Disabled Supporters and the London Access Forum to help establish this group that informs the detailed design of the scheme across all uses.

**Young People**

5.9 Renewal identified the importance of speaking with as many young people as possible given the number of young people in the New Bermondsey area is very high (27.4% of the local population are aged between 15-25 compared with 11.5% across London).

5.10 In partnership with the Deptford X visual arts festival, Renewal commissioned the ‘A Load of Rubbish’ project. The project enable Turner Prize nominated artist Mark Titchner to run workshops with Deptford Green students to created three pieces of artwork which were displayed on the three refuse trucks which serve North Lewisham.

5.11 Renewal presented to the Council’s Young Mayor and Cabinet and their feedback had a direct impact on the scheme – for example the type of sports facilities included (The Young Mayor and Cabinet’s creative response to the proposals led to the inclusion of a climbing wall in the proposals and led to the consideration of more unusual sports, such as a diving centre. Following initial presentation to the group, Renewal kept in close contact with them, invited them to events and kept them updated with the plans for the Emerging Scheme as they developed

5.12 Renewal presented to the Ministry of Youth group who are based immediately to the south of the New Bermondsey area on the Winslade Estate and they have worked closely with the Ministry of Youth on the proposals for an enhanced community park at Bridgehouse Meadows.

**Faith Leaders and Groups**

5.13 Renewal spoke to Faith Leaders and Groups through surveys, and one to one meetings with Faith Leaders, the Faith Officer at the Council and Dr Chris Hewson from the University of Manchester who is conducting research into multi-faith spaces. This enabled Renewal to understand the difficulties Faith Groups can face with regards to finding suitable property, and to more effectively engage with these different groups. A key finding from the consultation exercise was that there is a huge demand for long term, purpose built facilities for faith organisations.

5.14 Overall Renewal spoke to over 100 Faith & Community organisations and appointed Michael Wakelin, former Head of Religion and Diversity at the BBC and current Director of Coexist Programmes at Cambridge University, to assist with finding suitable occupiers for phase 1 of the scheme. Mr Wakelin assisted Renewal with shortlisting 6 potential Faith occupiers, developing their proposals with them, understanding their organisations, and commercially testing their requirements. From 6 organisations we decided to work with Hillsong, a moderate growing Pentecostal Church. Hillsong are operating from interim facilities on site at Stockholm Road whilst phase 1 is being developed.

**Millwall Football Club**

5.15 Renewal engaged with Millwall Football Club fans, staff and management through fans forums, meetings at the two public exhibitions, advertisements in match day programmes and an interview on the Lions Live (Millwall fans) radio show on 18th November 2010. Overall Renewal spoke directly to 975 Millwall fans.

5.16 Millwall Football Club submitted four letters setting out detailed comments in response to the application as originally submitted (22 March 2011 and 12 April 2011), the application as revised in July 2011 (18 August 2011) and the application as revised in September 2011 (30 September 2011).
Deptford X

5.17 Renewal was the lead sponsor for Deptford X 2010 and through this partnership were linked with a well-established local event which seeks to put a spotlight on the talent and potential of the area. Renewal met the Deptford X board in July 2010.

5.18 As well as being the lead sponsor for the festival Renewal also supported three projects:
- Deptford Green School, ‘A Load of Rubbish’ project;
- Deptford X award; and
- Peter Anderson exhibition.

Bridgehouse Meadow workshop

5.19 A CABE Spaceshaper workshop was held with local residents and stakeholders in October 2010 to investigate the current use and potential of the space at Bridgehouse Meadows which will inform the design team’s approach to creating a revitalised community park.

5.20 Following submission of the outline planning application, consultation by the Council as local planning authority comprised press and site notices and consultation letters to over 5,400 neighbouring properties.

5.21 A total of 21 written comments were received in response to the application as originally submitted (February 2011); 20 raising objections to the proposals and 1 offering unqualified support.

Application as revised in July 2011

5.22 A briefing note summarising the key aspects of the proposals were presented to the Assembly at its meeting on 8 June 2011.

5.23 In response to the July 2011 revisions, letters were hand delivered to all businesses within the application boundary and all residents within the wider consultation area. Letters dated 11/07/2011 gave people at least 28 days (up to 8 August 2011) to comment on the proposals as revised.

5.24 Following the submission of revisions and re-consultation on the original application in July 2011, 7 letters were received from local residents, businesses and interested parties. Due to the level of response, in accordance with the Council’s Statement of Community Involvement a local meeting was held on 2 August 2011. All those who had made representations in response to the first consultation exercise were invited to the meeting, as were ward Councillors.

5.25 The outline application and responses to consultation were reported to the Council’s Strategic Planning Committee on 13 October 2011.

Application as revised in September 2011

5.26 In response to the September 2011 revisions, letters were sent to all the individuals and organisations that had commented on the original application or the application as revised in July 2011, giving 21 days to comment. Later in September 2011, the applicant submitted two technical notes relating to the use of the proposed pedestrian/cycle route to South Bermondsey station and the use of a New Bermondsey station on match days. Millwall FC was consulted on these notes and given 21 days to comment.
Local Residents and Businesses

5.27 5,400 letters were hand-delivered to properties within an area up to approximately 400 metres of the site. Letters dated 11 February 2011 were delivered on or before that date, and gave people at least 30 days (up to 14 March 2011) to comment on the proposals.

5.28 Due to capacity issues and the planned disruption to the Council’s website between 15 February 2011 and 21 February 2011 (to facilitate a move of its data centre), copies of all original application documents were published on a dedicated page of the applicant’s website. The revised application documents submitted in July and September 2011 were published on the Council’s website in the normal way.

Post Outline Consent granted, March 2012

5.29 Since Outline Consent was granted Renewal has responded to comments made by the Football Club to the local press with statements which have been published in full on our website (Lewisham Council Freehold Sale, 12th February 2014)

Section 73 Application, September 2013

5.30 Details of the Section 73 application were uploaded to surreycanal.com and all tenants on the site have been kept informed of the scheme progress. On 22nd May 2013 the Millwall Community Scheme were updated on the scheme and present at that meeting was the Chief Executive of Millwall FC.

5.31 Renewal consulted widely with Sport England and the various National Governing Bodies of sport who all supported the proposals for condensing the sports facilities from 4 buildings into 1.

Online

5.32 The project website was launched to coincide with the public launch at Lewisham People’s Day in July 2010. Since Outline Consent was granted in March 2012 Renewal have re-launched the New Bermondsey website (www.surreycanal.com) which includes statements from Renewal and all planning application documents (http://www.surreycanal.com/planning) submitted to the Council. A stand-alone website has been developed for the Surrey Canal Sports Foundation (www.surreycanalsportsfoundation.org.uk) and established a Twitter account for the sports foundation (@SCSportsFoundation). A new scheme website: www.newbermondsey.com was launched in February 2015, with all traffic from www.surreycanal.com directing to www.newbermondsey.com.

New Bermondsey

5.33 In February 2015 the scheme was re-launched as New Bermondsey to coincide with the Mayor of London’s announcement that the scheme has been designated as a Housing Zone. 1,500 Newsletters were delivered to businesses on the site, in the local area and local residents. The newsletter was also made available on the website.
Since the granting of Outline Planning consent Renewal has received weekly enquiries from local residents and businesses. Renewal responds to every enquiry within 48 hours and a copy of all correspondence has been kept.

Consultation and Protected Characteristics

The Statement of Community Engagement supporting the Planning Application highlights the diversity of the area, for example in terms of ethnicity and religion, the high proportion of young people and range of socio-economic deprivation prevalent in the area.

This socio-economic baseline, as well as feedback from initial discussions with the Council, helped Renewal to focus on engaging with particular groups (for example faith groups and young people) to ensure that the development could take into account the views and concerns of identified groups sharing protected characteristics in the area.
PART 2 (Technical Annex)

Legislation, Guidance and Socio-economic Context
6 LEGISLATION, GUIDANCE AND POLICY

Legislation

6.1 The Equality Act 2010 requires public bodies to be pro-active in achieving equality.

6.2 As part of the planning process, and as required by the Equality Act 2010, a Local Authority is required to take due regard to advance the equality of opportunity between persons who share a relevant “protected characteristic” and those who do not; and the need to foster good relations between people who share a relevant protected characteristic and people who do not. The practical effect is that public bodies will consider how their policies, programmes and service delivery will affect people with the protected characteristics, including through the determination of planning applications and programme of development in their areas.

6.3 The Equality Act 2010 sets out a list of protected characteristics which prioritise particular characteristics aiming to reduce socioeconomic inequalities, these include:

- Age;
- Disability;
- Gender reassignment;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion or belief;
- Sex; and
- Sexual orientation.

6.4 The main objective of Equality Impact Assessment has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the groups identified above.

6.5 In the context of large, mixed use development with a series of buildings and uses, open spaces and infrastructure, many of the impacts are inherently more difficult to define or quantify. The physical characteristics of the buildings would in most cases be of less direct or predictable consequence for equalities. Equalities impacts would depend more on the future interaction of broader policy and social factors in the wider community with the actions of future occupiers, owners and users of the buildings.

Regional and Local Policy

London

6.6 The The London Plan – The Spatial Development Strategy for London (consolidated with alterations since 2011) (March 2015) includes strategic policies to encourage equal life chances for all, in recognition of social inequalities that exist within the city. A number of policies outline the approach to protection of disadvantaged groups, including:
- Policy 3.1 (Ensuring equal life chances for all), which outlines that:

  A - Addressing the barriers to meeting the needs of particular groups and communities is key to tackling the huge issue of inequality across London; and

  B - Development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted;

- Policy 3.2 (Improving health and addressing health inequalities), which outlines that development decisions must have due regard to health inequalities that prevail especially in London’s most deprived areas and promote a strong and diverse economy providing opportunities for all;

- Policy 3.5 (Quality and design of housing developments), which highlights the importance of taking particular account of the needs of children and older people;

- Policy 3.7 (Large residential developments), which highlights the need to plan these areas with the engagement of local communities and stakeholders.

6.7 The London Plan includes a number of other policies covering housing tenure and type (Policies 3.8-3.15); and public services, community facilities and accessibility (Policies 3.16-3.19) that relate to taking account of equalities impacts in development decisions.

6.8 As part of the Mayor’s Equality Framework (2014) “Equal Life Chances for All”, The Greater London Authority (GLA) has prioritised particular sections of the population as equality target groups, including women; black, Asian and minority ethnic (BAME) people; young people and children; older people; disabled people; lesbians; gay men; trans people and people from different faith groups. The Strategy emphasizes the importance of addressing the needs of disadvantaged and vulnerable people and communities, and of supporting development of a diverse economy. It emphasises the importance of increasing employment within hard-to-reach groups, and reducing employment income inequalities.

London Borough of Lewisham 6.9 As outlined by the Equality Act 2010, when making decisions the Council is required to have ‘due regard’ to the need to:

- Eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act;

- Advance equality of opportunity between people who share a protected characteristic and people who do not share it; and

- Foster good relations between people who share a protected characteristic and people who do not share it.

6.10 The Council adopted its LDF Core Strategy in 2011, which included an Equalities Impact Assessment to identify what effect, or likely effect, will follow from the implementation of the Core Strategy for different groups within the community.

6.11 New Bermondsey is highlighted by the Council as an area for major regeneration, to create new jobs, homes and community facilities, new sporting facilities, an improved setting for Millwall Football Club Stadium, new linkages and new publicly accessible open spaces in a safe and welcoming environment.
6.12 A key tenet of the Core Strategy is to contribute to improving health and well-being and reduce health inequalities across Lewisham by providing decent quality housing, access to employment and training, and encourage healthy lifestyles and opportunities for increasing physical activity.

6.13 Through Core Strategy Objective 11 (Community well-being), New Cross ward is identified as an area in particular need of addressing the prevailing deprivation and health inequalities, in order to promote social inclusion and strengthen quality of life for new and existing residents. Additionally, Spatial Policy 2 identifies that in this area the Council will, working with its partners, will secure the necessary infrastructure to support the planned levels of growth and will maximise the physical, social and environmental regeneration opportunities new development will bring for the benefit of existing and future residents, to address deprivation issues, particularly health inequalities, to improve well-being.

6.14 The LDF Core Strategy recognises that the key drivers for change in the area will be through:

- The provision of new housing in a range of sizes and tenures, including accessible and lifetime homes, to tackle accessibility and affordability issues;
- Growth of the local economy to address current problems of unemployment and economic activity and low levels of investment; and
- Building a sustainable community, addressing the current low skills base and high levels of multiple deprivation and health inequalities.

6.15 The Council’s aspirations for the north of the borough, including New Cross, include the desire to “address deprivation issues in order to improve education standards, general health and well-being, and local employment and training, through improvements to the physical and economic environment” (LDF Core Strategy).

6.16 Lewisham’s Comprehensive Equalities Scheme ‘Equality for All’ (2012-2016) sets out the Council’s vision for reducing inequality and ensuring all citizens have appropriate access to and choice of high quality services. The Council’s commitment goes beyond the requirements of legislation and sets out aspiration to take all reasonable steps to ensure that every citizen is able to do the best for themselves and for others.

6.17 The scheme sets out a number of key objectives for the Council and its partners, including the following which have been identified as key characteristics for the New Bermondsey development:

- To tackle victimisation, discrimination and harassment;
- Improve access to services; and
- Increase participation and engagement.

6.18 The Council’s approach to quality for all relates to measureable outcomes that all development in the borough should aspire to help - such as higher standards of educational achievement for children & young people, an improved quality of life for those living with long-term conditions, strong cohesive communities and a narrowing of the gap in outcomes between the most affluent and the most deprived.

6.19 As such, development should recognize that not everybody starts from the same place, but this should not be a barrier to life chances and intervention in the built environment should promote fairness for all.

6.20 Lewisham’s Health and Wellbeing Strategy (2013) “Health and Well-being for all by 2023” provides an analysis of the needs of residents to help communities and organisations improve local health and well-being to tackle health inequalities.
6.21 The Strategy notes that Lewisham faces some significant health and well-being challenges, including high rates of smoking and high teenage conception rates, and is in the lowest 20% of areas nationally for deprivation, life expectancy, and premature deaths from cancer and cardiovascular disease, highlighting that as Lewisham’s population grows in size and diversity, its needs will change and services and support will need to adapt in order to minimise potential inequalities.

6.22 Significant health inequalities can be found between wards within the borough, highlighting that New Cross and Evelyn wards frequently appear at the top of the list for deprivation, mortality rates and lowest life expectancy. In addition to geographic inequalities, there are also population groups that experience poorer outcomes than others.

6.23 Lewisham’s Sustainable Community Strategy 2008-2020 (2008) is based on key themes of reducing inequality and ensuring that all residents have equal and appropriate access to high quality local services. The Strategy promotes the building of sustainable communities that are safer, with a high degree of community involvement, with high quality housing and opportunities for maintaining health and well-being.
7 SOCIO-ECONOMIC CONTEXT

7.1 This section of the report presents evidence on the existing population living and working in the local area (New Cross ward), which includes the New Bermondsey Site. The primary focus of this baseline assessment is to identify the local population and directly affected residents, businesses, employees and groups in relation to protected characteristics as described by the Equality Act 2010 and guidance from the Greater London Authority.

A Brief History and Current Status

7.2 New Bermondsey has a diverse history, with constant shifts in character and land use. The area was once on the periphery of London, but now forms a significant part of inner London’s network of places. Having previously been in primarily residential use, the site became a public park in 1972, and then the home of Millwall Football Club when the New Den Stadium was opened in 1993 alongside light industrial and commercial floorspace.

7.3 In recent times, the area has been in general decline in terms of economic and population trends and physical infrastructure, with high unemployment, deprivation and poor health prevailing.

7.4 New Bermondsey currently includes several industrial / business estates, alongside the Millwall Football Club Stadium, and the Lions Centre. A number of the buildings on-site are small business / low-bay and small industrial units in varying degrees of operation and vacancy. The local area has lacked investment in streetscape, and as is of poor aesthetic quality (Figure 1).

7.5 The vision for New Bermondsey is based on regenerating an old and decaying industrial area, creating a new sustainable community that is a destination in its own right. New Bermondsey aims to develop a unique identity, building on existing strengths which include its young, creative, multicultural community, its location and its established sporting heritage. Improvements to the physical environment will be coupled with providing new jobs and homes and community facilities, creating vibrant publicly accessible open spaces, and address issues of severance and inaccessibility.
Figure 1 – Current Physical Environment at and around New Bermondsey
Deprivation

7.6 New Bermondsey (in New Cross Ward, Lewisham), is one of the most deprived areas in London and the UK, with deprivation particularly acute in terms of crime, employment, health, housing, income and living environment (Figure 2):

Figure 2 – Indices of Multiple Deprivation (DCLG, 2015)

7.7 The area shares similar characteristics with a number of London’s most deprived areas, reflected in the demographic and economic profile of the local community, with a high proportion of people aged under 16, a large Black, Asian and Minority Ethnic (BAME) population, and a lower proportion of residents with higher educational attainment.

Income and Employment Deprivation

7.8 The purpose of these domains is to capture the proportions of the population experiencing income deprivation in an area, and involuntary exclusion of the working age population from work. Areas in the immediate vicinity of the New Bermondsey site are significantly deprived as indicated below. A more detailed degree of individual indictors of unemployment and worklessness is presented later in this document.

Crime Deprivation

7.9 This domain measures the rate of recorded crime for four major crime themes – burglary, theft, criminal damage and violence – representing the occurrence of personal and material victimisation at a local (lower-
level super output area) level. The IMD crime domain is based on the frequency of incidences of four types of crime: burglary, theft, criminal damage and violent crime, indicating that these are prominent issues in this area.

**Housing Deprivation**

7.10 The housing domain measures barriers to housing and key local services. Indicators used in this domain are divided into two categories; geographical barriers and wider barriers. Geographical barriers measure road distance to GPs, supermarkets or convenience stores, primary schools and post offices. Wider barriers include household overcrowding, barriers to social housing and affordability. As indicated in Figure 3, much of north Lewisham is severely deprived in terms of these indicators, within the highest 10% of deprived areas nationally.

*Figure 3 – Individual Domains of Deprivation - Income, Employment, Housing and Crime (DCLG, 2015)*

**Education Deprivation**

7.11 The purpose of this domain is to capture the extent of deprivation in education, skills and training in a local area. The indicators fall into two sub-domains: one relating to lack of attainment among children and young people and one relating to lack of qualifications in terms of skills. These two sub-domains are designed to reflect the “flow” and “stock” of educational disadvantage within an area respectively. That is, the children/young people sub-domain measures the deprivation in attaining the qualifications, while the skills sub-domain measures the deprivation in the resident working area adult population.
Health Deprivation

7.12 This Domain shows areas with higher rates of people who die prematurely or whose life has been impaired by poor health or who are disabled. Analysis of this data shows that New Cross is an area that is within the top 20% most deprived in the country in terms of health.

Living Environment Deprivation

7.13 The ‘living environment’ domain comprises two sub-domains: the ‘indoors’ living environment which measures the quality of housing and the ‘outdoors’ living environment which contains two measures about air quality and road traffic accidents. London overall is largely within the top 20% or 10% in the country due to its high density urban characteristics.

2011 Census – Dimensions of Deprivation

7.14 The dimensions of deprivation used to classify households in the 2011 Census are indicators based on the four selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:

- **Employment**: any member of a household not a full-time student is either unemployed or long-term sick,
- **Education**: no person in the household has at least level 2 education (see highest level of qualification), and no person aged 16-18 is a fulltime student,
- **Health and disability**: any person in the household has general health ‘bad or very bad’ or has a long term health problem, and
- **Housing**: Household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

7.15 A household is classified as being deprived in none, or one to four of these dimensions in any combination. New Cross has a higher proportion of households experiencing 1 or more dimension of deprivation (70%, compared to 62% in London:

*Figure 4 – Dimensions of Deprivation (Census, 2011)*
Sex and Age Profile

7.16 New Cross has a high proportion of children, with 20% of the population aged 0-16. This is a similar proportion to Lewisham and London, although is weighted towards younger children, with 6.5% aged under 4, compared to 6% in London.

7.17 According to 2011 Census data, at 56% of the population, New Cross ward has a higher proportion of younger working age people (aged 16-44) than Lewisham (49%) and London (48%), reflecting a higher overall proportion of residents of working age (aged 16-64).

7.18 The population of New Cross ward has a younger profile than Lewisham and London, and also has a lower proportion of people of retirement age (65+), at 6% compared to 9% in Lewisham and 11% in London (Census, 2011). The following charts compare New Cross, Lewisham, London and England and Wales in terms of the age structure by sex:

Figure 5 – Age Profile by Sex (Census, 2011)
Ethnic Groups

7.19 The New Cross ward shows a high level of ethnic diversity, with Black, Asian and Minority Ethnic (BAME) groups accounting for 60% of residents, compared to 46% in Lewisham and 40% in London (Census, 2011).

7.20 This BAME population at the local scale is predominantly made up of a large proportion of Black African and Black Caribbean residents, accounting for 37% of all BAME residents and 37% of all residents. Mixed-race people account for a similar proportion of residents in New Cross (7%) as Lewisham (7%) and London (5%), while the local and borough-level has a lower proportion of Asian residents compared to London (13% and 9% respectively, compared to 18%):

*Figure 6 – Ethnic Group (Census, 2011)*

7.21 There is a significant variation of ethnic profile by age group locally, with younger groups (0-15 years especially) in New Cross showing a great degree of ethnic diversity compared to older groups, as highlighted in the following chart:
7.22 A Report by NHS Lewisham on local needs of ethnic groups in North Lewisham highlights the specific cultural identities prevalent in the local area, for example there is a concentration of 3,500-4,000 Vietnamese residents in North Lewisham, many of whom live in the Deptford and New Cross areas. The PCT highlights that the Vietnamese population experience many of the features of a newly settled community, with many lacking fluent English, with high levels of unemployment, low levels of educational achievement and tend not to access mainstream services.

Marriage and Civil Partnership

7.23 Marriage and Civil Partnership is identified as a key equality indicator by the Equality Act 2010 with respect to eliminating discrimination in the context of employment. In New Cross, around 57% of residents aged 16+ are identified as ‘single – never married or never registered in a same-sex civil partnership’, compared to 50% in Lewisham and 4% in London, perhaps reflecting the younger age profile locally. Around 27% of people are ‘married’ in New Cross, compared to 33% in Lewisham and 40% in London. The proportion of ‘divorced’ residents locally – around 8% - is broadly in-line with other scales. The proportion of residents in New Cross in same-sex civil partnerships (form the 2011 Census) is 0.6% - slightly higher than in Lewisham (0.5%) and London (0.4%):

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**Housing – Tenure, Type, Overcrowding and Affordability**

**Existing Residential Premises**

7.24 There is currently one residential unit within the site, Bridge House, owned by an external investor and currently in private rented use as a House of Multiple Occupation. The Developer and the owner of Bridge House have agreed Heads of Terms for the purchase of Bridge House. Exchange and completion, with vacant possession, is imminent, therefore it is very unlikely that the CPO will be required for Bridge House.

**Tenure and Type of Homes**

7.25 New Cross has a far lower proportion of housing stock in ‘owned’ tenures (i.e. outright or with a mortgage) compared to Lewisham, London and England and Wales. The private rented sector dominates locally, covering around a third of total stock, compared to a quarter in Lewisham and London. Additionally, there is a high concentration of social rented homes (40% in New Cross, compared to 31% in Lewisham and 24% in London) – with a far higher than average proportion of these rented from the Council rather than other sources (e.g. Registered Social Landlords):
The general residential character of the area is higher density than average for London, but in-line with central London areas, with 75% of the housing stock in New Cross ward comprised of flats, compared to 57% in Lewisham and 54% in London. Around two thirds of this stock is in purpose-built blocks rather than house conversions, a higher proportion than at wider scales.

**Table 1 – Accommodation Type (Census, 2011)**

<table>
<thead>
<tr>
<th>Type of Accommodation</th>
<th>New Cross</th>
<th>Lewisham</th>
<th>London</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whole house or bungalow: Detached</td>
<td>2%</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>Whole house or bungalow: Semi-detached</td>
<td>6%</td>
<td>13%</td>
<td>19%</td>
</tr>
<tr>
<td>Whole house or bungalow: Terraced (including end-terrace)</td>
<td>19%</td>
<td>29%</td>
<td>24%</td>
</tr>
<tr>
<td>Houses</td>
<td>27%</td>
<td>46%</td>
<td>50%</td>
</tr>
<tr>
<td>Flat, maisonette or apartment: Purpose-built block of flats or tenement</td>
<td>64%</td>
<td>37%</td>
<td>39%</td>
</tr>
<tr>
<td>Flat, maisonette or apartment: Part of a converted or shared house</td>
<td>8%</td>
<td>18%</td>
<td>13%</td>
</tr>
<tr>
<td>Flat, maisonette or apartment: In a commercial building</td>
<td>3%</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Flats</td>
<td>75%</td>
<td>57%</td>
<td>54%</td>
</tr>
</tbody>
</table>
Household Composition

7.27 The composition of households in North Lewisham reflects the age profile of the area, with a lower proportion of single pension-age households (5.8% compared to 9.6% in London), although has a higher proportion of single-person households overall at 37% compared to 32% for London. Additionally, in New Cross there is a higher proportion of households with dependent children and lone parent households, and a lower proportion of married or same-sex civil partnership households:

Table 2 – Household Composition (Census, 2011)

<table>
<thead>
<tr>
<th>Household Type</th>
<th>New Cross</th>
<th>Lewisham</th>
<th>London</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person household</td>
<td>37%</td>
<td>34%</td>
<td>32%</td>
</tr>
<tr>
<td>One person household: Aged 65 and over</td>
<td>6%</td>
<td>9%</td>
<td>10%</td>
</tr>
<tr>
<td>One person household: Other</td>
<td>31%</td>
<td>26%</td>
<td>22%</td>
</tr>
<tr>
<td>One family household</td>
<td>45%</td>
<td>51%</td>
<td>54%</td>
</tr>
<tr>
<td>One family only: All aged 65 and over</td>
<td>1%</td>
<td>3%</td>
<td>4%</td>
</tr>
<tr>
<td>One family only: Married or same-sex civil partnership couple</td>
<td>17%</td>
<td>23%</td>
<td>28%</td>
</tr>
<tr>
<td>One family only: Married or same-sex civil partnership couple: No children</td>
<td>6%</td>
<td>7%</td>
<td>8%</td>
</tr>
<tr>
<td>One family only: Married or same-sex civil partnership couple: Dependent children</td>
<td>9%</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>One family only: Married or same-sex civil partnership couple: All children non-dependent</td>
<td>2%</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>One family only: Cohabiting couple</td>
<td>9%</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>One family only: Cohabiting couple: No children</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>One family only: Cohabiting couple: Dependent children</td>
<td>3%</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td>One family only: Cohabiting couple: All children non-dependent</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>One family only: Lone parent</td>
<td>18%</td>
<td>16%</td>
<td>13%</td>
</tr>
<tr>
<td>One family only: Lone parent: Dependent children</td>
<td>13%</td>
<td>12%</td>
<td>9%</td>
</tr>
<tr>
<td>One family only: Lone parent: All children non-dependent</td>
<td>5%</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>Other household types</td>
<td>19%</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Other household types: With dependent children</td>
<td>6%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Other household types: All full-time students</td>
<td>2%</td>
<td>1%</td>
<td>1%</td>
</tr>
</tbody>
</table>
Other household types: All aged 65 and over 0% 0% 0%
Other household types: Other 11% 9% 9%

Overcrowding

7.28 “Occupancy rating”, as defined by the ONS for 2011 Census, provides a measure of whether a household's accommodation is overcrowded or under-occupied, based on the number of people per bedroom. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

7.29 In Lewisham, 12% of households have an occupancy rating of -1 or less (i.e. are overcrowded). This rate is higher in New Cross, at 18% of households. Both are higher than the London average of 11% and national average of 5% (Census, 2011).

7.30 Data from the 2011 Census provides a breakdown by ethnicity and tenure of households, identifying a disparity – in Lewisham, compared to an average 12% of households being overcrowded, households with a white Household Reference Person (HRP) are less likely to be overcrowded (8%), with mixed, Asian and black HRP households showing higher rates of overcrowding (between 15% and 21%):

Figure 10 – Occupancy Rating by Ethnicity of Household Reference Person (Census, 2011)
7.31 Households in social rented and private rented tenures are more likely to be over-crowded. In New Cross, around 16% of social rented households, and 19% of private rented households have an occupancy rating of -1 or less, with similarly high proportions in London:

*Figure 11 – Occupancy Rating by Accommodation Tenure (Census, 2011)*

Housing Affordability

7.32 Housing affordability is measured in a number of meaningful ways, one of which is to compare an area’s lower quartile earnings and lower quartile house prices as a ratio, giving an indication of the potential for lower earners to enter the housing market. In Lewisham, as across London, this ratio has been steadily increasing from 2004, with a slight dip during the recession in 2009 followed by a peak at 10.29 in 2012. The current ratio of lower quartile earnings to lower quartile house price in Lewisham is 8.41, compared to a national average of 6.45, indicating that affordability and access to housing is a problem:

*Figure 12 – Ratio of Lower Quartile House Price to Lower Quartile Earnings (DCLG Live Tables, 2013)*
Qualification Attainment and Skills

Qualification Attainment

7.33 According to 2011 Census data, the qualification attainment level of all residents aged 16+ in New Cross is very similar to Lewisham and London levels – approximately 18% at all scales have no qualifications, and 1-2% have apprenticeships. There is a slightly lower proportion of residents with higher (degree-level) qualifications in New Cross (35% compared to 38% in Lewisham and London), and a higher proportion of ‘other’ qualifications (12% compared to 8% in Lewisham and 10% in London):

*Figure 13 – Highest Level of Qualification (Census, 2011)*

7.34 The following table gives a full breakdown of the type of qualifications gained by residents (in many cases, a resident has gained more than one qualification):

*Table 2 – Qualification Gained (Census, 2011)*

<table>
<thead>
<tr>
<th>Qualification Description</th>
<th>New Cross</th>
<th>Lewisham</th>
<th>London</th>
</tr>
</thead>
<tbody>
<tr>
<td>No qualifications</td>
<td>18%</td>
<td>18%</td>
<td>18%</td>
</tr>
<tr>
<td>1-4 O levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma</td>
<td>27%</td>
<td>30%</td>
<td>28%</td>
</tr>
<tr>
<td>NVQ Level 1, Foundation GNVQ, Basic Skills</td>
<td>8%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>5+ O level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A level/2-3 AS levels/VCEs, Higher Diploma, Welsh Baccalaureate Intermediate Diploma</td>
<td>31%</td>
<td>36%</td>
<td>35%</td>
</tr>
<tr>
<td>NVQ Level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma</td>
<td>12%</td>
<td>12%</td>
<td>10%</td>
</tr>
<tr>
<td>Apprenticeship</td>
<td>2%</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>2+ A levels/VCEs, 4+ AS levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advanced Diploma</td>
<td>21%</td>
<td>24%</td>
<td>24%</td>
</tr>
</tbody>
</table>
### Qualification attainment by age group in New Cross (Census, 2011)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>No qualifications</th>
<th>Level 1 qualifications</th>
<th>Level 2 qualifications</th>
<th>Level 3 qualifications</th>
<th>Level 4 qualifications and above</th>
<th>Apprenticeship</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 16 to 24</td>
<td>8%</td>
<td>8%</td>
<td>17%</td>
<td>30%</td>
<td>58%</td>
<td>15%</td>
</tr>
<tr>
<td>Age 25 to 34</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 35 to 49</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 50 to 64</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 65 to 74</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There is a key difference when looking at the qualification attainment of different age groups, ethnic groups and sex. In New Cross, in terms of age group, only 8% of the 16-24 and 25-34 age group have no qualifications, with the proportion of residents aged 25-34 showing a significant proportion (over half) educated to degree-level or higher. Additionally, older age groups have a much higher propensity to have lower qualification attainment (or without qualification):

**Figure 14 – Highest Level of Qualification by Age Group (Census, 2011)**
The population of New Cross ward has a slightly higher proportion of residents in employment in lower-skilled occupations (process and plant, and elementary roles), at 21% compared to 14% across Lewisham and London. There is also a lower proportion employed in generally higher-skilled roles (management, professional and technical) at 39% compared to 49% in Lewisham and 50% in London:

Figure 15 – Occupational Skill Level (Standard Occupational Classification) of Residents (Census, 2011)

There are currently around 1,700 people claiming benefits in New Cross ward – around 14% of all working age residents. The main claimant group is Employment Support Allowance and incapacity benefit (around 860 people, or 6.8%, followed by job-seekers allowance (covered below), lone parents (215), carers and disabled people (220). There is a slightly higher proportion of women claiming all benefits (15.1% of all women are benefit claimants, compared to 12.2% of men, and a disparity in terms of age group, with 7.3% of people aged 25 to 49).

The site is mainly occupied by light industrial floorspace, including 19 units within the Excelsior Works industrial estate which also contains live/work space. The Enterprise Industrial Estate is formed of 42 units including a mix of B class uses, two church facilities and a café. The land to the south west of Surrey Canal Road comprises run down warehouse buildings and timber processing facility. The existing Orion Industrial Estate is formed of approximately 25 units. Units 5-10 are being demolished as part of works being undertaken by Transport for London, and the remaining units are operating under a mix of B class uses. The
Lions Centre comprises 4,120 sqm of floorspace and the Stadium currently provides 11,900 sqm of floorspace.

7.39 Three existing buildings are intended to be retained within the site – Guild House (three-storey warehouse), the New Den (stadium) and Rollins House (live/work accommodation).

**Industrial Representation – Local Area**

7.40 According to the most recent data from the Business Register and Employment Survey (2014), there are approximately 5,900 jobs in the New Cross ward, comprising around 10% of all jobs in Lewisham. The sectors represented in the ward are a mix of manufacturing, construction, utility, wholesale/retail and motor trades and repairs (20% of jobs), transport and storage (together accounting for 49% of jobs) and public sector employment (education, health and public administration account for 26% of jobs).

7.41 The general character is therefore of light industry, with supporting services including food service and retail. In terms of the concentration of sectors, given by ‘locational quotients’\(^{42}\), there is an over-representation and dependence on public sector jobs (LQ value of 1.4 to 1.7) compared to London average, and a significant over-representation of manufacturing (LQ of 2.5), utilities (4.5) and transportation and storage (3.8).

7.42 A report on industrial unit availability in the local area was completed in 2010 as part of the outline planning application for New Bermondsey\(^{43}\). This shows the availability of B1, B2 and B8 accommodation within the SE16, SE15, SE14 and SE8 postcodes adjoining the site, and shows that at the date of this report the availability of space within these areas stood at 35,974 sqm. The existing B1, B2, B8 area on the New Bermondsey Site equates to 22,155 sqm which includes Guild House on Rollins Street that will be retained within the masterplan, and in addition the B1 uses within the Site will re-provide 10,000-15,000sqm.

**Business Number and Size by Sector**

7.43 Data for the number of local business units\(^{44}\) from the Inter Departmental Business Register (2013) identifies the size and industry (2007 Standard Industrial Classification) of workplaces. This data highlights that 83% of local units in New Cross are ‘micro-businesses’ i.e. employ 0-9 people. The proportion is much higher across Lewisham at 88%, compared to 85% in London. A significant proportion of micro businesses in Lewisham are in information and communication or professional, scientific and technical industries (34%). Additionally, there are over 1,000 micro workplaces in ‘digital media’ activities\(^{45}\).

7.44 VAT registrations in Lewisham have grown significantly year-on-year, above the London-wide rate since the mid-1990s, with a peak in 2007 at 72% higher than new registrations in 1994 (when the dataset starts):

\(^{42}\) Locational quotient (LQ) refers to the proportion of jobs in a sector within an area compared to the proportion of jobs in that sector at a London-wide scale i.e. a LQ value of 2 means that a sector has twice the level of representation in terms of jobs as London.

\(^{43}\) Technical Appendix 11.2 to the Environmental Statement

\(^{44}\) A local unit is an individual site (for example a factory or shop) associated with an enterprise. It can also be referred to as a workplace.

\(^{45}\) SIC 2007 - 58 : Publishing activities; 59 : Motion picture, video and television programme production, sound recording and music publishing activities; 60 : Programming and broadcasting activities; 61 : Telecommunications; 62 : Computer programming, consultancy and related activities
Employment and Economic Activity

Economic Activity

7.45 Economic activity in New Cross stands at around 70% of all residents, the same rate as for Lewisham and higher than the average for London (67%). The ‘employment rate’ – i.e. economically active residents who are not in work and are not full-time students is however higher locally at 7.4%, compared to 5.8% in Lewisham and 4.9% in London.

7.46 Both the levels of economic activity and employment rates differ for different age groups, sex and ethnic groups at the local and wider scales. In New Cross, unemployment is highest among Black/African/Caribbean/Black British and mixed/multiple ethnic groups, although the sample size is much smaller.

Figure 17 – Economic Activity and Unemployment by Ethnic Group (Census, 2011)
7.47 There is also a disparity in terms of employment and economic activity by age in New Cross. Overall economic activity rate in the ward is 70%, with unemployment at 7.4%. In the 16-24 age group, economic activity is far lower at 54%, although this is a factor of high proportion of full-time students in this age group. Notably, even discounting economically active students, the unemployment rate in this age group is lower than the average for all ages at 6.2%. Similarly, economic activity is lower at 48% for over-50s, but a significant proportion of the population in this age group is retired:

Table 3 – Components of Economic Activity and Inactivity (Census, 2011)

<table>
<thead>
<tr>
<th>Category</th>
<th>New Cross</th>
<th>Lewisham</th>
<th>London</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economically Active</td>
<td>70%</td>
<td>70%</td>
<td>67%</td>
</tr>
<tr>
<td>Economically active: In employment</td>
<td>61%</td>
<td>62%</td>
<td>61%</td>
</tr>
<tr>
<td>Economically active: In employment: Employee</td>
<td>47%</td>
<td>49%</td>
<td>48%</td>
</tr>
<tr>
<td>Economically active: In employment: Self-employed</td>
<td>8%</td>
<td>10%</td>
<td>11%</td>
</tr>
<tr>
<td>Economically active: In employment: Full-time students</td>
<td>5%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Economically active: Unemployed: Total</td>
<td>9%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>Economically active: Unemployed: Unemployed (excl. full-time students)</td>
<td>7%</td>
<td>6%</td>
<td>5%</td>
</tr>
<tr>
<td>Economically active: Unemployed: Full-time students</td>
<td>2%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Economically Inactive</td>
<td>30%</td>
<td>30%</td>
<td>33%</td>
</tr>
<tr>
<td>Economically inactive: Retired</td>
<td>7%</td>
<td>12%</td>
<td>14%</td>
</tr>
<tr>
<td>Economically inactive: Student (including full-time students)</td>
<td>11%</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>Economically inactive: Looking after home or family</td>
<td>4%</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>Economically inactive: Long-term sick or disabled</td>
<td>4%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Economically inactive: Other</td>
<td>4%</td>
<td>3%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Job-Seekers Allowance Claimants

7.48 The most recent data available for identifying unemployed residents registered as looking for work and claiming Job-Seekers Allowance (JSA) indicates that in April 2015, overall JSA claimant rate in New Cross was 3.4% of the total working age population (402 people), compared to 2.8% in Lewisham (5,560 people) and 2.1% in London (118,038 people)\(^{46}\).
There are a number of factors to consider in terms of JSA claimant count – including the length of time people have been claiming, the type of skills people have and therefore occupations they are seeking, their sex, age and ethnicity.

**JSA Claimants – Ethnicity, Age, Sex and Duration**

Around 54% of JSA claimants in New Cross are men, compared to 60% in Lewisham and London.

In both London and Lewisham, around a third of JSA claimants are registered as ‘ethnic minorities’. The breakdown within this group differs significantly between Lewisham and London, with ‘Black or Black British’ people representing 29% of all JSA claimants in Lewisham compared to 20% in London, and ‘Asian or Asian British’ people representing 8% of all claimants in London compared to 1% in Lewisham.

The following table compares the proportion of claimants by age, sex and duration, highlighting that Lewisham has a slightly higher proportion of longer-term claimants (18 months +) across men and women aged 25+, but due to a comparatively low proportion of younger claimants, has a broadly representative proportion of long-term claimants overall.

**Table 4 – JSA Claimants by Age, Sex and Duration (DWP, October 2015)**

<table>
<thead>
<tr>
<th></th>
<th>New Cross</th>
<th>Lewisham</th>
<th>London</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
</tr>
<tr>
<td>Aged 18-24</td>
<td>9.0%</td>
<td>9.2%</td>
<td>9.2%</td>
</tr>
<tr>
<td>Aged 18-24, claiming for over 6 months</td>
<td>2.2%</td>
<td>1.3%</td>
<td>1.6%</td>
</tr>
<tr>
<td>Aged 18-24, claiming for under 6 months</td>
<td>6.7%</td>
<td>7.9%</td>
<td>7.6%</td>
</tr>
<tr>
<td>Aged 19 and under</td>
<td>3.4%</td>
<td>2.6%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Aged 24 and under</td>
<td>9.0%</td>
<td>9.2%</td>
<td>9.3%</td>
</tr>
<tr>
<td>Aged 24 and under, claiming for over 12 months</td>
<td>1.1%</td>
<td>0.0%</td>
<td>0.8%</td>
</tr>
<tr>
<td>Aged 24 and under, claiming for over 6 months</td>
<td>2.2%</td>
<td>1.3%</td>
<td>1.6%</td>
</tr>
<tr>
<td>Aged 25 and over, claiming for over 1 year</td>
<td>11.2%</td>
<td>11.8%</td>
<td>11.6%</td>
</tr>
<tr>
<td>Aged 25 and over, claiming for over 18 months</td>
<td>9.0%</td>
<td>9.2%</td>
<td>8.8%</td>
</tr>
<tr>
<td>Aged 25 and over, claiming for over 2 years</td>
<td>6.7%</td>
<td>7.9%</td>
<td>7.1%</td>
</tr>
<tr>
<td>Aged 50 and over, claiming for over 6 months</td>
<td>6.7%</td>
<td>6.6%</td>
<td>7.2%</td>
</tr>
<tr>
<td>Claiming for over 12 months</td>
<td>12.4%</td>
<td>11.8%</td>
<td>12.4%</td>
</tr>
<tr>
<td>Claiming for over 6 months</td>
<td>19.1%</td>
<td>19.7%</td>
<td>20.2%</td>
</tr>
</tbody>
</table>
7.53 The profile of sought occupation of JSA claimants gives an idea of the skills base and employment requirements of currently unemployed residents in an area. Compared to the London average, there is a higher proportion of residents claiming JSA seeking employment in lower skilled sectors (process and elementary roles), and a slightly lower proportion in mid-level (e.g. administrative, sales, personal service and skilled trades) and higher skilled sectors (professional, technical and management roles):

*Figure 18 – JSA Claimants by Sought Occupation i.e. Occupational Skill Level (DWP, October 2015)*

7.54 The sought occupation of JSA claimants also differs between sexes. The following chart identifies the sought occupational skill between male and female claimants in New Cross, Lewisham and London, highlighting that at all spatial scales there is a greater proportion of women seeking mid-level skilled work compared to men, and a lower proportion seeking lower skilled employment:
**Earnings**

7.55 Data from the Annual Survey of Hours and Earnings (2014) highlights that gross weekly earnings in Lewisham are slightly lower than the London average for full-time workers at £782.50 compared to £759.30. Part-time earnings are broadly in line with the London average. There is a disparity in both mean weekly gross earnings for men and women compared to the London average as highlighted in the following chart. The data does not distinguish between full-time and part-time working within sex, which leads to a lower mean where there is a higher proportion of part-time workers (reflected in lower average wages for women compared to men):

**Figure 20 – Mean Gross Weekly Earnings by Sex and Full-Time/Part-Time (Annual Survey of Hours and Earnings, 2014)**
Long-term Health Problems and Disability

7.56 A long-term health problem or disability that limits a person’s day-to-day activities, and has lasted, or is expected to last, at least 12 months. This includes problems that are related to old age. People were asked to assess whether their daily activities were limited a lot or a little by such a health problem, or whether their daily activities were not limited at all.

7.57 In New Cross, 6% of all people identified in the 2011 Census that their day-to-day activities were limited a lot (1,012 people), compared to 7% in Lewisham and 9% in England and Wales.

Public Health Profile

7.58 NHS Lewisham and the Council’s Joint Strategic Needs Assessment (JSNA) notes that the Borough currently faces some significant health and well-being challenges. These include high rates of smoking and high teenage conception rates. It further highlights that the North Lewisham area is in the lowest 20% of areas nationally for deprivation and life expectancy, and highest 20% for premature deaths from cancer and cardiovascular disease. This highlights that as Lewisham’s population grows in size and diversity, its needs will change and services and support will need to adapt in order to minimise potential inequalities.

7.59 A number of public datasets are available on a wide range of public health indicators. This baseline assessment uses Public Health England datasets for wards and Local Authorities, published in 2012 and including a number of comparable indicators of health inequality. The datasets include rates of disease, life expectancy, life-limiting conditions and mortality rates, hospital admissions and lifestyle factors.

7.60 For many indicators, New Cross shows a significant deviation from Lewisham and National incidence rates, indicating a high level of health inequality locally. Red cells in the following table highlight where indicators are ‘significantly worse than average’, yellow cells highlight where indicators are ‘not significantly different from average’ and green cells indicate where indicators are ‘significantly better than average’:

Table 5 – Summary of Public Health England Health Inequality Indicators (PHE, NHS, 2012):

<table>
<thead>
<tr>
<th>Indicator</th>
<th>New Cross</th>
<th>Lewisham</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Birth Weight Births (%)</td>
<td>9.5</td>
<td>8.1</td>
<td>7.4</td>
</tr>
<tr>
<td>Child Poverty (%)</td>
<td>42.4</td>
<td>35.9</td>
<td>21.8</td>
</tr>
<tr>
<td>Child Development at age 5 (%)</td>
<td>62.9</td>
<td>60.3</td>
<td>58.8</td>
</tr>
<tr>
<td>General Health - bad or very bad (%)</td>
<td>5.2</td>
<td>5.2</td>
<td>5.5</td>
</tr>
<tr>
<td>General Health - very bad (%)</td>
<td>1.2</td>
<td>1.3</td>
<td>1.2</td>
</tr>
<tr>
<td>Limiting long term illness or disability (%)</td>
<td>13.1</td>
<td>14.4</td>
<td>17.6</td>
</tr>
<tr>
<td>Provision of 1 hour or more unpaid care per week (%)</td>
<td>7.4</td>
<td>8.2</td>
<td>10.2</td>
</tr>
<tr>
<td>Provision of 50 hours or more unpaid care per week (%)</td>
<td>1.7</td>
<td>1.8</td>
<td>2.4</td>
</tr>
<tr>
<td>Older People in Deprivation (%)</td>
<td>41.6</td>
<td>28.9</td>
<td>18.1</td>
</tr>
<tr>
<td>Category</td>
<td>2014</td>
<td>2013</td>
<td>Change</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------</td>
<td>------</td>
<td>--------</td>
</tr>
<tr>
<td>Obese Children (Reception Year) (%)</td>
<td>16.4</td>
<td>12.1</td>
<td>1.7</td>
</tr>
<tr>
<td>Obese Children (Year 6) (%)</td>
<td>29.5</td>
<td>24.7</td>
<td>4.8</td>
</tr>
<tr>
<td>Children's and young people's admissions for injury (Crude rate/100,000 aged 0-17)</td>
<td>886.7</td>
<td>866.3</td>
<td>20.4</td>
</tr>
<tr>
<td>Obese adults (%)</td>
<td>25.3</td>
<td>23.7</td>
<td>1.6</td>
</tr>
<tr>
<td>Binge drinking adults (%)</td>
<td>11.1</td>
<td>13.7</td>
<td>2.6</td>
</tr>
<tr>
<td>Healthy eating adults (%)</td>
<td>40</td>
<td>34.7</td>
<td>5.3</td>
</tr>
<tr>
<td>Emergency hospital admissions for all causes (SAR)</td>
<td>110.3</td>
<td>107.8</td>
<td>2.5</td>
</tr>
<tr>
<td>Emergency hospital admissions for CHD (SAR)</td>
<td>113</td>
<td>103</td>
<td>10</td>
</tr>
<tr>
<td>Emergency hospital admissions for stroke (SAR)</td>
<td>172.4</td>
<td>138.6</td>
<td>33.8</td>
</tr>
<tr>
<td>Emergency hospital admissions for Myocardial Infarction (heart attack) (SAR)</td>
<td>68.5</td>
<td>82.7</td>
<td>5</td>
</tr>
<tr>
<td>Emergency hospital admissions for Chronic Obstructive Pulmonary Disease (COPD) (SAR)</td>
<td>202.5</td>
<td>146.2</td>
<td>55.3</td>
</tr>
<tr>
<td>Incidence of all cancer (SRR)</td>
<td>109.1</td>
<td>106.4</td>
<td>2.7</td>
</tr>
<tr>
<td>Incidence of breast cancer (SRR)</td>
<td>85.7</td>
<td>97.8</td>
<td>12.1</td>
</tr>
<tr>
<td>Incidence of colorectal cancer (SRR)</td>
<td>108.4</td>
<td>97.9</td>
<td>10.5</td>
</tr>
<tr>
<td>Incidence of lung cancer (SRR)</td>
<td>186.2</td>
<td>121.2</td>
<td>65</td>
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<tr>
<td>Incidence of prostate cancer (SRR)</td>
<td>118.8</td>
<td>117.8</td>
<td>1</td>
</tr>
<tr>
<td>Hospital stays for self harm (SAR)</td>
<td>48.4</td>
<td>61.6</td>
<td>13.2</td>
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<tr>
<td>Hospital stays for alcohol related harm (SAR)</td>
<td>101.1</td>
<td>98.7</td>
<td>2.4</td>
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<tr>
<td>Emergency hospital admissions for hip fracture in 65+ (SAR)</td>
<td>81.2</td>
<td>92.5</td>
<td>11.3</td>
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<tr>
<td>Elective hospital admissions for hip replacement (SAR)</td>
<td>60.8</td>
<td>69.4</td>
<td>8.6</td>
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<tr>
<td>Elective hospital admissions for knee replacement (SAR)</td>
<td>47.2</td>
<td>87.6</td>
<td>40.4</td>
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<td>Life expectancy at birth for males (years)</td>
<td>74.7</td>
<td>76.6</td>
<td>1.9</td>
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<tr>
<td>Life expectancy at birth for females (years)</td>
<td>78</td>
<td>81.3</td>
<td>3.3</td>
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<tr>
<td>Deaths from all causes, all ages (SMR)</td>
<td>138.2</td>
<td>111.2</td>
<td>27</td>
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<tr>
<td>Deaths from all causes, under 65 years (SMR)</td>
<td>130.6</td>
<td>108.1</td>
<td>22.5</td>
</tr>
<tr>
<td>Deaths from all causes, under 75 years (SMR)</td>
<td>139.2</td>
<td>114.9</td>
<td>24.3</td>
</tr>
</tbody>
</table>
Deaths from all cancer, all ages (SMR)  133.3  107.8  100
Deaths from all cancer, under 75 years (SMR)  136.7  111  100
Deaths from circulatory disease, all ages (SMR)  128.2  115.5  100
Deaths from circulatory disease, under 75 years (SMR)  135.2  126.4  100
Deaths from coronary heart disease, all ages (SMR)  125.8  124  100
Deaths from coronary heart disease, under 75 years (SMR)  119.5  124  100
Deaths from stroke, all ages (SMR)  144  112.3  100
Deaths from respiratory diseases, all ages (SMR)  161  119.6  100

7.61 Additionally, Lewisham has a teenage pregnancy rate of 69 per 1,000 female population aged 15-18, compared to a London average of 45 per 1,000, and also has a prevalence of low birth weight, which is a risk factor for infant mortality. In the New Cross ward, 9.7% of births were recorded to have a “low birth weight” (under 2,500g) compared to the Lewisham average of 7.8% and London average of 8%. At present, NHS Lewisham report that life expectancy at birth for New Cross is 4.5 years less than Lewisham average and 6 years below the national (England) average.

7.62 In summary:

- Life expectancy is significantly shorter for both men and women at birth in Lewisham than England, and even more acutely in New Cross;
- Standard mortality rates are significantly higher in New Cross and Lewisham, with rates in New Cross among the highest in England;
- Mortality rates across all coronary and respiratory diseases and cancer are significantly higher than average in New Cross and Lewisham;
- Hospital admissions are higher than average in New Cross and Lewisham, except for heart attacks and hip/knee replacement;
- Low birth weight, child obesity and child poverty are significantly higher than the national average in New Cross and Lewisham.

Faith / Religion

7.63 Within New Cross ward, 51% of residents record their religion or faith as ‘Christian’, the largest component, followed by ‘no religion’ at 25%, and ‘Muslim’ at 10%. The overall breakdown, as indicated by the following chart, is fairly similar to the Lewisham and London, although with a slightly higher proportion of Muslim residents compared to Lewisham and lower proportion compared to London. New Cross also has a lower proportion of Hindu, Jewish and Sikh residents compared to wider scales:
Sexual Orientation

7.64 The Office of National Statistics (ONS) Integrated Household Survey data includes questions on sexual orientation, at a national and regional scale. Across the UK, 95% of adults identified themselves as heterosexual, 1% identified themselves as gay or lesbian and 0.5% identified themselves as bisexual. An additional 0.5% identified themselves as ‘other’. Although estimates are not available at a sub-regional scale, for London, 2.2% of respondents identified themselves as gay, lesbian or bisexual, higher than any other region.

7.65 The Government’s Treasury Department estimated that six per cent of the UK population was LGB in 2005 when conducting research into the impact of the Civil Partnerships Act.

7.66 The Greater London Authority (GLA), as part of the response to its General Equality Duty arising from the Equality Act (2010), highlights that “given London’s diversity and culture of tolerance, it is highly likely that the London figure is somewhat higher and estimates suggest that is in the region of 10%". The GLA has sought to build a detailed picture of sexual orientation in London, and subsequent needs of the Lesbian, Gay

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47 GLA (2011) Assessment of the GLA’s impact on lesbian, gay and bisexual equality
and Bisexual (LGB) population. The evidence available on inequalities experienced by LGB communities is not comprehensive but highlights that, among other issues:

- A large proportion of LGB hate crimes are unreported;
- 80% of LGB respondents in a survey by Stonewall reported that they had been the victim of a hate crime\(^48\);
- Twice as many Black LGB people have been physically attacked than the overall lesbian and gay population; and
- Physical environment is a key concern in perceptions of safety within the LGB community;

Public Transport Accessibility

7.67 As part of the planning application for New Bermondsey, a Transport Assessment concluded that “while there are a number of existing pedestrian and cycling routes in and around the site currently, they are limited as a result of the severance of the railway and in relation to the poor perceived environment”.

7.68 The most recently available Public Transport Accessibility Level (PTAL) data at the time of the outline planning application highlighted that North Lewisham experiences a range of degrees of severance, with areas around New Cross, New Cross Gate and Deptford have relatively high accessibility ratings (4, 5 and 6a/b), compared to the area just to the north, including New Bermondsey, which has PTAL values of 1a/b and 2:

*Figure 22 - Public Transport Accessibility Levels (2011)*

Sport and Recreation Provision

7.69 Renewal commissioned Neil Allen Associates to undertake an assessment of the needs and demands for sport in North Lewisham as part of the New Bermondsey planning application in 2010. This study included an analysis of Sport England data on participation from the Active People Survey, and highlighted that:

- Sport England KPI 1 (participation i.e. % of the population taking part in 30 minutes of exercise three or more times a week) is 18.5% for Lewisham, below the national average of 21.6%
- Sport England KPI 2 (volunteering) is 3.6% for Lewisham, below the national average of 4.7%.
- Sport England KPI 3 (club membership) is 21.9% for Lewisham, below the national average of 24.1%
- Sport England KPI 4 (tuition) is 18.2% for Lewisham, above the national average of 17.5%
- Sport England KPI 5 (organised competition) is 12.4% for Lewisham, below the national average of 14.4%
- Sport England KPI 6 (satisfaction) is 56.9% for Lewisham, below the national average of 68.4% but a statistically significant increase on the previous 12 months

7.70 In summary, the report identified that there was a clear need across the borough to increase levels of regular participation and provide enhanced opportunities for volunteering, coaching and organised sport amongst the adult population in line with regional and national averages. Improved facility provision was also recognised as having a key role to play in supporting the delivery of improved performance and therefore driving the health agenda of the authority.

7.71 The key findings included an identified need for:

- An indoor hall sports venue for combination ball sports, including an events venue, with facilities for:
  - Basketball and netball - identified as a key draw due to the demographic profile of overall participation the sport matching the local population, and the lack of facilities and clubs in the local area;
  - Table tennis – due to the stated need in Lewisham for sports hall space (highlighted as a development sport by the Council) but a lack of dedicated venue for continuity to support a club base;
  - Gymnastics and boxing – in terms of recreational and higher level development; and

7.72 Lewisham’s Leisure and Open Space Study (2010) identified that there is a deficit in supply of indoor facilities including sports halls and swimming pools per 1,000 population, and identified a number of priority sports and development sports including football, swimming, cricket, basketball, gymnastics, athletics, netball, tennis, table tennis, cycling, hockey, judo and rugby.

7.73 Since the production of these reports, Sport England have undertaken an update to the previous participation and demographic profiles reported above, and have re-structured the ‘National Indicator’ approach in their most recent Active People Survey.
In Lewisham, adult (16+) participation in sport at least once per week is 34.7%, compared to a higher London average of 37.2%. There is a bigger disparity between Lewisham and London when younger people are included. Since the previous assessment outlined above:

- **Sport England KPI 2 (volunteering)** has decreased to 2.1% from 3.6% for Lewisham, below the national average of 4.9%.
- **Sport England KPI 3 (club membership)** has significantly decreased from 21.9% to 12.6% for Lewisham, below the national average of 21.1%
- **Sport England KPI 4 (tuition)** has increased from 18.2% to 21.2% for Lewisham, above the national average of 17.5%
- **Sport England KPI 5 (organised competition)** has decreased from 12.4% to 8.0% for Lewisham, below the national average which has decreased from 14.4% to 9.8%

Data has been produced to identify levels of participation in sport in Lewisham by demographic characteristic, including sex, ethnicity, disability and age. In terms of participation (rate of participation at least once per week):

- Men are more likely to participate in sport than women (37.8% compared to 32.1%); and
- Non-white residents participate in sport more than white residents (40.6% compared to 30.2%);
- Data for disability and age are disclosive at the district level, but for London, there is a greater rate of participation in younger people (50.6% aged 16-25 compared to 44.2% aged 26-34, 36.9% aged 35-54 and 21.7% aged 55+) and in non-disabled people (39.6% compared to 21.2% with a disability).

The Sport England Active People Survey highlights, for Lewisham, that 69% of people surveyed want to do more sport.

**Crime and Safety**

Metropolitan Police Crime Statistics data for the rolling 12 month period to May 2015 indicates the total number of notifiable offences recorded. In New Cross, the rate of notifiable offences per 1,000 people was 122.2, compared to 80.6 in Lewisham and 85.4 in London, indicating a higher incidence of crime in New Cross.

Data is also broken down by the type of crime recorded. This highlights, as outlined in the following chart, that violence against the person and theft and handling are the most prevalent crimes, and in each case the incidence of these crimes being committed in New Cross was much higher than the average for both Lewisham and London:
Figure 23 – 12-month Rolling Notifiable Offences Recorded per 1,000 Residents, March 2013-March 2014 (Metropolitan Police, 2015):
1. **PLANNING POLICY**

1.1 Lewisham Core Strategy (June 2011)

1.2 Lewisham Development Management Local Plan (November 2014)

1.3 London Plan (March 2015)

1.4 National Planning Policy Framework

1.5 National Planning Policy Guidance

1.6 CIL Regulations 2010

1.7 Mayor of London’s Transport Strategy (2010)

1.8 Mayor of London’s Housing Strategy (2014)

1.9 Mayor of London’s Air Quality Strategy (2010)

1.10 Mayor of London’s Biodiversity Strategy (2002)


1.13 Mayor of London’s Securing London’s Water Future (2011)

1.14 Mayor of London’s Sustainable Design and Construction SPG (2014)

1.15 Mayor of London’s London View Management Framework SPG (2012)

1.16 Mayor of London’s Accessible London – Achieving an Inclusive Environment SPG (2014)

1.17 Mayor of London’s Play and Informal Recreation SPG (2012)

1.18 Mayor of London’s Planning for Equality and Diversity in London SPG (2007)

1.19 Mayor of London’s Land for Industry and Transport SPG (2012)


1.21 Mayor of London’s The Control of Dust and Emissions during Construction and Demolition SPG (2014)

1.22 Mayor of London’s Social Infrastructure (2015)

1.23 Mayor of London’s Housing Strategy (2015) and Draft Interim Housing SPG (2015)


1.25 Lewisham Planning Obligations SPD (2015)

1.26 Lewisham Strategic Housing Market Assessment 2014
1.27 Lewisham Open Space Strategy (2012-2017)
1.28 Lewisham Tall Buildings Study (2012)
1.29 Millwall Building Heights Assessment (2010)
1.30 Hatcham Conservation Area Appraisal (2006)
1.31 Homes and Communities Agency’s Investment and Planning Obligations – Responding to the Downturn Good Practice Note (2009)
1.32 Tall buildings, Historic England Advice Note 4 (2015)
1.33 EIA Scoping Opinion July 2010 (ref: DC/10/74106)

2. REGENERATION/COUNTY POLICY
2.1 ‘People, prosperity, place’: Lewisham’s Regeneration Strategy 2008-2020
2.2 ‘Shaping our future’: Lewisham’s sustainable community strategy 2008-2020
2.3 Lewisham’s Asset Management Plan

3. GOVERNMENT GUIDANCE
3.1 Guidance on Compulsory purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion (DCLG, October 2015)

4. PLANNING PERMISSIONS/AGREEMENTS
4.1 Outline Planning Permission 30 March 2012
4.2 S73 Permission 18 December 2015
4.3 Section 106 Agreement 30 March 2012
4.4 Section 106 Agreement 18 December 2015

5. OTHER EVIDENCE/INFORMATION
5.1 Equalities Impact Assessment

6. COUNCIL CABINET AND COMMITTEE PAPERS
6.1 Cabinet Papers
   6.1.1 Agenda, Report and Minutes – [ ] 2015
   6.1.2 Agenda, Report and Minutes – 12 March 2012
6.2 Planning Committee Reports
   6.2.1 Agenda, Report and Minutes – [ ] 2012
   6.2.2 Agenda, Report and Minutes – [ ] 2013
   6.2.3 Agenda, Report and Minutes – [ ] 2015
7. **CONSULTATIONS**

7.1 Exhibitions, workshops, consultation reports etc

7.2 Consultation in relation to the outline planning application

7.3 Consultation in relation to the Section 73 application

7.4 Miscellaneous correspondence and consultation documentation
APPENDIX 2: CPO RESOLUTION PLAN
APPENDIX 3: S227 ACQUISITION PLAN
APPENDIX 4: S227 ACQUISITION HEADS OF TERMS
Heads of Terms for the acquisition of Renewal freehold land:

1. **Transaction Structure**: The proposed transaction will adopt the following structure:

   **Step 1: Agreement**: Renewal and LBL will enter into an agreement which will provide for:
   
   (a) The sale of freehold land owned by Renewal (whether existing or acquired in the future by private treaty outside of the CPO process) to the Council;
   
   (b) The grant of a long lease from the Council to Renewal;
   
   (c) The grant of an option for Renewal to purchase back the freehold land originally transferred to the Council.

   **Step 2: Transfer**: Completion of the transfer from Renewal to the Council.

   **Step 3: Leaseback**: Simultaneously with Step 2, completion of the grant of the long lease from the Council to Renewal.

   **Step 4: Buyback**: Exercise of the Option by Renewal and completion of the transfer of the freehold land from the Council to Renewal.

2. **Phased/Staged Transactions**: It is agreed and acknowledged that the Transaction Structure and steps set out at paragraph 1 above are to be capable of occurring on any number of occasions in respect of any Renewal freehold land within any Phase of the Development.

3. **Land to form part of the Acquisition**: The Acquisition Plan (contained at Appendix 3 of this Report) shades grey the land that is capable of being subject to acquisition by the Council.

4. **Consideration**: In respect of the consideration that will be payable in connection with the transactions:

   **Step 1**: No consideration will be payable by either the Council or Renewal in respect of the entering into of the Agreement.

   **Step 2**: The Council will pay Renewal £1 in respect of the transfer from Renewal to LBL.

   **Step 3**: Renewal will not make any payment to the Council in respect of the grant of the long lease from the Council to Renewal, and the lease will reserve only a peppercorn rent.

   **Step 4**: Renewal will pay the Council £1 in respect of the exercise of the Option and completion of the transfer of the freehold land from the Council to Renewal.

5. **Timings**: The timings for completion of each step as set out at paragraph 1 above are to be agreed between Renewal and the Council, and will in part be dictated by the acquisition of further freehold interests by Renewal. However, it is acknowledge that a sale and leaseback transaction between Renewal and the Council could be completed immediately after the Mayor & Cabinet resolution.
APPENDIX 5: PLAN OF RENEWAL’S EXISTING OWNERSHIPS
APPENDIX 6: TABLE OF FREEHOLD AND LEASEHOLD INTERESTS TO BE ACQUIRED, TOGETHER WITH PLANS OF FREEHOLD, HEAD LEASEHOLD, UNDERLEASEHOLD INTERESTS AND THIRD PARTY OWNERSHIP PLAN
NEW BERMONDSEY
LAND INTERESTS TO BE ACQUIRED
Excludes any titles vested with utilities providers, occupational leases, unregistered land or land under contract.
As at: 04/02/2016

*TerraQuest Plan Reference: Please refer to Freehold (FH) plan, Leasehold Head Lease (HL) plan or Leasehold Under Lease (UL) plan

PART A: ENTERPRISE INDUSTRIAL ESTATE, BOLINA ROAD, LONDON SE16 3LF

<table>
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<tr>
<th>TerraQuest Plan Reference*</th>
<th>Title No.</th>
<th>Unit/Property</th>
<th>Title Type</th>
<th>Registered Owner</th>
<th>Rolling Count of Titles in third party ownership</th>
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<tr>
<td>LH_5</td>
<td>TGL297110</td>
<td>Unit 2</td>
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<td>Den Investments Limited (no. 0562498)</td>
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<td>LH_4</td>
<td>TGL299762</td>
<td>Unit 3</td>
<td>L/H (125 years (less 3 days) from 3 November 1987)</td>
<td>Den Investments Limited (no. 0562498)</td>
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PART B: BOLINA INDUSTRIAL ESTATE, BOLINA ROAD, LONDON SE16 3LF

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<td>FH_17</td>
<td>TGL111556</td>
<td>Unit 28</td>
<td>F/H</td>
<td>Mark Stephen Fogg</td>
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<tr>
<td>FH_13</td>
<td>SGL1500523</td>
<td>Unit 31</td>
<td>F/H</td>
<td>Hai Van Nguyen</td>
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<tr>
<td>FH_12</td>
<td>TGL114633</td>
<td>Unit 32</td>
<td>F/H</td>
<td>Van Th Nguyen Huy</td>
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<tr>
<td>FH_9</td>
<td>SGL1457716</td>
<td>Unit 35</td>
<td>F/H</td>
<td>Sylvan Woodcraft Limited (no. 379572)</td>
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<td>FH_8</td>
<td>SGL1461489</td>
<td>Unit 36</td>
<td>F/H</td>
<td>Jia Cheng Wan</td>
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<tr>
<td>FH_6</td>
<td>TGL114652</td>
<td>Unit 38</td>
<td>F/H</td>
<td>Dong Ping Wan</td>
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<tr>
<td>FH_5</td>
<td>TGL111553</td>
<td>Unit 39</td>
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PART C: ORION BUSINESS CENTRE, SURREY CANAL ROAD, LONDON SE14 3RT

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<td>FH_30</td>
<td>SGL1399705</td>
<td>Units 1-25</td>
<td>F/H</td>
<td>Guardwood Limited</td>
<td>1 (Minor Interest)</td>
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<tr>
<td>HL_24</td>
<td>SGL1437309</td>
<td>Unit 2</td>
<td>L/H (999 years from 29 Sep 1983)</td>
<td>John David Berman, Lawrence Anthony Phillips, Beth Melanie Rinder and Frank Richard Lewis</td>
<td>2 (Minor Interest)</td>
</tr>
<tr>
<td>HL_16</td>
<td>SGL1432237</td>
<td>Unit 4 and part Units 5 &amp; 6 in respect of the Yard</td>
<td>L/H (999 years from 29 Sep 1983)</td>
<td>George Peter Apter</td>
<td>3 (Minor Interest)</td>
</tr>
<tr>
<td>HL_8</td>
<td>SGL143908</td>
<td>Unit 11</td>
<td>L/H (999 years from 29 Sep 1983)</td>
<td>Antonio Rocco</td>
<td>4</td>
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<tr>
<td>HL_18</td>
<td>SGL143966</td>
<td>Unit 19</td>
<td>L/H (999 years from 29 Sep 1983)</td>
<td>David Simmons</td>
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PART D: EXCELSIOR WORKS INDUSTRIAL ESTATE, ROLLINS STREET, LONDON SE15 1EP

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<td>FH_56</td>
<td>TGL18387</td>
<td>Units 10 &amp;11</td>
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<td>Paul Robert Ervin</td>
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<td>FH_58</td>
<td>TGL7613</td>
<td>Units 14 &amp; 15</td>
<td>F/H</td>
<td>Giuseppe Fermi and Joseph Alan Partridge</td>
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<tr>
<td>FH_60</td>
<td>TGL176841</td>
<td>Unit 17 + Land adjoining</td>
<td>F/H</td>
<td>Willow Winston</td>
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<tr>
<td>FH_54</td>
<td>TGL140432</td>
<td>Unit 18</td>
<td>F/H</td>
<td>Thomas Westberg</td>
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<td>FH_61</td>
<td>TGL14635</td>
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<td>Giuseppe Fermi and Joseph Alan Partridge</td>
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<td>FH_62</td>
<td>TGL46919</td>
<td>Unit 19</td>
<td>F/H</td>
<td>Stephan John Floyd</td>
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<td>TGL16914</td>
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PART E: STOCKHOLM ROAD, LONDON SE16 3LP - No interests to be acquired
PART F: ILDERTON WHARF, ROLLINS STREET, LONDON SE15 1EP - No interests to be acquired

PART G: LEWISHAM BC LAND (INCLUDING THE STADIUM AND LIONS CENTRE)

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<th>Unit/Property</th>
<th>Title Type</th>
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<td>HL_6</td>
<td>TGL90994</td>
<td>Football Stadium and car park</td>
<td>LMH (150 years from 24 June 1993)</td>
<td>The Millwall Football and Athletic Company (1985) plc</td>
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<td>HL_5</td>
<td>TGL1249139</td>
<td>Lion’s Centre</td>
<td>LMH (25 years from 19 November 2004)</td>
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Sub-total 2

PART H: NETWORK RAIL LAND

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<tbody>
<tr>
<td>FH_67, FH_67a, FH_67b, FH_69, FH_70, FH_72</td>
<td>N/A</td>
<td>Land in and around Surrey Canal</td>
<td>F/H</td>
<td>Network Rail</td>
<td>1</td>
</tr>
</tbody>
</table>

Sub-total 1

PART J: MASTS

<table>
<thead>
<tr>
<th>TerraQuest Plan Reference*</th>
<th>Title No.</th>
<th>Unit/Property</th>
<th>Title Type</th>
<th>Registered Owner</th>
<th>Rolling Count of Titles in third party ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>HL_5</td>
<td>N/A</td>
<td>Land in and around Surrey Canal</td>
<td>L/H (20 years from 24 March 1993)</td>
<td>Vodafone Limited</td>
<td>1</td>
</tr>
</tbody>
</table>

Sub-total 1

SUMMARY ACROSS NEW BERMONDSEY

| Enterprise Industrial Estate | 2 |
| Botnia Industrial Estate | 7 |
| Orion Business Centre | 5 (includes 4 Minor Interests) |
| Excelsior Industrial Estate | 6 |
| Stockholm Road | 0 |
| Ilderton Wharf | 0 |
| Lewisham BC Land | 2 |
| Network Rail Land | 1 |
| Masts | 1 |

Total Titles in third party ownership: 24
APPENDIX 7: UTILITIES PLAN
APPENDIX 8: RIGHTS OF LIGHT PLANS
Plan highlighting properties whose Rights of Light are interfered with by the New Bermondsey development

N.B. Plan excludes properties in the ownership of LB Lewisham
Rights of Light

Room Layout

Legend

Existing

Proposed

1ft Grid Loss

Hatching

Existing 0.2% Daylight Contour

Proposed 0.2% Daylight Contour

Sources of Information

- Surrey Canal design & access statement
- Policies issued in application June 2014
- PDF format
- Site Survey O.S Plan and Survey Elevations
- 2D CAD drawings
- Studio Egret West
  - Project number: 0102
  - Drawing number: 004 Rev 25 (dated 07.07.2014)

Room sizes and use estimated

Existing

Proposed

Rights of Light

1ft Grid Loss

Hatching

3D view showing areas of building causing Rights of Light losses in green