carmel Apostolic Church & Evelyn Community centre Future plans:

Following the meeting on the 21st of September 2015, we welcome the idea to develop the community centre, as we appreciate the need for more housing within the Lewisham borough, but see the vital importance for the community centre to remain.

The centre most certainly could benefit from an upgrade to improve the lighting where currently two thirds of the lights are not in operation. The oven is in a hazardous disrepair state, lack of storage space for all user groups and general wear and tear throughout the hall.

Therefore, should the decision be made to redevelop the community centre with Housing , we would strongly request that the premises is not down sized, as with more housing this would result in more residents in need of the centre.

We anticipate that this manifesto will be taken into consideration when future plans for Evelyn Community centre is made.

Ewart Road Club House

17th September 2015

Ms Liz Dart
Lewisham Borough Council

Dear Ms Dart

Ewart Road Community Clubhouse

I am writing this letter in regards to the recent threat of closure and redevelopment of our estate clubhouse.

I am the Chair of Ewart Road Housing Co-operative Ltd and I am raising these concerns with you on behalf of the Management Committee and the residents of our estate.

We are deeply troubled and alarmed about the recent proposal by The London Borough of Lewisham to close our clubhouse with the aim of demolition and redevelopment of the land. The clubhouse is an integral part of our estate and our community and we simply cannot afford to lose it.

Residents, local faith groups, other charitable organisations, children's groups, sports and well-being as well as residents and the management committee use it.

We have some queries that I hope you are able to answer:

- ❖ It seems that no one has visited the site or discussed this properly with the co-op: has such a visit occurred?
- ❖ Planning permission was not given to the property next door, so we would question the probability of getting one for the clubhouse development you propose
- ❖ I am sure you are aware of the fact that we are a registered social landlord and that we have just signed a new 5-year agreement to manage the estate and clubhouse?
- ❖ In the event that our wishes to keep the clubhouse are overruled by LBL, the Council will still have to provide us with alternative accommodation: many of our residents are vulnerable and elderly and would find it very difficult to travel to meetings that are not on the estate.
- ❖ If new dwellings are built on the site, it states in your agenda from the meeting we attended at the town hall on Wednesday 15th July that Lewisham Homes are interested in managing any new development on our clubhouse land, (page 98 of your agenda). We would also question this decision, as we think it is completely inappropriate. We are more than qualified to manage properties on our own estate and have done so since we formed as a co-op in 1982.

- ❖ You also stated that one of the reasons for selling community buildings is due to the cost to the council of maintaining these buildings. Our clubhouse does not need your financial support: it generates income, has a surplus, is managed by a dedicated group of volunteers and is, in our opinion, self sufficient and not dependent on council funding.

To be quite frank, the co op feel that we have been side-lined and not consulted in a fully transparent way in terms of these decisions being made on our behalf that directly affect our residents and wider community, who use our clubhouse for social and community meetings, events and projects.

The loss of our clubhouse will actually undo many years of work in terms of community cohesion and tenant relations and we would urge the council to reconsider this idea, especially in view of the fact that it is a policy of The London Borough of Lewisham to promote diversity, community care, outreach and concern for those who are isolated, vulnerable and lonely, in particular the elderly. The Ewart Road Clubhouse is of paramount importance to people on the estate and the wider community that are come together in community spirit.

I would be obliged if you would give the time to answer these questions and concerns we have raised.

I look forward to your reply.

Yours sincerely

Brian Courtney

Chair of Management Committee

Ewart Road Housing Co-operative

Sir Steve Bullock
Mayor of Lewisham
Mayor's Cabinet

Dear Sir

Re: Ewart Road Housing Co-operative Community Clubhouse

I am the Chairperson of the Management Committee for Ewart Road Housing Co-operative Ltd, and I am writing to you on behalf of the Committee and the Co-operative. We have just been made aware that our Community Clubhouse is under threat from Housing Development.

I feel anger that this is even being contemplated. We are a committed group of people who have worked hard over the years to keep our estate well maintained and our residents happy. The clubhouse is the central meeting place for our committee and residents, the hub of our estate.

Whilst it is true that the clubhouse has not been used to its full potential recently, we have been lucky enough to get on board a young woman who has the energy, confidence and commitment to get the clubhouse running more like it used to be. Apart from our monthly and quarterly meetings, we have TMO Liaison meetings with the other co-operative in the borough, we hold table sales monthly and we have Bingo sessions starting on 23rd July, with coffee mornings starting on 11th August. We also have a few faith groups who use the space for their prayer meetings. These people also belong to the community. Our problem has been that people are unaware of our clubhouse or its location. This is about to change and we had already started working on a comprehensive plan for our community clubhouse when we heard about the council's latest plans.

We have met with a representative of Community Connections who gave us a lot of advice and is committed to supporting us in the future. She informed us that there is a need for our clubhouse as the Forest Hill and Catford areas do not have a community centre/clubhouse and she has given us connections to organisations that would be interested in our space. This makes it an asset to the community as this area will be non-profit making. Our next step once this side is set up would be to concentrate on the private sector to make the Clubhouse financially self-sufficient, so the upkeep of the clubhouse will come out of the profit and not be a burden on the council.

We are in the process of designing flyers and posters to be distributed ahead of the two events mentioned above and to advertise other events which we are in the process of arranging.

We are Registered Social Landlords. I want to know if you really can strip us of this asset? Is the council legally entitled to destroy part of our community? It is certainly not morally entitled.

Our members are working extremely hard to make our community clubhouse a success for the estate and the wider community, and will continue to do so. In the event that all this is of no avail, I would like to know what the council will provide us with as an alternative to our community centre. Also, is our estate office under threat as well?

Some of us will be attending your meeting on Wednesday evening and trust you will be able to read this letter and the accompanying draft Plan for our Community Clubhouse before the meeting. We are determined to keep our community clubhouse for the community and will work unceasingly to that end.

Yours faithfully

Brian Courtney
Chair
on behalf of Ewart Road Housing Co-operative Ltd
and the Management Committee

(Enc)

Ewart Road Clubhouse Needs Your Help!

The Management Committee has recently been made aware that Lewisham Council intend to close the Estate Clubhouse and build properties on the site.



The clubhouse sub-committee is working very hard to see that this does not happen, and its members are giving a lot of their time and energy to develop a robust, comprehensive plan of action to get the clubhouse known in the community and to get it buzzing with activity.

Several members of the Management Committee, including the Committee Chair and the Housing Manager, attended the Mayoral Cabinet meeting on Wednesday 15th July and stated our case to the Mayor and Cabinet. There are to be a round of consultations and it is essential that we show Lewisham Council that our Clubhouse really is a centre of excellence.

The loss of the Clubhouse would affect us all. It is the hub of our estate, an asset we just cannot afford to lose.

We ask you, the Co-operative members, to help in this task.

Support our events and activities at the Clubhouse as they come up.

- Bingo monthly on Thursdays starting 23rd July, 4pm – 6pm,
- Table sale on Saturday 25th July, 1pm – 4pm. (Last Saturday of every month)
- Coffee morning every Tuesday starting 11th August, 10am – 12pm.

This is just the beginning.

There are lots of different events and activities planned which will be advertised in due course.

We are also seeking new ideas and volunteers to help with events and activities. If you are interested please give us a call,

Of equal importance is the effect that turning that small area into a building site would have on the residents living nearby. Once the dirt, dust and noise have ceased, our residents who live adjacent to the proposed new flats will be overlooked by the new residents and will be faced with brick walls instead of the lovely mature trees and bushes in that area which help to make this estate such a pleasant place to live in.

Yours faithfully

Brian Courtney
Chair
On behalf of the Management Committee

Honor Oak Community Centre

Community Centre: ___Honor Oak Centre_____

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
<i>Example: Monday</i>	<i>Dance ltd</i>	<i>Line dancing class</i>	<i>15</i>	<i>Older people (aged 50+)</i>	<i>£5 per session</i>	<i>Some limited mobility users</i>
Tuesdays	Mini Drama	Drama for kids	10	children 3-11	£5 per session	NA
	□					

Community Centre: ___Honor Oak Community Centre_____

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
<i>Example: Monday</i>	<i>Dance ltd</i>	<i>Line dancing class</i>	<i>15</i>	<i>Older people (aged 50+)</i>	<i>£5 per session</i>	<i>Some limited mobility users</i>
Friday	Grace Church Brockley	Toddler Group	Variable (15 – 40)	Parents and pre school children	£1 per session	We use the kitchen, crèche/lounge rooms and the outside area

Trustees

Honor Oak community Association (HOCA)

30 September 2015

Dear Ms

Honor Oak Community Association (HOCA) - voluntary sector accommodation consultation response.

HOCA welcomes the opportunity to respond this consultation on voluntary sector accommodation.

Our aims

The aims of HOCA are:

to promote the benefit of the inhabitants of the area of benefit without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions,

by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;

establish, or secure the establishment of, a Community Centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the Objects;

promote such other charitable purposes as may from time to time be determined. The Charity shall be non-party in politics and non-sectarian in religion. The area of benefit ("area of benefit") shall be Lewisham and the surrounding areas.

Our views

HOCA and its user groups /users do not support proposals to redevelop the current site of the community centre and youth club to instead provide housing with smaller and shared community space.

The plans for smaller and shared community space will mean that many of the activities currently being undertaken at the community centre will not be able to continue. The main hall in the community centre is our main source of income and if we lose this facility we will no longer be able to continue in our current capacity and also it will no longer be viable for a number of our user groups to continue to operate.

The community centre is very well used to the point that it is often difficult to schedule request to hold activities and events. It provides public space for the young and old and families to meet and undertake a variety of activities .One of the objectives of this consultation exercise was to address underutilisation of community centres. Honor Oak Community centre is very well used and is attended by various groups every day and night of the week. The taekwondo group has been operating from the community since 1981 (one year after the centre opened). This group is very popular and has been attended by generations of the same families.

We believe that any proposal for additional housing on Honor Oak Estate is not well thought out. The area is already very highly populated and really does not need additional people in the area. We all recognise that there is need for more housing in Lewisham but it is almost inconceivable that you would consider reducing the amount of community space in this very populated area and then increase the population. We hope that the two tragic killings on the estate in September will cause you to rethink this proposal.

Information on the user groups and the regular activities undertaken at the community centre is included in the response template and attached as a separate document. Where user groups/users have provided additional responses these are also attached.

The consultation was aimed at voluntary and community organisations that provide services in London Borough of Lewisham. However, the plans for redevelopment of the site for housing and reduced community space will impact on the residents on Honor Oak Estate and HOCA believe that it was a poor judgement on the part of Lewisham Council to exclude the residents from the consultation at this stage. For this reason we do Not believe that the consultation that has been undertaken thus far in relation to Honor Oak Community centre has been conducted appropriately.

On becoming aware of the threat to the Honor Oak Community Centre, a petition was started by HOCA and we currently have over one thousand signatures which we plan to seek permission to submit to the Mayor and Cabinet meeting in November.

Information on usage of the centre

In an attempt to reach more members of the community we commissioned research on the relevance of the community centre, as although it is very well used, we are aware that many people in the community are not aware of the activities being run at the centre. This also provided information on the activities they would like held at the community centre and community space featured highly on their expectations.. *‘ 68% of respondents expect a community centre to offer services and activities which relate to ‘Social space’*

This may go some way to explain the success of our private hiring arrangements.

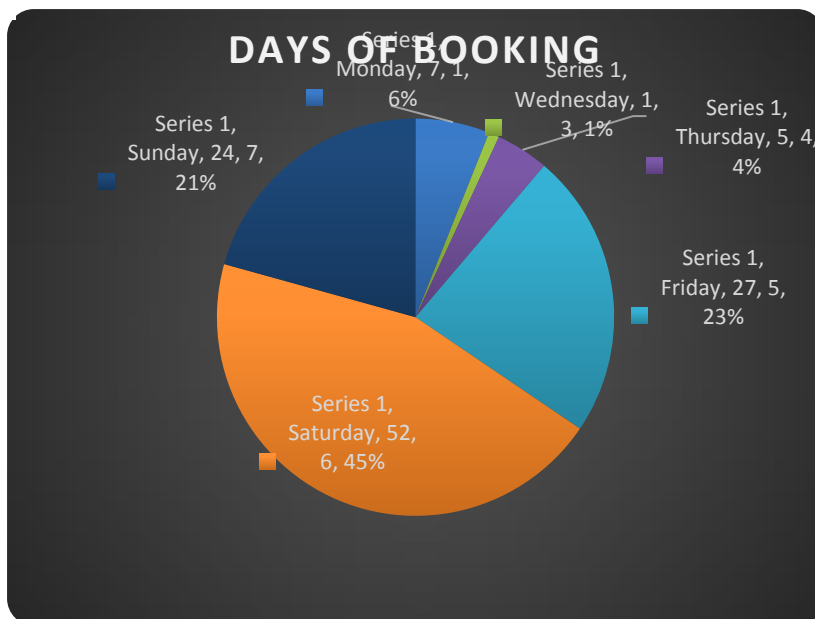
The below figures show private hire to April 2015 the forward bookings for both Saturdays and Sundays were continuing to strengthen. At that point, every Saturday and Sunday in May, apart from Sunday 31st was booked. At the time of writing this consultation response we had to turn people away in October as most Fridays and Saturdays are booked each week for private hire.

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan.	Feb.	Mar	Apr.	YTD
<i>Previous year</i>	8	7	11	9	5	9	12	6	4	2	8	5	86
Last 12 months	9	8	10	7	5	6	5	7	5	7	8	12	89

The table below was produced on 19 May 2015 and shows the events booked in the last 12 months. Honor Oak Community Centre is just a few minute's walk from Honor Oak Crematorium, Brenchley Gardens and therefore it is not surprising that the highest number of private hire bookings is for funeral receptions. Funerals, birthday parties, christenings and weddings account for over 75% of private hire bookings.

EVENT TYPE	NUMBER	%
Memorial dinner	1	1.04%
Birthday party	21	21.88%
Chld's party	1	1.04%
community fair	1	1.04%
Christening party	12	12.50%
Family reception	3	3.13%
Funeral	29	30.21%
Graduation party	1	1.04%
Jehova's witnesses	2	2.08%
Leaving party	1	1.04%
Naming ceremony	3	3.13%
Sound check	6	6.25%
Potter's house church	1	1.04%
squash party	1	1.04%
memorial	1	1.04%
Wedding reception	12	12.50%
Total	96	100.00%

The table below shows that Saturdays are most popular for private hire with 45% of bookings being made on Saturday. Fridays are very popular for funerals. There is little private hire undertaken on weekdays, which is usually reserved for community development activities/user group bookings



Some analysis was done on the private hirers of the centre over the two year period to 19 May 2015. Residents in Brockley postcode SE4 made the highest number of private hires. Over 67% of private hirers were from the borough of Lewisham. The community centre is located on the cusp with Southwark so it is not surprising that it attracts hires from this borough.

Where our hirers come from

Post codes	Hirers with that postcode*	Post codes	Hirers with that postcode*
SE4	41	SE23	8
SE15	17	SE8	6
SE14	13	BR4	5
SE6	12	SE9	5
SE13	8	SE16	4
SE22	8	SE18	4

99

32

**Where there were fewer than 4 hirings from any given postal area, numbers are not included*

Expression of Interest for Asset Transfer

As part of this consultation response HOCA would like to express an interest in transferring a community asset into our ownership. Our expression of interest is outlined below.

The community centre is central to creating a space for community activities for the local people and meets the needs of younger and older people and brings the different communities together. The attached document showing the user groups and activities they provide to the local community is evidence that the community centre has a track record of delivering recreational, social and educational activities/service to the local community. Over the next five years we plan to expand on the community development activities, with this in mind we have scheduled the organisation 'prison link' and 'MEND' to run courses/programmes at the community centre in October 2015.

The activities that are currently run at the centre attracts a diverse group of people and we want to further develop the services/activities offered at the community centre to support the local community and to change lives.

We have recently set up as a charitable incorporated organisation and have undergone lots of change in terms of board members and administrative /governance procedures. We are now moving forward and have 5 potential trustees/members attending our next meeting on 1st October, all of whom live on the Honor Oak Estate and keen to help promote and build the community centre as an asset of value in the community. They have all been sent our skills audit form for completion so that we can be sure to attract the right skills on the trustee board.

We currently have a part time admin worker and volunteer working in the office. Current trustees are also putting in a lot of time to ensure that we can effectively manage the centre while we build our membership and trustees. HOCA trustees/ workers are scheduled to attend free training courses provided by Voluntary Action Lewisham. We are also booked on National Training courses in November on charity fund raising and governance. This we believe will assist us in making applications from funders that we have already identified and help us to maximise opportunities to ensure sustainability of the community centre.

HOCA Trustees endeavour to be compliant with charity regulations and our governing documents and have already taken a difficult decision, against the wishes of a former trustee to ensure that we do not breach our governing document. We are also scheduled to have training on charity governance which will further assist us in the management of the community centre. Although current trustees have management and HR experience, financial management experience, and knowledge of equality, data protection and freedom of information legislation. We aim to get a good handle on charity regulations to ensure we run an effective and efficient business to meet the needs of the community and where the diversity of people's backgrounds is valued.

The repairs and maintenance cost to the centre in 2013/14 was £19,678. There were no additional actual costs incurred by the Lewisham Council in this respect. Our approved financial accounts to March 2015 can be made available on request.

Yours sincerely

Yvonne Peart, Wonyo Setufe, Dorcas Erekosima, Purazeni Chigarire

HOCA Trustees

Enclosed:

Letters/emails from:

Leon Onen (resident)

Suzy Moxhay (resident)

S Griffiths (user group)

Pastor David Brown (user group)

Christina Israel (user group)

Introduction letters:

MEND

Prison Link

Dear Mr Mayor

Subject: Re: Consultation with affected groups - redevelopment proposals for Honor Oak Community Centre.

I am very disappointed to hear that the Honor Oak community centre is scheduled to close. My family has been a regular user of the centre since we moved to Brockley/new cross 10 years ago. I have used the centre for sure start sessions with both children (and meet other parents for support there), my children have used the adventure playground and youth club and more recently I use the sports hall to play badminton – which has encouraged me to be more active improving my health.

I am also aware that the centre runs a food bank which is always very busy (I play badminton at the same time as they are open) and which meets a need that should not exist in the capital city of a wealthy country – but sadly does.

I understand that the plan is to build additional housing which I am sure is required, however, is it not possible to continue to provide facilities for these new residents as well as existing users on the centre by providing the same facilities that exist on the ground floor of any new building. My concern is – very much like the selling off of school playing fields – short term concerns are storing up more issues for the future – the population of the Lewisham district is growing but facilities for the local communities are shrinking.

Kind regards

Sian Griffiths

28th September 2015

Dear Sir,

Ref: Honor Oak Community Centre, 50 Turnham Rd, London, SE4 2JD

I am writing to argue against the closure of the youth centre situated at 50 Turnham Rd, London, SE4 2JD. It is my belief that the youth centre allows young people to socialise, make new friends and try a wide range of new activities. With the closure of the centre, youths are more likely to loiter around more, hence causing social problems. Recent research and statistics by The Home Office show under 18's commit a quarter of all crimes.

I am sure that you will agree with me when I say that in these current economic conditions, it is necessary to find ways to prevent youngsters from committing crimes. With the UK economy still struggling, not only is it essential to find ways to reduce crimes, but it is also essential to try and stabilise the economy for the future. What is really worrying in these times is that many people lack the appropriate skills needed to work in a team, communicate and invest their money and their ideas. This is, in my belief, a major factor preventing economic growth. The community centre can potentially be a place to address issues regarding employment, training, learning, and social interaction.

There has been several recent studies relating to the youths most likely to commit or attempt suicide, I will refer to the one carried out by Childline, an organisation which promotes the well-being of youngsters. They found that children who were unable to make any friends were the one's at risk of committing or attempting suicide.

Therefore, in my opinion I find it unbelievable that the council is taking away something necessary for youths to live a happy and successful life. I cannot understand why the council do not think about such aspects and the knock-on effect the closure will have to the community.

The closure of the youth centre could potentially have harmful effects both to the youths themselves, and to the social well-being of society.

Thank you for taking the time to read this letter

Yours Faithfully

Leon Onen

Subject: Re: Consultation with affected groups - redevelopment proposals for Honor Oak Community Centre.

Hi Yvonne,

First I want to thank you for the work you are doing in trying to save Honor Oak Community Centre. The long hours spent in meetings and diligent effort in addressing issues all in favour of the community is invaluable.

Our church, Living Water Christian Centre has written to the Mayor's cabinet when we discovered quite by accident as no one had said anything to us, that the centre was earmarked for possible closure. The reply from the Mayor's office mentioned that he would ensure that officers would take my concerns on board.

We use the centre weekly on some days and periodically on other days as follows:

Sundays: Church service for adults, teenagers and children (between 50 - 80 each Sunday)

Sundays: Sunday Club for children aged 5 - 11

Sundays: Youth alpha Course for 12 - 17 year olds

Wednesday - Food Service for the poor in the community and wider residents of Lewisham.

Thursday: Worship Team

Apart from the above, there are other outreaches we run and also training course at other sites due to unavailability of HOCC such as Men's Fellowship; Women's Meetings; Bible Studies, Counselling, Pre Marital Counselling Course for those engaged or hoping to be engaged. All of these are free to the public.

We are in the process of forming a dance group (children and adults) and also a wider Arts Ministry which again will be open to all who are interested. Closure of the centre would see all these and more service we offer interrupted. We have seen people come into our church from the community and embrace our teaching thus making a change in their lives and in the lives of others.

After nearly three years of operating our Food Service, we have received letters, cards and countless thank helping residents through a rough patch of their lives whether due to joblessness, benefit cut, family breakdown or one of five other reasons for their hardship. Since January this year alone to 16th September we have distributed over 6.5 tons of perishable food and given away 7,167 items of non perishable food over the same period. We have formed trusting relationships with members of the community. One of our

Food Service customer admitted to me that if it wasn't for the Food Service he would be stealing to make ends meet.

LWCC is at the heart of the community at Honor Oak. The recent murder of a 17 year old has brought us into a positive relationship with members of the family whom we did not know before this tragedy. We have assisted and contributed to their nine night function and The mother has asked Pastor David to assist in and take part in the funeral service. We are concerned for people and demonstrate this through practical love not just words. He has already been approached by people in the community to see what can be done to prevent this from happening again.

A new build of 57 new homes with 8 car parking spaces and a smaller hall for community use is not only inadequate to accommodate the current services offered by both the Youth Centre and User groups at the Community Centre, but also create problems in terms of the centre which is used for funerals and also wedding receptions. It would just not be able to sustain the demand currently placed on the Community Centre. There is no guarantee that our church would be there and even be able to accommodate our current services let alone the additional services we want to offer.

Our work as we see it is only just beginning. Whether we are able to remain at the heart of the community will depend on the Mayors decision in November this year. We hope that everything on Turnham Road remains as it is which is the desired outcome of the residents expressed in the public consultation held earlier this month to is of course hangs

Pastor David Brown

LWCC

Subject: Venue booking

Hi there,

We would be interested in booking the main hall at Honor Oak from Tuesday from 10:30-12:00 to deliver a MEND Mums programme – please see attached for information about the services we are commissioned to deliver across Lewisham.

Can you confirm if you have availability at that time and if so what the hire cost will be?

We would like to make a block booking from w/c 5th October for 10 weeks (excluding half term).

Look forward to hearing back from you.

Kind regards,

Julia

Subject: Re: User Group Stats

Dear Yvonne

I am sorry I have not responded before. Please find attached my Completed consultation template.

'I am saddened at the proposal to close the Community Centre. it is such a vital hub in the community. It is a large enough space for all kinds of lifetime celebrations and is actively used as such.

I believe it is also important to maintain it for generations to come.

The Over 55s Thursday Club which started at the beginning of 2014 has been Steadily growing with people returning who used the Centre many years ago.

There is such an incredible air of vitality when members of the community gather together in a safe, warm, welcoming and known environment'

Regards

Christina

Subject: criminal justice course

Dear sir or Madame

I am the CEO of a charity that helps prisoners resettle back into the community and helps them stop reoffending.

We also presently run a course that helps people get training to work in the criminal justice system. We have run this course since 2004 and made quite a good impact in the west mids.

On the last course there were 2 participants from south east London, who came each of the 8 sessions of the course, so they could start the type of work we do in Birmingham in London. With this in mind we are looking for a venue in your area to run the course which runs once a week for 8 weeks. We are a registered charity and are asking a donation of the use of your building (3 hours a week for 8 weeks) to make a difference in your community. Please see our web site for background info; prisonlink.org.uk

Please let me know how we could move forward with this.

Ricky Dehaney

CEO

Subject: Fwd: Honor Oak Community Centre

Hi Rumbi,

Here's the email from Cllr Joan Millbank I mentioned..

It looks like she didn't read my original email properly because I said that I knew the council proposed to include some sort of community centre in the new development and I wasn't given incorrect information by HOCA.

I was thinking it would be good to get the email addresses of everyone who is concerned about the proposal so we can keep each other up to date with any news.

See you at the meeting tomorrow!

All the best,

Suzy

Subject: RE: Honor Oak Community Centre

Dear Ms Moxhay

Thank you for your email.

I note that my two colleagues have already replied to your email. They have said much of what I would have said so I will not repeat it.

I can appreciate why you are worried; you are no doubt responding to information being circulated by the trustees of the Honor Oak Community Association which runs the Centre on behalf of the Council telling residents that the current building is being demolished and replaced by housing only. This is untrue; the Association **knows** that new youth and community facilities will be provided. I don't know why they choice to only tell residents part of the proposal but it has not been very helpful. If you are able to come to their public meeting on September 4th perhaps you could ask them?

Please be advised there are no plans to close the Adventure Playground that your councillors are aware of. The Council is becoming increasingly hard pressed financially because of the Conservative government's attack of public authorities and public finances but here in Lewisham services for our children and young people remain a priority.

I have to say that I am a little bemused – and shocked - that as a Labour voter you are objecting to more housing. There's a massive housing crisis in London. People need decent quality, affordable, secure homes. That's what I have and I assume you have too. Others need the same.

Finally I can appreciate that building work will cause you some disturbance but it will be temporary inconvenience, and one which other residents have had over the years as new blocks like Edgehill Lodge have been built.

I do hope that we have been able to reassure you and I look forward to meeting you on September 4th.

Yours

Cllr Joan Millbank

Cabinet Member for the Third Sector and Community

Subject: Honor Oak Community Centre

Dear Ms Millbank,

Are you the right person to contact regarding the potential loss of the much valued Honor Oak Community Centre?

I was shocked and angered when I found out from my neighbour (no word from the council) about plans to replace Honor Oak Community Centre with social housing.

The Community Centre is directly opposite my flat on Turnham Road and so I am aware of just how valued and well used it is. It really is at the heart of our community. Turnham Road is a bit of an in-between place- it is not very near the centre of Brockley and it is away from the centre of Crofton Park.

Having the Community Centre there provides a central point to make those that live in the area connect with one another and feel like they are part of a community.

It is used all the time for various clubs- especially for young people, and many social events including wedding receptions and wakes. It is also much valued as a centre for religious events- I love hearing the Gospel singing on Sundays.

I have lived in other areas with community centres which are not so well used but this is certainly not the case with Honor Oak Community Centre.

Turnham Road is a very long road which is mainly residential/ social housing. There are a lot of young people with not much to do living here and the Community Centre is invaluable in giving them somewhere to go and clubs to join. If they do not have this I am sure it will lead to an increase in antisocial behaviour. I hear that the children's playground and youth club are also under threat which will make the situation even worse. There are many people living here with young families who use those facilities all the time.

Myself and all my neighbours are really anxious, angry and worried about these proposals and want to do everything in our power to save our Community Centre. What can we do to stop this?

I am very disappointed having voted for Labour to find that our local community amenities could just be wiped out like this. It makes me wonder why I voted for Labour at all. Aren't Labour supposed to value community amenities?

My neighbour told me that there is a plan to include some sort of community centre integrated into the new development but this is no good. To be used as it has for these sort of events and gatherings it needs to be a dedicated hall as it is now. A space in a residential development is not the same thing at all.

My other worry is about the building work. My bedroom window is directly opposite the community centre as is my flatmates'. We both work 12hour nightshifts from 7pm-7am. It will be absolute hell for us if there is such extended building work going on directly opposite us during the day when we need to sleep.

Please reply and let us know what we can do to oppose this plan. Everyone I have spoken to down Turnham Road is very angry about it.

Regards,

Suzanne Moxhay

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
Monday 10-30-11.30	Little Darlings	A group of local Childminders and children for play	No feedback received – Approx 4 adults and 12 children	Adults and children 0 - 5		
Monday, 5.30 – 7.30	Parents as Partners	Group work programme of 16 weekly sessions, involving exercises, video, discussion	5 couples (10 people) plus children	Parents with communication and relationship difficulties	Free to users (funded through the Directorate of Work & Pensions)	We provide refreshments and childcare, so need access to a kitchen area and a room large enough for a crèche. For two of the sessions we separate the group by gender, so also need a second meeting room.
Tuesday 10:30-12:00	MEND	MEND Mums programme	10 weeks commencing 5 Oct 2015		No charge	
Tuesday 10.30 – 13.00	All in one	Children's group – soft play, gardening	No feedback received – Approx 30 – 40	0 – 5 years		

			attendees			
Tuesday 6.30 pm	Slimming World	Weight loss /nutrition	No feedback received – however over 40 attendees			
Wednesday 10.30 – 11.30	Mini Drama	Teaching drama	No feedback received –	0- 5 years		
Monday 10-30-11.30	Little Darlings	A group of local Childminders and children for play	No feedback received – Approx 4 adults and 12 children	Adults and children 0 - 5		
Weds 8-9	Honor Oak ladies badminton	Badminton	Usually 8-10 ladies turn up (usually depending on if they can get a babysitter) – the membership is 14. For most members this is the only sport they play	Ladies aged between 23 and 55 - when people drop out we advertise on the brockley blog for potential new members	£6 a month	We use the badminton nets supplied by the centre. There is a shortage of available courts in the area and many new members have been looking for somewhere to play for some time

Wednesday	(Honor Oak Badminton Society) Badminton	Badminton Social	players 4 - 8 ocasionally more	mixed group age/gender/ethnicity	£5.00including shuttles	Intermediate ability No beginners
Wednesday 6pm – 9pm	LWCC Food Service	Food Bank	Between 25 to 40 users each week	age 18 to 60+ yrs mixed gender/ethnicity	No charge	Some limited mobility users Food Service for the poor in the community and wider residents of Lewisham. Referrals MIND
Thursday 10-30-11.30	Little Darlings -	A group of local childminders and children for play	No feedback received –	Adults and children 0 - 5		
Thursday 6- 7pm 7.30 – 8.30 pm	Yummi Yogi's	Yoga & Meditation classes	25	Children: 6-16 years old Adults: 17 years +	£6 for Adults per session £3 for Children per session	Some limited mobility users
Thursday	60 Up C.I.C. in partnership with HOCA	Social Group for the prevention of social isolation	37 Service users Approx 12 per week.	Older people(over 55s)	£1 per session	Some with mobility issues
Thursday	Digital	Assisted digital	Re -starting with new facilitator on	Over 55s	No charge	

	Discovery	support	8 October 2015			
Thursday 6pm – 7pm	Martial Arts	Taekwondo	No feedback received – however well attended approx 20 users	Young people		
Thursday 7.30	Prison Link	Criminal justice course	8 weeks course from 8 October		No charge	
Alternative Thursday 7.30 – 9PM	LWCC Choir Practice		Up to 10 people		No charge	
Friday 10.00-11.30	Chatterbox - toddlers 'n parents group	Play and learn	No feedback received –	A group of local mums, dads and carers who meet with 0-5yr old children	No charge	
First Saturday of the month 9.00 – 10 am	Chatterbox Dad's	Play and learn	No feedback received –	A group of local, dads and carers who meet with 0-5yr old children	No charge	
Sunday 10-2pm	LWCC Church	Sunday service, Sunday club (5-11), youth alpha course (12-17)	50 - 80	0-60 +	No charge	

Officer Comments:

A number of responses refer to the closure of the Honor Oak community centre and youth centre. It is clear that the council's intentions have not been accurately communicated as at no time has the closure of the community centre and youth centre been proposed. The proposal is to redevelop the site and to build new youth and community facilities.

The size of any new youth and community centre will be the subject of detailed feasibility and design work. The information given so far is only a rough indication of what could be possible and will change subject to further consultation.

There is no intention to exclude residents from consultation in relation to future housing development. Consultation with residents is planned.

The council adopted an asset transfer framework in 2008 which was updated in July 2015. It lays out how the council considers proposals for community asset transfers. One of the key considerations at the beginning of that process is whether the asset is required for another priority use. In this case the proposal is that the site is required to be redeveloped for housing with the reprovision of community facilities and the asset would therefore not be available for a transfer.

Lethbridge Clubroom

As we discussed our Meeting on 28/10/2015 i would like to confirm that we had never invited all those consultation meeting or we have never introduced Lethbridge Club users so I assume other users had an opportunity to discuss and know what they going to do.

We would like to have an equal treatment to other community organisation and have an opportunities and chances they have. Although we reperesent large community and our needs are bigger then other we have recieved and still recieving little support from the council.

SEDEC is a registered charity (no. 1097903) which was set up in 1999and contributes to addressing the needs of the Somalian community in the locality in which it is based. SEDEC has for several years operated from premises known as The Vanguard Estate, Albyn Road SE8. This has served as a centre for courses both BME/Refugees adults and children (family Learning Programme), structured activities, sports both indoor and outdoor and a drop in advise and counselling

SEDEC estimates that 400-500 British BME's and Somali people benefit from its services each week.

SEDEC's services include:

- Homework support and mother tongue classes for children and for young people
- Mediation between local schools and families
- Sports projects for children and young people
- Family learning Projects– mainly Vocational training, literacy and numeracy
- Advice, information and guidance – drop in
- Translation/ Interpreting service

Could we we meet again to discuss SEDEC's future what help and support we can get from council.

Best regard
Abdullahi Mohammed - SEDEC

Saville Community Centre

Voluntary Sector Accommodation - Response to consultation

As part of the further consultation on proposed closures and redevelopments of community centres, we would like to include information on current centre activities and users, along with your response in the report back to Safer Stronger Select Committee and Mayor and Cabinet.

Community Centre: The Saville Centre – Lewisham Pensioners Forum

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
<i>Example: Monday</i>	<i>Dance ltd</i>	<i>Line dancing class</i>	<i>15</i>	<i>Older people (aged 50+)</i>	<i>£5 per session</i>	<i>Some limited mobility users</i>
Monday Weekly	LPF	Monday Project - Varied: Ukelele, Singing, Art, Digital Exclusion "buddy" sessions, Knit and Knatter	Up to 30	People 55+	£1.00 am £1.00 pm	Former Saville Club lunch group members attending and arriving by Dial-a-ride, plus others
Tuesday Bi-monthly	LPF	Volunteers supporting the work of LPF – mail out and stuffing etc	Up to 10 –	People 55+		
Tuesday Bi Monthly	LPF Executive Trustees	Strategic and Governance of LPF	Up to 15	People 55+		
Tuesday or Wednesday Bi Monthly	LPF "Save Our NHS" Campaign Group meetings	Open to all older people – Information/ discussion and campaign on NHS and other health issues	Up to 30	People 55+	Attendees make a voluntary contribution of approx £1 to mailing costs, etc.	
Tuesday Occasionally – about twice a year when Civic	Pensioners Action Group	Interest and campaign group able to target issues of concern	Up to 60	People 55+		Majority BME membership LPF provides low level support to PAG with room hire and copying

Voluntary Sector Accommodation - Response to consultation

Suite unavailable (this appears to be becoming a more frequent occurrence)		to Black and Minority Elders because of its membership base				
Thursday Weekly	Saville Lunch Club	Socialising, lunch, bingo	Up to 24	Age range between 70-95		Group for less mobile older people including members relocated from St Andrews and St Laurence Lunch Clubs. Many arrive by Dial a Ride.
Sunday – twice a year 2012-2014 (on hold in 2015)	Forum Fundraising Booksale	Fundraiser for Forum – essential non restricted funds.	Up to 150	Primarily students and 30-40, with a significant number of families with children	Free entry (unlike many other book-sales)	This would be impossible without the use of cellar storage. The book-sales also offer a service to our members who are many of them down-sizing and are pleased to donate, especially as the Forum arranges collection by staff or volunteers.
Mondays to Thursdays	LPF	Open Office	1 to 2 staff and a regular and constant flow of older people dropping in.	50+	Obviously no charge – facilitates sign-posting and can lead to low-level assistance.	The location of the office on a main thoroughfare at ground level with windows where information can be displayed is key to this provision. See one of the comments in Appendix 3
Mondays to Thursdays	General	Open hall with booklet and information stand	Monitored by LPF staff and users groups	All ages	Drop in to review leaflets – and much LBL information	As above

Lewisham Pensioners Forum would also like to register the following:-

- The Saville Centre has a longstanding reputation as a community facility, its central location supported by excellent transport links and good mobility standards means that it has for over 50 years provided an attractive place for older people to come together in a user-friendly environment to enjoy social gatherings, events, activities and public meetings. Utilisation of the Saville Centre has been supported by a variety of voluntary sector groups and volunteers who have a shared vision of furthering the wellbeing and social interests of groups and individuals who share characteristics protected by the Equalities Act 2010.
 - The Council has confirmed that The Saville Centre satisfies the definition of an asset of community value because the current use of the building furthers the social the social wellbeing of the social interests of the local community and that it is realistic to think that there can continue to be a main use for the building which will further the social wellbeing or social interests of the local community.
 - Application to register the Saville Centre as a Community Asset was approved on July 27th 2015.
 - The Saville Centre has for over 50 years provided a welcoming centre of activity for older people and the wider community. A non forum member recently coming into the office to purchase tickets for Pensioners Day told us how she and her husband had celebrated their wedding at the Saville in 1963 – one of the first mixed marriages in the borough.
 - The Saville Centre is perfectly located between Lewisham and Catford Town Centres and the Hospital offering a visible window of advertisement for passing pedestrians telling them what is taking place in the Saville and elsewhere. The presence of the LPF office in the front of the building supports and sustains a welcome and informed response to requests for help and advice from older people, enhanced by the handing out of the Directory of Information for Older People, funded by the Positive Ageing Council and used by professionals, individuals, carers and family members. (See Appendix 1)
 - The Saville Centre supports Digital Inclusion projects for older people – As part of its digital inclusion work LPF was awarded funding from the 2014/2015 Rushey Green to install WiFi at the Saville Centre and in partnership with the Community Interest Company MyCompleteFocus the building has held weekly tutored and drop in digital sessions for older people supported by a variety of voluntary IT buddies. (See Appendix 1)
 - The Saville Centre supports Community Events including the really popular Book Sales where ALL the community are invited to donate and the ALL community are invited to buy – A MUCH LOOKED FORWARD COMMUNITY EVENT (See Appendix 1)
-

Voluntary Sector Accommodation - Response to consultation

- The Saville Centre has and will continue to support a range of partnership projects open to ALL older people in Lewisham, including:
 - What do you need to know about Will Writing – with Co-op Funeralcare
 - Understanding 'Digital' with a POP Up Techy Tea with Community Connections and MyCompleteFocus funded by the Positive Ageing Council
 - Libertea – Marking 800 years of the Magna Carta as part of the Parliamentary Outreach Project
 - London Borough of Lewisham to consult with on the proposed changes to charging for adult social care
 - 'Our Healthier South East London', Presentation by the Chair and Chief Officer of the CCG on an *'Issues Paper'* which sets out a range of challenges faced by the NHS in south east London.
 - Save Lewisham Hospital Campaign – The Saville Centre and its facilities played an integral role in the day to day operations of the campaign to save Lewisham Hospital enabling the community and users of the building to get involved and have a voice (See Appendix 1)

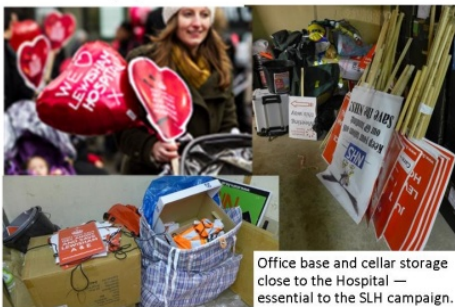
- Making Good Use of the Saville Centre - LPF fully accepts that the Council wants to ensure better use of its buildings. However, LPF feels strongly that a failure in recent years to make full use of the office space and hall will negatively impact on financial assumptions about income generation. There have been regular and constant enquiries to rent both office space and the hall and all have been signposted to the Council. For whatever reason the potential of the Saville has in recent years been untapped. LPF has supplied the Council with information to support this.

- Existing User Groups want to be a part of a community solution so that their members will, with their help, continue to be active members of Lewisham's community. (See Appendix 2 Saville Centre In Use)

The Saville Centre, 436 Lewisham High Street—a highly visible and accessible community asset



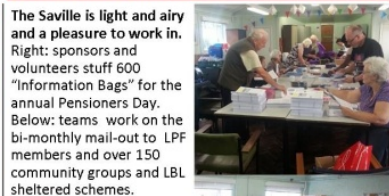
The Saville Centre (and LPF) played an essential role in the Save Lewisham Hospital Campaign (and one which will be needed again). It was a drop off point for huge print deliveries and collecting point for leafleteers. Above top right are the PLUS clients decorating display letters for a rally, and the "Sholley" march to the hospital (with Heidi Alexander) and "Buggy Army" that went to Westminster 14 February 2013 made their preparations and set out from here.



Office base and cellar storage close to the Hospital — essential to the SLH campaign.



Information hub: people call in off the main street to look at the leaflets and passers by study the windows.



The Saville is light and airy and a pleasure to work in. Right: sponsors and volunteers stuff 600 "Information Bags" for the annual Pensioners Day. Below: teams work on the bi-monthly mail-out to LPF members and over 150 community groups and LBL sheltered schemes.



The "Monday Project" has just been started up with significant legacy funding from an EU grant and a small contribution from the Rushey Green Assembly that was used to bring WiFi to the Saville Centre. Ukuleles, singing, knitting, the newly popular adult colouring and a "digital surgery" with potential for more work being developed with MyCompleteFocus, Community Connections and others to address the issues of digital exclusion among the elderly in a low-key and acceptable way.



Regular use by social groups and others



A traditional bingo session and the Saville Knitters have a giggle.



Volunteers in the kitchen.



Book sales held as fundraisers—assistance from Police Cadets and enjoyed by all ages.



Sorting for the book sale in the week before and the buzz of activity on the day itself.



The Saville garden in use for the bric a brac and toy stall, and the police cadets who are regular helpers.



Tea and fancy cakes make the book sales a nice day out—and at one the SLH campaign had a tiny table to collect signatures to the current petition.



One-off events—left a small group gossiping at the NPC Dignity Day, below a Hustings (with purpose-made bunting) and right a couple of volunteer parties, one with a student harpist recruited from Trinity.





Lewisham Pensioners Forum Fundraiser
Big Book Sale 

With the generous and practical support of
Harradines South London based removals & storage for over 40 years 020 3124 1811  REMOVALS AND STORAGE

Free Entry Hardbacks: (mostly) 50p to £2
 Paperbacks: 25p or five for £1
Sunday 6 July - 11 to 3
The Saville Centre

436 Lewisham High Street, SE13 6LJ
 (a couple of blocks south of the hospital—street parking on Sunday and on lots of bus routes from Catford or Lewisham)
Come browse, come buy—a huge range of books sorted for easy searching...
 Fiction A-Z / Biography / History / Cookery / Self-Help
 Science / Literature / Childcare / Sport / Politics / Economics
 Travel / Memoirs / Film & TV / Music / Children's / etc., etc.
 We plan to keep adding fresh stock during the day so please "bring" as well as "buy"

 Also: "pop-up cafe" with tea, coffee, squash and cake, plus toys, puzzles and bric-a-brac
 For more information and to arrange collection if you have books to donate please phone 020 8690 7869



Older People's Information Network Directory for Lewisham—Second Edition 2014



The Positive Ageing Council
 London Borough of Lewisham 

 **Lewisham Pensioners Forum**



A Partnership Project in Action—Weekly Digital Inclusion sessions at the Saville made possible with funding to install Wi-Fi from the Rushey Green Assembly

Appendix 3 – The Forum and other users were asked to consider alternatives – the Leemore Centre, the Irish Centre and the St. Laurence Centre.

A: Contrasting the Saville Centre with the Irish Centre and the Leemore.

1. It is fantastically easy to reach by bus from all parts of the Borough – buses stop less than 80 yards away coming in one direction or the ones on the other side of the road can be reached via pedestrian refuges, and a little bit further away is the light controlled pedestrian crossing by the hospital. (So better and safer than either of the suggested alternatives.)
2. It is highly visible on a main road so the access “feels” safe – you’re walking in full view of a lot of passers-by. (Again both Leemore and the Irish Centre are situated on side streets.)
3. It has easy disabled access and is all on the ground floor level. (In contrast to the Leemore where currently all users except the daily mental health group are directed up a side entrance, along a narrow path with trip-hazards at ankle height, and then expected to summon an external lift.)
4. Unlike the Leemore, the Saville is small - so that one set of vulnerable users won’t feel threatened or overwhelmed by other clients and noise.
5. Unlike the Irish Centre, there is no barrier or sense of exclusion created by its name, and the unintended message that it is a space for the use of one specific community.
6. The Saville is easier than either the Leemore or Irish Centre to access by car/taxi/dial-a-ride. Simple directions to give (“a couple of blocks south of the hospital”) and user parking right in front of the building. The Leemore is really quite difficult to find (all no right turns, blocked off streets and roads going round right-angles so you lose all sense of direction) and there is no parking outside the Irish Club (one of the Forum staff got an automatic camera-generated ticket for pausing for five minutes to unload heavy speakers for the Black History Month event the Forum put on there last year).

B. Unsolicited comments from visitors to the Saville Centre, calling into the office in passing

“Vintage and gorgeous – look at the parquet floor, how marvellous!”

“Just coming from the hospital and walking up to Aldi’s”

Comment on the St. Lawrence Centre “So many other activities going on you feel like you are in a train station.”

C. We asked the Cardiac Support Group (who have also responded separately) for their views

St. Lawrence Centre

“out of way”

“other groups meeting”

Leemore Centre

“no-one knows it”

“out of way”

Irish Centre

“Few know it”

“Is it just for Irish?”

PLACE (site of former Ladywell Leisure)

“Will it be permanent?”

“Need access”

“Good position – High Street & Hospital –bus routes”

“But what will facilities be?”

[Forum staff also tried to get to the consultation on the use of the ground floor at PLACE but at first it was not open – no times given in Lewisham Life – and on the second occasion no-one was available for discussion. No response has been received to enquiries submitted via the website. In principle it could be an alternative to the Saville – has many of its advantages – but concern about how long what is there will be in situ. and it would not have the storage that is so crucial to some of the Forum’s activities and, in particular, the support given to the Save Lewisham Hospital Campaign.]

Saville Centre

“Central and accessible – but no convenient road crossing”

“Light and bright”

“Comfortable”

“Disability friendly”

“Suitable toilet & kitchen”

“Close to hospital – for heart patients”

“One large room – no other groups at same time”

“Exclusive – no nuisance from other rooms”

“On main road but quiet”

“Convenient for pick-ups”

“Seating outside in case of early arrival in pleasant grassy surrounds”

“Office of LPF for advice”

Dear Liz

That was a useful meeting this afternoon and it was good to meet people from other organisations, as well as to hear the Council's point of view. As we discussed sending in submissions from voluntary organisations and their members, the following is a copy of an email I recently sent to Cllr Walsh which sets out our position:

PLUS is a charity, founded in Lewisham in 1981 to support local adults with learning disabilities. As part of our work we run a drop-in session at the Saville Centre each Friday where people have the chance to maintain contact with friends, stay in touch with our support service and take part in social and creative activities. These sessions are valuable as a means of staying in contact with people with disabilities who do not receive statutory-funded services and also as an alternative social outlet for people who do. This service was previously funded by Lewisham Council as part of our community development work but is now paid for by PLUS out of our reserves.

Over the past three years, the Council has withdrawn all of its £240,000 annual community development funding to us but we have managed to continue to provide a reduced level of service based on the activities that are cheapest to run. We do this by drawing from reserves and by charging some users for attendance. This year, the Council has withdrawn a further £73,000, forcing us to close our Carers' Support Service, which provided valuable support for families in the Borough who are main carers for an adult with a learning disability. I understand your point about the pressures from central government but each step taken to reduce support for the most vulnerable is both an injustice and a step closer to crisis for each individual and their family.

We have a number of concerns about the proposal to close the Saville Centre and transfer activities to other venues, particularly the Lewisham Irish Centre and Leemore.

- One of the main reasons we are able to continue with our Friday drop-ins is the extremely reasonable price for hiring the Saville Centre, for which we pay around £30 a day. We also run a group at the Irish Centre which costs £25 an hour to hire. This is a rate which would be likely to make our Friday sessions non-viable.
- We are concerned at the negative impact of the loss of any community resource in the Borough at a time of population growth
- The loss of the Saville Centre would be damaging for Lewisham Pensioners Forum as it is part of LPF's identity which would be difficult to re-create elsewhere. Many of the people who use our service are of pension age and have good relationships with LPF.
- I doubt whether the Irish Centre has the capacity to take on all the bookings currently at the Saville Centre in addition to its existing commitments. I understand that the Saville Centre is currently in use five days a week.

- The name of the Irish Centre indicates that it is a resource for a particular group, rather than for everyone. This may off-putting for some people.

Best Regards,

Colin Turnbull
Deputy Chief Executive



Every Friday




embrace the positive

DROP-IN

This group helps me to build relationships.



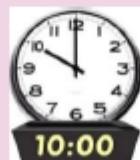
Description:

Come along to the drop in to meet your old friends, make new ones, play games, cards or listen to music in a friendly setting. While you are here, have a cup of tea and light snack. The drop in can also be a place to come if you need simple advice and we can signpost you to other services.

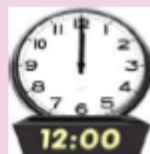
Entrance fee of £3



Start time:



End time:



There are light refreshments available, which you will need to bring some money for.

At The Saville Centre, 436 Lewisham High Street, SE13 6JL

Dear Liz Dart

We are sorry that this email comes after the deadline for responses but we have only just become aware that the Saville Centre, which houses the offices of the Lewisham Pensioners Forum, may be under threat of closure.

We're deeply concerned for two main reasons.

The Saville Centre offers central and safe premises for the Lewisham Pensioners Forum. As a health campaign we are only too aware of the importance of such a secure and accessible place for older citizens to meet, discuss, find empowerment and a voice, all of which takes place in abundance at the Savile Centre. The contribution to the health and wellbeing of these Lewisham citizens is considerable.

Secondly, the Lewisham Pensioners Forum has provided assistance and facilities to our campaign which, together with the Council, fought successfully to keep Lewisham Hospital open. The Forum continues to be of assistance in many ways, particularly in terms of storage space, in our ongoing work to protect health services more broadly within the borough. The Pensioners Forum of course also have a very active and very intellectually engaged group working on the NHS,

For all of these reasons, we urge you not to close the Savile Centre.

With best wishes

Dr Louise Irvine
Chair, Save Lewisham Hospital Campaign

Olivia O'Sullivan

Secretary, Save Lewisham Hospital Campaign
07956 590773

Artful Dodgers' Response To The Proposed Closure Of The Saville Centre

30th September 2015

In 1998 the cardiac rehabilitation nurses at Lewisham Hospital set up a support group for people with various heart conditions. They named this group "The Artful Dodgers".

In about 2008 funding was withdrawn from the nurses and the Primary Care Trust took over the running of the group. This change resulted in a drop in attendance at our meetings.

Lewisham Hospital then increased the fees for the meeting room and the PCT moved our meetings to Lewisham Library. This resulted in another drop in attendance numbers.

After deciding that Lewisham Library did not meet our needs, the PCT then moved our meetings to the Saville Centre. Again, this move resulted in a drop in attendance numbers.

In 2011 the PCT'S support was withdrawn as a result of NHS reorganisation and the Artful Dodgers have been self-supporting since then. In accordance with British Heart Foundation guidelines, attendees are not expected to pay anything at their thereafter a voluntary donation of £3 is suggested. This helps the group to be more inclusive.

The group was very successful in helping me come to terms with my heart disease and combating my depression.

Various investigations have shown the effectiveness of support groups.

The Artful Dodgers do not receive any financial support other than voluntary donations and broke even, financially, over the past year.

It has been suggested that the Saville Centre will close. From past experience it is clear that a change in venue will result initially in a drop in attendance numbers.

It has been suggested that the group could move to tthe St Laurence Centre. This would result in an increase in rental cost from £29 to £50 per meeting. This increase in costs plus the decrease in attendees would be likely to result in the end of the group.

Another suggestion is that the group could move to Lewisham Irish Centre. Unfortunately this venue is not available at times convenient to the group.

It has also been suggested that the Artful Dodgers could move to the Leemore Centre. This is 200-300 metres walk from the nearest bus stops. This is largely uphill. On arrival at the Leemore Centre there are 7 steps or a steep ramp and then a door which is too heavy for most of our members to open. These access difficulties make this venue inappropriate for a group of people with heart problems.

The conclusion is that under the current circumstances the closure of the Saville Centre is likely to lead to the end of Lewisham's heart support group.

As part of the further consultation on proposed closures and redevelopments of community centres, we would like to include information on current centre activities and users, along with your response in the report back to Safer Stronger Select Committee and Mayor and Cabinet.

Community Centre: Saville Centre

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
<i>Example: Monday</i>	<i>Dance ltd</i>	<i>Line dancing class</i>	<i>15</i>	<i>Older people (aged 50+)</i>	<i>£5 per session</i>	<i>Some limited mobility users</i>
Tuesday	Artful Dodgers	Heart support group	10-20	Heart patients	Voluntary donation - £3 suggested	Some limited mobility users and limited vision users

Community Centre: The Saville Centre

Day	Group/ user	Type of session/ activity	Number of users/ attendees	Types of users	Session fees/ charges	Additional requirements/ user restrictions
<i>Example: Monday</i>	<i>Dance ltd</i>	<i>Line dancing class</i>	<i>15</i>	<i>Older people (aged 50+)</i>	<i>£5 per session</i>	<i>Some limited mobility users</i>
Monday	Iqra somali health and equational development	Information and Advice centre	5	Adults 18+	Free	
Tuesday	Iqra somali health and equational development	Information and advice centre	5	Adult (18+)	Free	
Saturday	Iqra somali health and equational development	Supplementary school	20	Young people (aged 5-16)	Free	
Sunday	Iqra somali health and equational development	Supplementary school	20	Young people (aged 5-16)	Free	

Our organisation aims to provide information and advice to disadvantaged Somali people residing in the Borough of Lewisham particularly struggling with poverty due to factors such as language barriers and cultural difference. In our advice centre, we offer information and advice regarding welfare rights, housing rights, utility debt, help with completing forms and translation service.

We also run a supplementary school on weekends whereby we aim to improve children's educational achievement by helping with their school work since most of these children do not have someone in their families to help them with their homework. Also, some of these children are new arrivals in the UK and we teach them main core curriculum subjects including Maths, science and cultural language in order to increase their level of educational attainment. We believe that if we provide children with the right educational support we improve their attainments in school and have the confidence to participate and integrate in society, ultimately preventing to join criminal gangs.

After summarizing our core aims and objectives, we strongly believe that Iqra is contributing to Lewisham Borough immensely by providing services for the Somali community while having a positive impact on young people's lives. We believe the proposed closure and redevelopment will adversely impact the services we provide because the current location of Iqra at Saville centre is an ideal place as it has an excellent transport connection and has great visibility which means that everyone can easily find us. More importantly, our organization has been using the Saville centre for since 2000 and people from the Somali community who live outside of Lewisham come to us for our services and if the Saville centre was to close then a lot people from the Somali community will be struggling with poverty as they will not have access to a culturally appropriate advice service delivered in their own language anywhere within easy travelling distance within and or outside Lewisham.

We strongly hope that you reconsider the proposed closure and redevelopment.

Abdiasis Basaweyne,

On behalf of Iqra trustees

Re: Closure of the Saville centre

We Action Family Centre (formally known as African Family Project) writing to express our support for the Saville centre which we understand is at risk of being closed.

Our organisation provides education, health and wellbeing information and support to families in Lewisham. We work with parents and their children to increase formal skills and develop social and emotional skills. The families we support have many problems including single parent families, low levels of spoken and written English, issues with crowded or unsafe accommodation, problems at school, deprivation due to low income or unemployment and risks from gang, knife and drug crime.

We are about to begin running services at the Saville centre but we only have an assurance that we can use it until April next year. By using the Saville centre we will be able to expand our services. At the moment we provide activities for 25 children on one day a week but because of the Saville centre we will be able to run activities for 75 children on three days of the week. We have a waiting list of families who will immediately be able to benefit from this expansion of our services.

We believe that in deciding what to do with the Saville centre you should take into account the costs that are saved to the council because of the work that community groups such as ours can do. Without our activities our children and young people would have nowhere to go and they would join in the street life that is such a danger to them. Social and personal problems would increase and all these problems will bring an increased financial cost to council services.

Our organisation depends on volunteers and on funding that we raise and the difficulty of finding affordable space for our work is having a big impact on us. We would be very grateful if the Saville Centre stays open beyond April next year. It would enable us to bring long term benefits to some of the most deprived families in Lewisham.

Regards

Jameela Osman

Chair of AFC

Dear Councillor Michael

I write in regard to the Committee meeting due to be held on 21 October to put forward a case for keeping the SAVILLE active. Convenient though the Saville is, in practical terms the Forum office could be anywhere in the Borough, but as a body that campaigns on behalf of Lewisham's older people - we are concerned about the potential loss of this asset which will impact hugely on the groups using this building, which include our own "Monday Project", the weekly Thursday Social and Bingo Club, SocialEyes (a monthly support group for the visually impaired), the Artful Dodgers (a similar group for those directly or indirectly affected by heart disease) and PLUS (adults with special needs meeting weekly for socialising and activities). Once disrupted, it is possible that they may not be able to successfully establish elsewhere.

Before the issue of potential closure was raised, the Forum began the process of getting the Saville Centre registered as a "community asset" under the Localism Act. The reasons for this were:

- it has ideal public transport links – all the bus routes going between Lewisham and Catford
- feeling safe as you arrive and depart – on a busy main road so people coming and going are highly visible to passers by
- ease of access – space at the front for taxi and dial-a-ride to drop people off and collect them
- being fully accessible for those with disabilities – toilets where you can easily turn a wheel-chair around inside
- being light and airy – it is a very pleasant space with big windows to supplement the electric light
- being welcoming to all – no past religious or ethnic affiliations implicit in its name
- being small – only one group can use it at a time, so that those who for any reason feel vulnerable or nervous are not threatened by other activity or bustle in the building around them.

And these remain arguments against it now being closed – alternative venues are offered but none have all of these plus factors that make the Saville a community asset worth keeping.

We do hope that the Committee will take these factors into consideration.

Yours sincerely

BRIDGIT A SAM-BAILEY (MS)

Officer Comments:

There are a number of alternative premises that could accommodate Saville Centre users including the Irish Centre, the Point community centre, Calabash Day Centre, the St Laurence Centre and the Leemore Community hub. We understand that not all of these premises will be suited to all current users of the Saville Centre but we will provide assistance and information to help groups relocate to other local facilities that may be available and meet their needs.

The council is responsive to all enquiries to rent/ hire out its assets including those relating to the Saville Centre. There are a number reasons why in some instances this may not have resulted in full use of the office space and hall at the Saville Centre. These include not always having the right space and/ or times available for enquirers; some organisations withdrawing their interest for various reasons and the use of the Saville centre being earmarked predominantly for older people's services and activities. Nevertheless, none of these reasons negate the need for the council to rationalise its assets at this time.

Scotney Hall Community Centre

30th September 2015

Scotney Hall – Listed Asset of Community Value

I am writing regarding the management of Scotney Hall. Our charities, Reconcilers Evangelical Ministries and REMEC are the resident occupiers of Scotney Hall since 2000.

Scotney Hall is a community hall situated in the middle of Sharratt Street and fronting the Windslade Estate, off Ilderton Road. Ilderton Road is off the Old Kent Road near the bridge and is North of the borough between Lewisham and Southwark boroughs. Although Old Kent Road is accessible by public transport with a number of buses passing by the end of the road and of course, Sharratt Street and the surrounding area have few facilities close by. The area was once part of the New Cross Gate NDC development which saw Scotney Hall thrive with active community involvement.

Unfortunately in the last three years, Scotney Hall has suffered from neglect, as the hall has been closed by the Council who have not repaired a leaking problem on the roof, which resulted in the flooding of the floor causing damage to the floor.

At a recent Mayor and Councillor meeting, Scotney Hall was listed an asset of community value that was earmarked for development into future housing stock. It was also stated that while plans are in place about the future of Scotney Hall, the Council should consider seriously the role that the community centre has played and continues to play in the community. One of the key roles is the provision of youth, social and educational facilities and it's historic role in combatting crime and anti-social behaviour. This report asks the Council to take into consideration that the Windslade estate relies mainly on Scotney hall as a community provision in a marginalised neighbourhood with few facilities and social provisions.

As the Council has listed Scotney Hall as an asset of community value, REMEC the occupiers of the property since 2000, would like the Council to enable the group to manage the property until final decisions about its future. We believe we should be able to bring it back to a useable state. The Hall has a long history of association with the estate and we believe that the community would benefit greatly if we are able to reinstate it to its full use. the full use of Scotney Hall - which in the past formerly housed many social provisions, from educational centre and youth club to music radio studio, and other provisions for the Windslade community.

Winslade Estate, where Scotney Hall is situated presently housing over 650 households and residents, the removal of a community facility would have a detrimental effect on people's lives. It would reverse the work that has taken place in previous years in partnership with the police, the youths and other community services.

We receive approximately 40 phone enquiries every month about the possible use of the hall. The constant use of the hall strengthens community cohesion which has been threatened since the recent closures. At this moment, we don't know what plans are in place to repair the building. However our occupation and use is affected by the disrepairs. As we have a duty of care to our volunteers and service users, we would like to see the building repaired as soon as possible. Alternatively, as the present occupiers, REMEC would like to ask the council to consider a basic repair of the hall – boiler/ leak/floor to bring it back to use or allow REMEC to carry out these repairs and to be reimbursed later, some part of it through rent.

Who uses Scotney Hall?

REM EDUCATIONAL CENTRE (REMEC), a community voluntary sector group was set up by Reconcilers Evangelical Ministries, REM, in 2006. REMEC has been delivering youth services and activities in the community since 1991. REMEC is in the Winslade estate, off Sharratt Street, SE15 1NR. Situated North of the borough it straddles Lewisham and Southwark boroughs and was part of the New Cross Gate regeneration over a decade ago. REMEC spearheaded the campaign to save the estate's youth club which has had a historic presence spanning over forty years. The opportunity presented to youth by the youth club was pivotal in fighting youth crime and anti-social behaviour on the Estate. Ilderton Road is just off the Old Kent Road seemingly a 'busy' area but the Winslade estate is a fair distance to public amenities, including shops, libraries, recreational facilities etc. The estate has an elderly people's sheltered accommodation People Lewis Silken House next door to Scotney Hall and a day nursery. Apart from a small corner shop, Scotney Hall is the main facility on the estate and has been used by residents of the Winslade and nearby Tustin estates and residents from the surrounding neighbourhood.

Services and Activities:

REMEC support the community, especially services geared towards children and young people.

Our projects have been frequently funded national and local funding bodies including The Big Lottery, BBC Children in Need, Community Chest Fund, NHS Health as well as by voluntary donation of faith groups and individuals.

1. REMEC Saturday School and REMEC After School Homework Club

Started in year 2000

Before it stopped in 2012, it had helped over five hundred children and young people

Teaching Maths, English, Science and ICT and preparing young people for GCSE and SATS

2. The Homework Club has helped over 600 hundred children and young people, after school,

teaching Maths, English, Science, and ICT and preparing young people for GCSE and SATS.

This project is still on-going helping children of the poor and the marginalised, majority of them Lewisham children and young people.

3. REMEC Holiday & Summer Activities –

This is still on going and has helped over 500 children and young people in North Lewisham since the year 2000. Every holiday, we provide activities that educate, occupy and help the

children and young people to socialise and have fun and live safely together. We have supported local schools as teachers have commented to parents on the progress and attainment of the children who attended the Saturday schools/homework clubs. Past students have successfully gained places in local apprenticeships, colleges and Universities including top ranking Universities.

4. REMEC Youth Club

The REMEC Youth club started in 2006. It has been a great gathering for children and young people in this area of North Lewisham. It provides social, cultural, health and well-being facilities for this youth between the ages of 10 to 18 years. In recent years young people- many whose parents are unable to afford holidays, have relied on this provision especially during the summer period. Some activities have included, health awareness, relationships and sexual health, food and healthy eating, educational outings, museums, places of interest and sporting activities from ices skating to canoeing. REMEC Youth Club has recently engaged in some health awareness initiative sponsored by the Lewisham/Greenwich NHS Trust and REMEC was voted first among over 30 bidding organisations as a service of the highest value, both in its projects and presentation (2014).

Since it started the youth club has helped hundreds of children from the estate and other parts of the borough socialise, extend their education, stay out of crime and develop skills that have led them to further or higher education and enter employment.

We provide in-door and out-door sports & games and the youth club has also provided employment and training for adults in youth-work. Our current youth-worker leader started as a volunteer and has now become a qualified youth worker. She is among several that have gained Youth Work skills/qualification since joining the group.

6. REMEC Online IT centre

REMEC has over 15 computers in its suite which we use to teach computer and information technology to the children and young people in the area. We have also given tailor made computer classes for the elderly, especially those at Lewis Silkin House, near Scotney Hall. We also serve as the only internet café in the whole of the WIndslade and Tustin area.

7. Language classes – including English For Speakers of Other languages classes

In all these years and in all the activities above, REMEC has helped a lot of volunteers who have moved on in life to bigger and better jobs. This is in accordance with the Governments strategy to tackle unemployment and include marginalised groups into society. A recent example being a Polish lady who volunteered with REMEC as a book keeper improved her ESOL skills, completed a course in accounting while volunteering with REMEC and in the summer of 2015 secured a job in a top accountancy firm. Other volunteers went on to complete Teaching /childcare courses taking up work in these fields. Other volunteers now work in public sector, some have gone to university, others have graduated.

8. REMEC Media Training Group (audio, video and radio) We have facilities that are set up to train, not only young people but for everyone in the community to learn about the media, whether it be audio editing, video editing of broadcasting on radio. These are skills that are transferable and can be applied to other areas of work.

9. Reconcilers Songwriting Academy

The aim of our song-writing programme is to train and prepare individuals who have identified music as a gift. Students who undertake this course receive instructions in the following areas.

The theoretical and practical aspects of music (The building blocks of music)

The task of organising musical events

As well as practise writing their own songs

Pre Recording audios and demos

Editing techniques

Access to professional musicians

As well as the learning in the activity, individuals are supported to work together, interact with the whole group, solve problems together, communicate in a number of different ways and develop their confidence and self-esteem. These skills support our service users to increase their social mobility, develop employability skills, thus creating confident, informed and communicative individuals who can actively resolve any problems and issues in order to become contributory members of the community. These activities help break down the sense of loneliness and isolation and create opportunity for interactions that encourages friendliness and community cohesiveness.

OTHER ACTIVITIES OF COMMUNITY VALUE (present and potential)

Previous users of Scotney Hall have all been included

1. 2. Karate Club

3. Windslade Estate Tenants and Residents Association 4. Women and Toddler Group

Mount Carmel Apostolic Church – faith group

5. Community Counselling & Advice

6. Security Certificate Training

7. Training Resources & facilities (generally)

8. Election (Polling Station)

Other regular community activities include

9. Birthday Parties

10. Renting the Kitchen for Caterers or trainers

11. Christening or naming ceremonies

12. Wedding receptions

13. Funeral receptions

14. MP/Councillors surgery

The estate would be at a great loss if it was deprived of the use of Scotney Hall which even geographically stands in a very prominent position at the entrance of the estate. In a neighbourhood which is already marginalised its loss would lead to the loss of social cohesion, increased crime and an increase in anti-social behaviour or even depression.

We feel that the Council would greatly reduce its cost by allowing us to manage this building and we can assure you that we would be able to restore it to its former use and manage it to full capacity.

Kind Regards
VincentOAOmwukanjo
Dr Vincent Onwukanjo
Director, REMEC

Sedgehill Community Centre

Hello Liz

Thank you for meeting with us the other day.

Further to our email sent to you on 1 June 2015, of which a copy can be re forwarded to you, if need be.

We would like to reiterate that we have worked extremely hard with the local community to include not only local residents but also local professionals i.e. Health Visitors, Children's centres, Lewisham Early Years department, Social Services, GP's, Speech & Language, Family Support agencies and schools, to mention a few, to run a reliable, professional and successful breakfast, full day, after school and play scheme facility from Sedgehill community centre for 21 years and would endeavour to continue this for many years to come. We pride ourselves on having built an excellent working relationships with these agencies and being a very reliable tenant to Lewisham Council ourselves.

At present we cater for approximately 100 families per day. These families are either accessing the 2 or 3 year education grant and are studying or working and on whom, the effects of Happy Days having to close for even 1 day would have a completely devastating effect. Indeed, when Sedgehill is not available to us on Polling Day each year, our parents are aggrieved, as they are fully reliant upon us.

The area where the community centre is based is very convenient for all our families as there is ample parking and it is conveniently located for older siblings attend the local surrounding schools.

With the new build in mind we would request that you would seriously consider making provisions for us to be able to continue running our services for the local community.

In view of the scale of the site, we would like to put forward purchasing or leasing a set area, ie existing car park area, for Happy Days or Lewisham council to build. We would be happy to have this conversation with you at your earliest convenience.

On a separate concern, will you please give us reassurance that you will provide us with facilities to continue with our services once Sedgehill is shut down and building works commence.

Please feel free to contact Paul Yiannakou, 2 year grant manager in Lewisham early years dept, as a reference for us.

We look forward to your response

Kind regards

Mrs Julie St Hilaire

Senior Manager

Venner Road Community Centre

Voluntary Sector Accommodation Proposal Response by Venner Road Hall Community Association

Thank you for meeting with the Association's representatives on July 8 and September 18, 2015. We are grateful for the clarifications you have put forward regarding the Council's proposals in connection with the Borough's community centres.

The Venner Road Hall Community Association's Premises Management Committee has consulted widely with the User Groups and community residents and the unanimous feeling is that the halls, at the very least, Venner Road Hall, should still be available for use by the community. Provisions proposed by the council falls short of the needs of the community.

Venner Road hall is widely used by the local community, in providing affordable premises for various elderly groups, residents and community groups, church groups, education, extensive childcare, weekend children's parties and the provision of employment for local residents.

Essentially the premises is not been sold to raise funds for the council. The council is proposing to change its use by marketing it as a nursery. As the council is aware the premises is used mainly as a childcare centre.

At both meetings we asked that if the exercise is purely financial, then the council should indicate the level of income it hopes to realise by marketing the hall as nursery. This is because the PMC and the principal users of the hall would like to propose that they be given the opportunity to continue to use the hall under a leasing arrangement which will give the council the income it desires and more importantly keeping the premises for use by the community.

You agreed at our meeting in July that this was a feasible proposal and that you will get back to us about what income the council will be expecting. As we did not get the information you promised, we raised the issue at the last meeting on 18th September 2015. We also asked whether as current users we will be given the first option or whether it will be put to public tender straight away.

We were pleased when both you and Councillor Best confirmed that we will be given the chance to consider an arrangement to pay rent to the council subject to valuation.

In your letter of 28th September, you stated that it was taking longer than you anticipated to get the rent valuation. Therefore as you suggested, we are making our initial response to the consultation with in principle proposal of taking on a lease for Venner Road Hall subject to the rent valuation being provided.

Once the figures are available we will be in a better position to make a more meaningful proposal and we welcome the opportunity you have afforded us to update our response before the final report goes to Mayor and Cabinet on 11th November.

I look forward to receiving the information about the rent valuation.

Yours sincerely

Tony Mensah
Chair – Venner Road hall Community Association

Wesley Halls Community Centre

REPORT regarding the Downham (Wesley Halls) Community Centre to be presented to the Mayor and cabinet as part of their community assets review.

Downham (Wesley Halls) Community Centre is one of Lewisham's community assets that have been earmarked for redevelopment or disposal. It would seem that since our space has been included into the development proposal there is a view that some of our current space can be reallocated for the use of community housing, leaving us with less space. We would like to offer our thoughts on the proposal as we understand them.

Our view is that the existing halls should be retained and the housing development should be built adjacent to with an L-shape design fronting onto Bankfoot and Downham Way. Ideally this would be for specialist accommodation housing adults with disabilities or elderly people so that they could use the community space during the day.

1. Downham (Wesley Halls) Community Association is a registered charity number 275373. The association manages and develops the programme at the community centre. It is managed by seven trustees who also liaise and work in partnership with local providers such as the Goldsmiths community association, Ringway Community Association, Adult Learning Lewisham, The Irish Centre, Lewisham Mencap, Lewisham Disability Coalition, London Probation and local primary schools. Unfortunately, despite our suggestions to Phoenix that they work in partnership with us; to-date they have dismissed our offer.
2. Downham is one of the most deprived wards in Lewisham, it has a large proportion of aging population, with higher levels of poverty, lower average incomes, more people living with disabilities and more people with caring responsibilities than most of the rest of the borough as evidenced by the returns of the 2011 census.
3. Over a thousand people attend the centre weekly to partake in activities for their mental and physical wellbeing. That number does not include those who attend the centre for one-off events and social gatherings.
4. The Downham (Wesley Halls) Community Association is generally self-financing supported by a subsidised rent grant from the LBL.
5. There are three large halls within the centre. A sports hall, a hall with a stage and a hall that has direct access to a kitchen. Therefore the premises can be used for wide range of activities and events such as sport, performing arts, crafts, lunch clubs and as function rooms.
6. Phoenix Community Housing state that their vision is "to work together to build a better future for our Phoenix community" therefore they develop services for people who live in their social housing. So far we have had very little contact from Phoenix to discuss what is being proposed. However, we have had experiences where Phoenix ignored our provision and our invites to cooperate with our association, and we have witnessed on two occasions that when Phoenix provide activities they offer them at no cost to Phoenix residents whilst non-Phoenix local people have to pay. Our association works with all local people for the benefit of all members of the local community to improve people's lives – rather than just for the benefit to people from within a particular housing association. We recognise the needs of everyone within our local community and work in partnership with other local providers.

7. Area 3 of Lewisham has no council led youth service provision. At our community centre we have an extensive programme for young people.
8. Downham (Wesley Halls) Community Centre is an intrinsic part of the Downham Estate and is a local landmark. It is an attractive and distinctive building that was built in 1929-30 at the same time as the estate. It was originally built as a Wesleyan Church and during the 2nd world war it served as a mortuary. After the war the Wesleyan Church joined with the United Church and they did not require the building anymore therefore they sold the site to the Greater London Council.
9. When the GLC was abolished the building was transferred to Lewisham Council. Lewisham Council wanted to demolish the church to make way for housing but local people proved that there were as many empty houses within the locality as the Council were proposing to build. Cllr Norman Smith and Cllr Tom Bradley led a campaign to develop the church into a community centre. The Inner London Education Authority invested financially in the building thus enabling it to be used for the current purposes. In 1978 the church started to be used by the Lewisham Youth Service who established a boys club. Many developments followed throughout the following years and it is now a thriving community centre for local people regardless of their faiths, gender, sexuality, ethnicity, ages and social standing.
10. The association meets all of Lewisham's core sustainability strategy principles.
11. The building is fit for purpose and has full disability access. It is secure, with secure door entry and CCTV. The external grounds are fenced off from the road thus providing a secure environment for children and vulnerable adults.
12. By being located centrally it enables local people to walk, cycle or travel by public transport to the centre.
13. We ensure an effective protection of the environment (solar panels, various electrical devices to reduce the energy costs)
14. We endeavour to maintain a stable level of economic growth and employment. We employ one full-time worker and four part-time workers.
15. The Centre is open seven days a week and up to 13 hours a day. From time-to-time we also hold all-night sittings, which is an awareness campaign for young people organised by SHELTER to fundraise for homeless people.
16. The function rooms are let out with self-catering facilities thus minimising the cost of hire for local people.
17. There are no other local centres or halls that can accommodate large events at a cost affordable to Downham families. Our halls are available for hire as function rooms and they are regularly used by local people for wedding receptions, funeral wakes, children's parties, exhibitions, training seminars, traveller's forums and faith gatherings.
18. The fact that there are three halls of varying sizes means we are able to offer a varied programme of activities (not available elsewhere) for people's physical and mental well-being.
19. We are currently working on a business plan to establish a Community-Heart provision for people with disabilities called Wider Horizons. This will commence in December 2015.
20. As requested we attach a timetable of regular activities within our centre. This timetable, does not, however, take account of one-off lettings for private functions such as wedding receptions, funeral wakes, children's parties, exhibitions, pantomimes, training seminars and faith gatherings and graduations.
21. We have no objection to Phoenix housing being built on the land behind our Centre and between the large hall and Downham Way but would argue strongly that the loss of the existing buildings and its grounds would be detrimental to the local area and its people.

Lastly, can you please let us have answers to the following questions?

Questions:

- a. How would the local council benefit by redeveloping what the community association has already in place?
- b. How would the local people benefit by the centre being rebuilt?
- c. What studies and costings have to date been undertaken?
- d. When was the decision taken that the land should be taken over by Phoenix?
- e. Currently the land and the building belong to all Lewisham people – what would the benefit be for transferring its assets to Phoenix (a private organisation) whose sole purpose is to manage and develop provision for social housing.
- f. If it is not broken why fix it?

Kristina Green

Chair of the Management Committee

Downham (Wesley Halls) Community Centre regular programme

Day	Group/ user	Type of session/activity	# of users/ attendees	Types of users	Session fees/ charges	Notes
Monday	ALL Yoga	Fitness/Education	10	Mainstream	£ 40.00	
	London Probation	Payback to Community	3	Adults and Young People	£ -	
	Parent & Toddler Group	Learn through play	24	Parents/Carers with Young People	£ 9.00	
	Wider Horizons	Community Hub	25	PWLD	tbd	Start Dec 2015
Tuesday	ALL Dance Experience - PWLD	Education	12	PWLD	£ 40.00	
	ALL Parent and Toddler Yoga	Education	14	Parents/Carers with Young People	£ 40.00	
	ALL Personal skills - Sports Fitness - PWLD	Education	13	PWLD	£ 40.00	
	Cooper School of Dance	Education	50	Children	£ 79.56	
	Millinery	Education	9	Seniors	£ 8.46	
	Shekinah House of Praise Ministry	Faith worship	63	Mainstream + Young People	£ 36.25	
	Tai Kwan Do	Fitness/Education	23	Adults	£ 29.38	
	Wider Horizons	Community Hub	25	PWLD	tbd	Start Dec 2015

Wednesday	ALL Performance - Music of the World - PWLD	Education	13	PWLD	£ 40.00	
	ALL Performance arts - Drumming workshop - PWLD	Education	15	PWLD	£ 40.00	
	ALL Personal skills - Music - PWLD (High Dependency)	Education	12	PWLD (High Dependency)	£ 40.00	
	ALL Pilates - Intermediate	Education	19	Adults	£ 30.00	
	Cheerleading	Fitness/Education	35	Young People	£ 40.00	
	Martial Arts	Fitness/Education	25	Adults and Young People	£ 17.63	
	Youth Soccer	Fitness/Education	12	Young People	£ 26.00	
	Wider Horizons	Community Hub	25	PWLD	TBA	Start Dec 2015
Thursday	ALL Creative 3D toys	Education	10	Young People	£ 40.00	
	ALL Painting & Drawing - PWLD	Education	16	PWLD (Mental Health)	£ 40.00	
	ALL Personal skills - Shortmat Bowls - PWLD	Education	15	PWLD	£ 40.00	
	Cheerleading	Fitness/Education	37	Young People	£ 40.00	
	Elderly Health Group	Fitness/Education	9	Seniors	£ 9.50	
	Lewisham Disability Coalition Advice & Support Group	Welfare Advice	11	Disabled	£ 45.00	

	London Probation	Payback to Community	13	Adults and Young People	£ -	
	Martial Arts	Fitness/Education	35	Young People	£ 23.50	
	Parent & Toddler Group	Learn through play	22	Parents/Carers with Young People	£ 9.00	
	Wider Horizons	Community Hub	25	PWLD	tbd	Start Dec 2015
Friday	Welcome Lunch Club - pool, darts and board games	Social Gathering	39	Mainstream + PWLD	£ -	
	Table Sale/Market	Community Activity	tbd	All	tbd	Start Oct 2015
	Wider Horizons	Community Hub	25	PWLD	tbd	Start Dec 2015
Saturday	7th Day Adventists	Faith worship	92	Mainstream + Young People	£ 112.00	
	Downham Community Choir	Faith worship education	14	Mainstream + Young People	£ 15.00	
	Lewisham Sports Club - PWLD	Fitness/Education	35	PWLD	£ 30.00	
	Phoenix Exercise Class	Fitness/Education	14	Mainstream + Young People	tbd	
	Yoga	Fitness/Education	11	Mainstream + Young People	£ 9.00	
Sunday	7th Day Adventists	Faith worship	117	Mainstream + Young People	£ 42.00	
	Ju Jitsu	Fitness/Education	25	Parents/Carers with Young People	£ 37.50	

Martial Arts	Fitness/Education	29	Parents/Carers with Young People	£ 29.38	
Sacred Africa Church	Faith worship	35	Mainstream + Young People	£ 84.00	
Shekinah House of Praise Ministry	Faith worship	79	Mainstream + Young People	£ 100.00	
Tai Kwan Do	Fitness/Education	25	Mainstream	£ 29.38	

Officer Comments:

By redeveloping the Wesley Halls site, the size of the new community facility could be maximised along with the number of new homes provided. The new facilities and homes can be designed to complement each other and provide a sustainable community focussed development for the long term benefit of local residents.

Only an initial feasibility/capacity study has been conducted which has enabled high level financial appraisal of a number development options.

The decision was made to work with Phoenix Housing as they are a local housing provider with a reputation for working with the community on projects such as these and those identified below.

Response from Phoenix Community Housing:

Phoenix Community Housing provides a range of activities and events for all residents that live in the neighbourhoods where they have housing. Phoenix Community Link Events, which are held three times a year and are open to all residents living in Downham Whitefoot and Bellingham, allowing residents to come together, to identify what the key issues are in the neighbourhoods and establish Community Action Plans. Through Phoenix £100,000 Community Chest funding, organisations and individuals are encouraged to bid to deliver projects that will improve residents lives or the neighbourhoods. Through the Phoenix Job Club and Roots into Work programme over 70 residents were supported. Some of the key residents projects that have been delivered by Phoenix:

Space Invaders – reduced flytipping on vacant site by working with residents to develop these sites into colourful flowerbeds and seating area's.

Summer Fun - These events are held annually in Downham and across the Phoenix area 3 days per week in the School holidays all residents living in the neighbourhoods are invited to attend these.

Phoenix Festival - Over 6,000 residents per year attend this free fun and informative event.

Job Club – held weekly in the Green Man to enable them to gain employment and 300 were provided with training




Woodpecker Community Centre

Milton Court TRA

Submission on Woodpecker Community Centre Issue.

Milton Court TRA (MCTRA) on behalf of the Community of Milton Court Estate, wish to make a very strong submission regarding London Borough of Lewisham's proposal to close Woodpecker Community Centre, at 101 Woodpecker Road, London SE14.

Firstly, the community at large are dismayed about the news of the demolition of the Centre an icon of the Estate more than 30 years now. Madam, you're tearing out the heart of the Estate from itself. This is a very deprived community. It beggars' believe that you're demolishing the only Centre for social events/activities - How cruel it would be to the residents in the estate.

		
Woodpecker Community Centre	Disused Pub (abandoned for 20yrs)	5 Desmond Street, SE14 (Unused for 15yrs)
SITE-ONE	SITE-TWO	SITE-THREE
There are three sites in Milton Court Estate, depicted above as (Site1), (Site2) and (Site3). Originally, Lewisham Council was not aware of the abandoned sites(2&3) until MCTRA told them.		
Since Lewisham Council wanted to demolished site(1) for housing; it could be reprieved/spared from closure while sites(2&3) are developed for housing. This is fair and it makes a lot of sense.		

Following from 7 September, 2015 consultation meeting between Lewisham Council Officers, and MCTRA and the Community, we say the criteria(s) employed by the Council were very vague, irrational and subjective without a proper yardstick (threshold) set to prove beyond all reasonable doubt that Woodpecker Community Centre should be closed.

1. Lewisham Council Set of Criteria

The Head of Culture and Community Development, Liz Dart of Lewisham Council set out her criteria for closing the Centre as below:

- (a). Reduction of funding from the Central Government, UK.
- (b). Lewisham Council want spaces to provide affordable homes for the inhabitants in Lewisham. (There are three sites(1,2&3) pictures shown above; leave site(1) and build on sites(2&3))
- (c). Under usage of the Community Centre (no figures of expected usage threshold was ever given to qualify the word "under usage" by Lewisham Council).
- (d). Realized Revenue was very low (again no budgeted amount was mentioned to qualify the "low revenue in take").
- (e). Other amenities within the Estate (in Milton Court Estate, Woodpecker Community Centre is the only accessible Council's or public provided centre and affordable to all deprived people living in this ward).

2. MCTRA Cross Examining Lewisham Council Official

In his inquisition of Liz Dart's consultation and explanations given earlier, the MCTRA Chair politely demanded answers to many questions and follow up questions regarding the Woodpecker Community Centre and the Community wellbeing taken into consideration thus:

A. When did London Borough of Lewisham decided to closed the Woodpecker Community Centre? (Liz answer - "in May 2015").

B. If LBL is short of funds hence, closing Woodpecker Community Centre, Can the MCTRA and Other users takeover the Centre and run it to the benefit of the Milton Court Estate and sundries? (Liz answer - "No!"). **Why?** (Liz answer - "No! No by shaking off her head with light laughter!").

C. Can LBL build on both 5 Desmond Street SE14 (abandoned for over 15years) and the Pub opposite the Woodpecker Community Centre (abandoned for 20years) instead of closing the Centre? (Liz answer - "No! However, LBL Development Manager is aware of the two sites and they are going to take the 'Pub' back from the owner for non-usage as contracted for a long time for re-development").

D. When did LBL gave occupancy to 5 Desmond Street, SE14 this year (2015)? (Liz answer - "It was on and about July 2015 it become occupied").

E. If you know about the closure of Woodpecker Community Centre in May 2015, why did Lewisham Council rented/leased 5 Desmond Street, SE14 in the months of July, after your decision on the Centre's faith? (Liz answer - "5 Desmond Street, SE14 refurbishment cost a lot of money!").

F. What are you going to do to the School situated in Woodpecker Community Centre as they have nowhere to go to - Do you think about the disadvantage children wellbeing in the first instant? (Liz answer - "As a private school or organization, they have to find somewhere else").

G. Do you know that 5 Desmond Street, SE14 is a storey building which could have housed the said 'School at Woodpecker Community Centre' upstairs while the Community used the Ground floor for their events/activities before you lent it? (Liz answer - "The Development Manager is looking into the possibility of *5 Desmond Street and the Pub* being developed into affordable housing and the Centre too").

H. Why do Lewisham Council want to leave the Milton Court Estate over 1000 homes without a public space or a facility to all residents in this troubled Estate? (Liz answer - "We need more affordable houses in the Borough of Lewisham").

I. Can the Council build houses without proper public amenities for the residents? There a lot of empty spaces to build on in the park (Fordham)? (Liz answer - "Not the parks! The day I embark on such exercise my job will be on a chop")

J. MCTRA can get funding from Europe and other Agencies to upgrade and convert the Centre into a storey building allowing the School to move upstairs while the Ground floor is used by

the community activities with full marketing strategy for surplus revenue. Do you agree to this offer to keep the Centre opened? (Liz answer -"Sorry, No! It has low usage").

K. What is the threshold figure used by LBL to determine "low usage" ? (Liz answer - "You said the school does not make other activities possible when in session"). **[With due respect - This answer does not say what constituted "low usage" of Woodpecker Community Centre. The Council and (Liz Dart) based their decisions on subjective opinions rather than factual and objective reasoning.]**

3. The Case for Woodpecker Community Centre to be Reprived from Demolition

After close review of the Lewisham Council's consultation criteria(s) (**see Section 1 (items (a) - (e); page 1 above)**) put to the Milton Court Community on the 7 September, 2015 by Liz Dart (Head of Culture and Community Development Directorate) was revealing and ambiguous. MCTRA cross examination (**see Section 2 (items (A) - (K); page 2&3 above)**) of the Head of Culture and Community Development Directorate, Liz Dart and the replies given thereafter confirmed our fears that decisions to close Woodpecker Community Centre was in a bit of a rush.

The criteria(s) were very simplistic without any historical data or set of thresholds to qualify a success or failure for the Centre to meet/improve their performances over years. No threshold figures for so-called "low usage of the Centre (**see criteria Section 1 item (c); page 1 above)**" was given. MCTRA tried in their cross-examination (**see Section 2 items (K); page 3 above)**" to the Council Officials did not explain or present further evidence to prove that indeed Woodpecker Community Centre is "under used".

It should also, be noted that the Community is not the people running the Centre but, the Lewisham Council. They are the body who make the bookings. There are greater demand for the Woodpecker Community Centre usage, if there is a room during the day time. The Community sort alternative places like "Deptford Green School" and others as far as Peckham, Old Kent Road, Camberwell Green and many such halls for hire to hold their burial activities; due to lack of proper usage/booking planning by the Centre management. Therefore, the fault is the Lewisham Council not the Community. *However, many residents cannot get enough of the Centre usage in the day hence Council's expressed "under used" terminology is not justified to close Woodpecker Community Centre.*

In the same token "revenue in take from the Centre is low" (**see criteria Section 1 item (d); page 1 above)**" purported by the Council was as a result of lower booking by the Centre management and lack of appraisal on targeted marketing acumen. From the MCTRA cross-examination (**see Section 2 item (J); page 2 above)** was in evident that Lewisham Council major aim is to demolish the Centre for housing but, no other suggestion will do. An offer to sort funding from Europe and Grants from other Agencies to keep the Centre viable was rejected. The fact that the ideas to closed all but, just few Community Centre opened in London Borough of Lewisham at first glance without consultation and proper risk assessments say it all. As for Woodpecker Community Centre our position is "Extraordinary" for the fact that this Centre is unique to the Community wellbeing and cohesion (*the only one public free space accessible to all people both fable and strong and affordable in money wise*) proved our case for a reprieve.

The Woodpecker Community Centre serves the community well based on the pledges and covenant made between Lewisham Council and Senior Citizens to keep the property as Community Centre. This covenant has never been broken for over 30 years by successive Council Officers, Mayors and Cabinets - It should not be the Honourable Liz Dart to force the hands of Mr. Mayor and Cabinet of 2015 to sweep the covenant aside. What a dangerous precedent to set for this new generation and your office to the Community at large.

The houses to be built would not be social housing. These will be in excess of £400,000 per apartment of one bed room or more which are **neither** built for the homeless **nor** the deprived residents in the Estate, Said MCTRA Vice (Stella). However, **(site2&3; page1 above)** can be developed into housing while leave **(site1)**, the Centre open for the Community use.

MCTRA think there is a need (obligatory) for Lewisham Council to provide their residents of over 7,000 to 10,000 people living in an Estate, a public free space to hold their social events/activities at affordable price. Madam, this will increase safer and stronger community bounds which the Council and Mr. Mayor advocated for in his term in office. We humbly requested that Woodpecker community Centre is considered in a different circumstances; being a more deprived place and problematic compared to all others centre.

An able body person may take less than 10 minutes to walk from Moon Shot to Woodpecker Community Centre, however, Milton Court Estate residents are full of **senior citizens** who are over 80 years and some with mobility problems. Seniors of upper ages cannot walk from Milton Court Estate with their disabilities status to the Moon Shot? Some people may never attempt it at all.

4. Conclusions

Finally, we have made our submission to Lewisham Council to reconsider Woodpecker Community Centre from closing and demolition. Because, its usage have been hampered by its unavailability to the public for the day time activities. This supposed to be righted if the Council had relocated the school to *5 Desmond Street when in May 2015*, when they were looking into Centre closure in Lewisham. Simple intervention like this could tremendously impacted on the Centre to increase bookings and revenue for the Council. **Whose fault is it?** Certainly, the Community has no hands in it. Now the school has nowhere to go. The pupils are left in state of uncertain future.

As opinions may vary on the reprieve of Woodpecker Community Centre, the reality of the world always dictate good decisions which seem beneficial to everybody and those people coming after us. It could be noted that Moon Shot is outside the Milton Court Estate. This poses danger to those impaired and hard hearing or with sight problems among other disabilities to cross the very busy road to get to Moon shot in the dark for meetings/activities.

The responses to cross examination questions **(see Section 2 (items (A) - (I); page 2 above))** speaks volume. Lewisham Council has tactically blocked all options and remedies to keep Woodpecker Community Centre closed. Even the obligatory precedence to have **assets transfer** of the Centre to the MCTRA (Community and Other Users) was changed by the Lewisham Council prior to Liz Dart consultation with the MCTRA and Other Users on 7 September 2015. This changes was communicated to Justus (MCTRA) after he proposed to Lewisham Council to have the Community run the Centre. Please, think about **Senior Citizens covenant** and helpless school pupils using the Centre. Think about **Community cohesion and public free space accessible to all**. Think about the 7,000 to 10,000 people in an Estate without public amenity if

the Centre is closed. **Think about Voters using the Centre to keep Councillors and Mayors elected.**

More importantly the integrity and fairness of the Council Officers, Councillors and Mr. Mayor and Cabinet deliberating fairly with a plausible verdicts worthy of their good offices and public acceptance.

The first (primary) and (last) duties of people holding public office is to play fair and do not be manipulative of the systems and instruments available to them to do their work. They should not obstruct the progress of the Community, they are put in charge to develop safer and stronger communities. Such Officials should not seek the interest of individuals or cooperation against the community which they are members too.

This is a very sad day, if Woodpecker Community Centre is closed due to unfounded criteria (Section(1)) above. Replies to MCTRA cross examination (Section (2)) above refers have shown that Lewisham Council has made their mind up before the consultation process.

The Community are ever hopeful that Lewisham Council and Mr. Mayor and Cabinet including the Safer and Stronger Community Committee with their infinite wisdoms shall review Woodpecker Community Centre issue carefully with a favourable outcomes. **Keep Woodpecker Community Centre open!**

Your Voters are watching and waiting for the outcome before **they act** because, they do not want to cause no shame/bother to either the Officers, Councillors and Mr. Mayor and Cabinet in protest. The Centre is the only [**life and Soul**] the Council has left in the Estate for the Community use. Responsibility is yours. I thank God. I have done my duty in calm and civilized manner. Therefore, I committed this submission unto your hands for your consideration.

Thank you.

Justus Mugbeh

MCTRA Chair, London
30 September, 2015

Private Bookings 2014-15			
Hirer Name	Booking Date	Purpose of Booking	Comment
Adekemi Awotungase	12 April 2014	Cancelled	Booking cancelled by office
Mrs Ufuoma Awarieta	17 May 2014	Memorial Service	
Mrs Vivian Esoko	20 September 2014	Cancelled	email chase for deposit payment 02/06/14. Booking cancelled (16/06/14) as hirer
Tessa Gooding	07 July 2014	Residents Meeting	
Dolly Coker	13 September 2014	80th Birthday	
Nicole Richards	05 October 2014	Birthday Party	
Sade Dairo	15 November 2014	Birthday Party	
Candy Brooks	06 December 2014	Cancelled	booking cancelled by hirer - no refund due as nothing paid
Milton Court TRA	27 November 2014	AGM Milton Court Meeting	
Tina Ngozi Enahoro	21 March 2015	Birthday Party	
Milton Court TRA	13 December 2014	Christmas Party	
Andrew Atkinson	28 February 2015	Birthday Party	
Private Bookings 2015-16			
Hirer Name	Booking Date	Purpose of Booking	Comment
Tina Enahoro	23 March 2015	Birthday Party	
Justus Mugbeh, Milton court TRA	18 May 2015	TRA Meeting	
Mary Adeagbo	15 August 2015	Christening Party	
	Cancelled Bookings		
	Paid Bookings		

WOODPECKER REGULAR USERS 2014-16

Centre Name	Name of Organisation/Group	Facility Used	Activity	Contact Name 1	Contact Name 2	Contact Name 2
Woodpecker Community Centre	Christ Above All Gospel Church	Main Hall	Church Group	Ms	Mary	Adeagbo
Woodpecker Community Centre	Kings Kid Christian School	Project Rooms 1 & 2 & Man Hall	Christian School	Ms	Mary	Okenwa
Woodpecker Community Centre	Unity in Our Community	Main Hall	Information & Awareness session	Mr	Emmanuel	Kormi
Woodpecker Community Centre	Lewisham Vietnamese Women & Families Association	Main Hall	Supplementary school	Ms	Phung	Nguyen

WOODPECKER REGULAR USERS ADDITIONAL 2014-16

Centre Name	Name of Organistiaon/Group	Date of Booking	Purpose of Booking	Contact Name 1	Contact Name 2	
Woodpecker Community Centre	Kings Kid Christian School	01/08/2014 - 29/08/2015	Summer Playscheme	Ms	Mary	Okenwa
Woodpecker Community Centre	Kings Kid Christian School	Dates to be confirmed	Summer Playscheme	Ms	Mary	Okenwa

Officer Comments:

The other sites mentioned will be looked at as part of the feasibility study for new housing on the Milton Court Estate.

The centre is mainly used by a private, fee paying school that caters for twenty pupils. The centre is also used by Christ Above All Gospel Church. In terms of casual hires for events and meetings there were 2 meetings of the TRA, 1 other residents meeting and 6 private hires during the financial year 2014/15 and there have been 3 bookings to date in 2015/16.

In addition to the community centre the council also owns and manages a youth centre located opposite the Woodpecker Community Centre. This building is available for community hire outside of youth club operating hours. There is also St Michaels Community Centre which is 300ft away from the Woodpecker Community Centre that is not owned or operated by Lewisham but which has a wide range of community facilities. In addition the council owns and operates the Moonshot Centre which is close to the Milton Court Estate and only 1 mile from the Woodpecker Community Centre.

The council is not aware of any covenants on the title deeds for the Woodpecker Community Centre.

Consideration is being given to allowing the private school to remain in the centre until the site is needed for development, subject to suitable terms being negotiated.

The council adopted an asset transfer framework in 2008 which was updated in July 2015. It lays out how the council considers proposals for community asset transfers. One of the key considerations at the beginning of that process is whether the asset is required for another priority use. In this case the proposal is that the site is required for housing and the asset would therefore not be available for a transfer.