

Safer Stronger Communities Select Committee			
Report Title	Voluntary Sector Accommodation Plan – update on implementation March 2017		
Key Decision	Yes	Item No.	9
Ward	All		
Contributors	Executive Director for Community Services		
Class	Part 1	Date:	8 March 2017

1. Purpose of Report

- 1.1 The purpose of this report is to provide an update on implementation of the Voluntary Sector accommodation plan as agreed by Mayor and Cabinet in 2015.

2. Recommendations

Safer Stronger Communities Select Committee is recommended to:

- 2.1 note and comment on progress to date on implementation of the Voluntary Sector Accommodation Plan as outlined in this report.

3. Policy Context

- 3.1 Lewisham has a long history of working with the third sector and empowering residents and communities. The Sustainable Community Strategy sets out the Local Strategic Partnership's commitment to creating a borough that is:

Empowered and Responsible: where people are actively involved in their local area and contribute to supportive communities.

- 3.2 This is reflected in Lewisham's Corporate Priorities:

Community Leadership and empowerment: developing opportunities for the active participation and engagement of people in the life of the community.

- 3.3 Lewisham is fortunate to have a diverse third sector which ranges from very small organisations with no paid staff through to local branches of national charities. As well as being directly involved in delivering services to citizens in the borough, third sector organisations also provide the essential infrastructure to allow the sector as a whole to develop and support individual citizens to be able to play an active role within their local communities.

4. Background

- 4.1 As part of the Council's fundamental review of all its budgets, it has been looking at the costs of maintaining its range of assets and the potential income that these assets could generate for the Council that could be used to

fund other services. In order to release substantial revenues savings and therefore safeguard frontline service delivery, the Council is in the process of reducing its public buildings. This work is already underway with the transfer of staff working in the Catford complex into Laurence House, and the changed use of the Town Hall.

4.2 In April 2015 Mayor and Cabinet considered the outcome of a three month consultation with the voluntary and community sector on a new framework for the council's use of assets to support the sector. This framework was agreed by Mayor and Cabinet and sets out four categories for VCS assets as follows:

- **Sole occupancy of a building (not at full market rate)** – This is a building, wholly or predominantly utilised by one VCS organisation. In order for an organisation to have sole occupancy of a building it needs to demonstrate a need for specialist facilities that could not be provided elsewhere and/or within a shared facility. The organisation needs to demonstrate that it can't afford full market rate. The organisation also needs to be delivering services that meet the council's priorities.
- **Voluntary and Community Sector Hub** – These are shared buildings with all inclusive affordable rents. These are the preferred category for organisations that are providing services that meet the council's priorities (and cannot demonstrate the need for specialist facilities above). The Hubs provide office and meeting space. Activity space where appropriate and possible is also provided, otherwise this needs to be hired elsewhere.
- **Community Centre** – These are neighbourhood based facilities with activity space that are predominantly geared towards providing services at a neighbourhood level.
- **Sole occupancy of a building at full market rate** – This is for larger VCS organisations that can afford to pay full market rates, for those that are not delivering services that meet the council's priorities or for organisations that are delivering services that meet our priorities but that do not wish to be housed within one of the VCS hubs. These organisations can still access buildings (where available) on the Council's standard letting terms and conditions.

4.3 Following the adoption of the framework an implementation plan was developed to demonstrate the impact of the framework on the existing portfolio of community premises. The following principles that were agreed as part of the framework were used to guide the development of the implementation plan:

- Demand for subsidised space will always outstrip the available resources and it is therefore essential to have a process for allocating support that is open and transparent.
- Lease and hire arrangements should be equitable.
- Council Assets used by VCS organisations need to be fully optimised to ensure the Council is achieving best value for its residents.
- The overall cost to the Council of assets used by VCS organisations should be reduced in order to release savings.
- The model for the use of Council assets to support VCS organisations in the future should allow some flexibility for changing needs.
- The model should support the Council's partnership approach
- Enabling VCS organisations to access Council assets is a way of supporting the sector.

- The model should help the sector to help themselves by optimising the use of their resources.

In addition the following factors were considered in developing the implementation plan:

- Usage levels
- Other facilities in the locality
- Impact on council's ability to meet its statutory duties
- Existing lease arrangements
- Potential for redevelopment
- Potential for shared use
- Condition of the asset

- 4.4 The Implementation Plan was taken to Mayor and Cabinet in July 2015 and contained outline proposals for how each of fifty assets fitted into the framework. Within the community centres category there were a number of proposals to close or redevelop a centre. It was agreed that further consultation should be undertaken and the outcome of this reported back to Mayor and Cabinet before implementation could proceed.
- 4.5 The plan for community centres was taken to Mayor and Cabinet in November 2015 which set out a way forward for 16 of the community centres. It followed consultation meetings with management committees and users of each of the centres as well as written submissions. The plan set out retaining 8 of these centres as core provision, a further 4 to provide additional community provision, 1 for childcare use, and the closure of 3 centres. A further 8 community centres were not included due to the proposals in July not having a major change to their status.
- 4.6 These plans reflected in part a response to the requirement to ensure childcare and school places and a response to the massive housing challenges in Lewisham and London more broadly. In a number of cases the community centres have the capacity to contribute towards the delivery of the house building programme by reconfiguring the layout of a site, to deliver both new homes and improved community facilities.

5. Progress against implementation

- 5.1 In the 15 months since the voluntary sector accommodation plan was concluded officers have been delivering the changes it required. Progress is set out below against the four framework categories and a full list of all 50 assets and progress against each can be found in Appendix 1.
- 5.2 Sole occupancy of a building (not at full market rate)
- 5.2.1 This category is the specialist assets used to deliver priority services and where occupation is subsidised by the council. Subsidy usually takes the form of peppercorn leases but with full repairs and maintenance responsibility. Assets in this category include community libraries, some sport facilities, an adventure playground and two arts facilities. The full list of buildings in this category is in Appendix 1.
- 5.2.2 There have been few changes to this category due to most of the building occupations being negotiated and put in place relatively recently.

- 5.2.3 The community libraries are all on a long peppercorn lease. The exception is New Cross Learning which was put on a short term lease with Bold Vision. Officers have been negotiating a new longer lease at peppercorn level to bring it in line with the other three community libraries in this category and this is expected to be completed shortly.
- 5.2.4 The two arts organisations – Midi Music and Arthouse – were identified as needing a new lease to be put in place along similar lines to others in this category.
- 5.2.5 Initial discussions have taken place with Midi Music over a possible asset transfer (long lease at less than market value) and this will be progressed during 2017. Midi Music have been receiving a rent grant to cover the cost of their rent to the council. Following a decision by Mayor & Cabinet (Contracts) in December 2017 to cease rent grants from 1 April 2017 to standardise the support given to voluntary sector organisations in council assets, officers are in the process of issuing a new Tenancy at Will at peppercorn level until the asset transfer can be agreed and implemented.
- 5.2.6 The Voluntary Sector Accommodation Plan states that the Arthouse should be retained as artist studios with the current occupants having first option to agree a lease. This process is a bit more difficult as it stands within a wider site with development potential (including the adjoining building at 138 Lewisham Way). At this stage there are no immediate plans to look at this site and until this happens formalising a lease arrangement is on hold.

5.3 Voluntary and community sector hubs

- 5.3.1 These are shared buildings with all inclusive affordable rents and are the preferred category for organisations providing services that meet the council's priorities (and cannot demonstrate the need for specialist facilities). The full list of buildings can be found in Appendix 1.
- 5.3.2 Three day centres have been refurbished and remodelled to become community hubs – Leemore in Lewisham town centre, Mulberry in New Cross and the Sydenham Centre. The council has invested in making these three buildings shared spaces for a mix of users including vulnerable adult day service users and office space for the voluntary sector. The work was completed in late 2016 with final snagging almost complete. The Community Payback team are in the process of visiting each hub to do additional decoration works.
- 5.3.3 The **Leemore Centre** has been remodelled as an Advice and Information Hub. The lower ground floor provides a welcoming public space with information, advice or specialist support from a trained advisor. Wifi, computer access and 1:1 rooms are available and the space is also a digital inclusion hub staffed with volunteers providing advice and support with all aspects of technology. Citizens Advice Bureau and a number of other advice agencies will be delivering services from the hub and the Advice Lewisham telephone line is administered from here.
- 5.3.4 There is also back office space (including flexible shared working desks) for organisations providing services within the hub and other organisations supporting vulnerable residents; with access to meeting rooms. The idea is that greater partnership and collaborative working will be encouraged. The

hub provides for the partnership between the council and the voluntary sector working with vulnerable adults with providers delivering day opportunities to adults with learning disabilities. There is a small amount of hireable activity space available (for activities that fall within the vision of the hub as above). A changing places toilet is currently under construction.

- 5.3.5 The majority of organisations moved into Leemore in late 2016 / early 2017, with the final organisation due to move in very shortly; and the advice hub and new advice telephone line opened on 1 February 2017. The creation of this hub and moving new organisations in has resulted in releasing four other premises which not only saves the council repairs and maintenance costs but enables them to get full commercial rent for those spaces.
- 5.3.6 The **Mulberry Centre** has also been remodelled along the same lines, providing shared space for day service users, voluntary organisations and a dedicated space for the council-delivered challenging needs service for adults. The vision is for the building to be a space where social enterprise initiatives can be grown, for example adults with learning disabilities running the tuck shop, and other opportunities to run community projects.
- 5.3.7 A large part of the building has been remodelled to offer core back office accommodation for voluntary sector organisations; helping to encourage and facilitate collaboration between organisations and sharing of resources. Flexible spaces are available including hot desk space. These spaces have not yet been filled; officers are having discussions with Voluntary Action Lewisham as part of their new infrastructure organisation development around the vision and scope of this space and its links with the day care provision within the building. There is limited hireable space (for activities that fall within the vision of the hub as above) and both Metro Centre and Lewisham Speaking Up are already delivering activities from the centre.
- 5.3.8 The **Sydenham Centre** has been refurbished as a vibrant community space which will feature a mix of local organisations, events, activities and services for local and vulnerable people. The vision for this centre is one of integrated facilities and activities; with an inclusive community focus around arts, dance, physical movement and wellbeing and a base for the community's rich events offer.
- 5.3.9 Sydenham Arts are due to move in very shortly; and there is already a strong physical movement offer with yoga, Pilates etc classes throughout the week. Curtain drapes, AV system and a hearing loop will be installed shortly, allowing the upstairs hall space to be used for theatre performances, film showings and talks.
- 5.3.10 Ignition micro-brewery have moved into the centre; and will be incorporating training and employment opportunities for adults with learning disabilities. A Premises Licence (currently being applied for) will allow the centre to hold events and the micro-brewery will provide beer for those.
- 5.3.11 The Plan identified further buildings where the organisations within them would benefit from moving to a community hub as they didn't fall into the category of specialist facility with sole occupancy (category 1 above). These included Lewisham Young Women's Resource Project at 308 Brownhill Road. They have chosen to stay in their current premises and pay the full rent applicable. They currently receive a rent grant, but this will be removed from 1

April 2017 (see 5.2.5 above). The other building in this category of note is the back of Rushey Green Nursery which housed the Toy Library. They moved out of the premises in summer 2016 and are now based in Lewisham Shopping Centre where they deliver their services alongside shop mobility provision.

5.4 Community centres

5.4.1 Buildings within the community centres category are geared towards providing services at a neighbourhood level. Many of the centres date from the 1960s and 1970s and were designed with the needs of that period in mind. Rationalising this category focuses reducing resources on sustaining a smaller network of centres across the borough and where opportunity exists to redevelop to make them more relevant to today's needs. The full list of buildings in this category is in Appendix 1.

5.4.2 Community centres historically had a range of different terms and conditions, some on full repairing leases, some directly provided and others managed by Premises Management Organisations (PMOs) but with Repairs & Maintenance provided by the Council.

5.4.3 Officers have been working over the past 15 months towards an equitable arrangement for community centres dependent on their designation. For those buildings being retained as core community centres there will continue to be a level of subsidy in place (see below for details on each). The core community centres are as follows:

- 2000 Community Action centre
- Ackroyd Community Centre
- Barnes Wallis Community Centre
- Evelyn Community Centre
- Goldsmiths Community Centre
- Honor Oak Community Centre
- Leemore Centre
- Lewisham Irish Community Centre
- Lochaber Hall
- Moonshot Community Centre
- Mulberry Centre
- Ringway Centre
- Sedgehill Community Centre
- Sydenham Centre
- Wesley Halls

5.4.4 Progress made against this category is as follows.

5.4.5 **Directly managed community centres.** There are now seven centres still managed directly by the council. These include the three new community hubs as described above in paragraph 5.3:

- Leemore Centre
- Mulberry Centre
- Sydenham Centre
- Scotney Hall
- Evelyn Community Centre

- Sedgehill Community Centre
 - Moonshot community centre
- 5.4.6 Officers are investigating future management arrangements for some of these centres, including having discussions with housing associations and key voluntary groups.
- 5.4.7 Three directly managed centres have been closed as per the plan agreed by the Mayor in November 2015. Lethbridge Close Clubroom closed in June 2016 after the new Parkside SE10 centre opened on the estate, run by Family Mosaic. All estate based activities that took place in Lethbridge clubroom moved over to the new centre and Somali group SEDEC were assisted in finding alternative premises close by.
- 5.4.8 Woodpecker closed in April 2016, and a lease has been negotiated with the key tenant (Kings Kids School) on a short term basis while opportunities to invest in improving the wider area are considered.
- 5.4.9 The Saville Centre closed in April 2016. Support was given to all the groups and activities based there to find alternative premises, including at the Lewisham Irish Centre and the hospital both of which are very close by. The Saville Centre was declared surplus to Council requirements in June 2016. The building is designated as an asset of community value (ACV) and, in line with the requirements set out in the ACV regulations, in July the Council gave notice of its intention to dispose of the site. There was an expression of interest in acquiring the building, which triggered a moratorium period of six months. An offer has been received and Officers are considering options for disposal of the site, with a final decision to be taken by Mayor and Cabinet in the spring. There are guardians currently in residence to ensure security of the site. The preferred strategy at this early stage is to use the land to enable housing development to meet local needs, but this strategy will only be finalised after careful consideration of all options and bids.
- 5.4.10 **Community centres run by Premises Management Organisations (PMOs).** There are now five buildings run under this type of management whereby a voluntary organisation runs the community centre on the council's behalf on a Premises Management Agreement:
- 2000 Community Action Centre
 - Honor Oak Community Centre
 - Barnes Wallis Community Centre
 - Lochaber Community Centre
 - Lewisham Irish Community Centre
- 5.4.11 They do not pay rent and share the responsibility for the repairs and maintenance. In return they must provide the centre for community and local purposes and are monitored closely. They do not have the longer term security that a lease affords.
- 5.4.12 The Premises Management Agreement has been reviewed and updated to strengthen parts of it. These include the governance of the PMO, the need to pay London Living Wage, and the requirements of meeting community need and engaging with the local assemblies. The repairs and maintenance division of responsibility has been clarified with a full appendix listing all items

and whether the council is responsible or the PMO – generally the council retains responsibility for health and safety and major structural elements.

- 5.4.13 Silverdale Hall was previously run as a PMO but was designated for closure under the Plan. The hall closed in July 2016 and displaced groups were provided with advice and potential alternative premises. Some activities are now being delivered from the refurbished Sydenham Centre. Guardians are in residence for the security of the site. A planning application for housing redevelopment will be submitted by Lewisham Homes in early March with demolition anticipated in autumn 2017, and the construction of new Council homes targeted at downsizing older residents will commence shortly after.
- 5.4.14 Honor Oak was designated in the Plan as being earmarked for housing development with youth and community space re-provided. Officers are looking at potential land acquisition in the wider local area to create a more comprehensive development site. The purpose of this would be to enable the construction of new community facilities in another local location, ahead of the demolition of the existing centre and its subsequent redevelopment to meet housing need. Negotiations are ongoing in this respect, once these have completed, consultation will start with residents in respect of potential redevelopment options.
- 5.4.15 Barnes Wallis community centre was recommended to be included within the wider development of housing on the Somerville Estate to include provision of community space which complements other facilities in the locality. Lewisham Homes are considering the wider strategy for making better use of the spaces within the estate and anticipate building a new community facility as part of the first phase of the development and redevelop the centre site once it has been completed in order to maintain continuity of provision. It is expected that redevelopment will take place in approximately 2 years and residents will be consulted as part of the process.
- 5.4.16 A further five buildings were previously run under PMO arrangements but owing to not being designated as core community facilities will no longer receive a level of subsidy and are being moved on to leases (see below).
- 5.4.17 **Core community centres on a lease arrangement.** There are four core community centres on a lease which includes a council subsidy:
- Ackroyd Community Centre
 - The Ringway Centre
 - Wesley Halls
 - Goldsmiths Community Centre
- 5.4.18 These centres are on a peppercorn rent but are responsible for the repairs and maintenance of the building. The lease gives them longer security than the PMOs. Work has been undertaken to standardise this subsidy with Wesley Halls and Ackroyd having their rent grants removed and moved on to peppercorn rents alongside the other two centres in this category.
- 5.4.19 **Additional community centres on a lease arrangement.** The remaining five community centres are designated as additional community provision; i.e. they are not core community centres:
- Brandram Road Community Centre
 - Ewart Road Clubroom

- Champion Hall
- Clare Hall
- Venner Road Hall

5.4.18 Owing to being additional provision these centres are not subject to subsidy from the council however they continue to provide facilities for the community. Officers have agreed Heads of Terms for each of these and leases will be finalised very shortly.

5.5 Sole occupancy of a building at full market rate

5.5.1 This category is for buildings housing voluntary sector organisations on full market rent. A number of organisations have opted to stay in this category rather than move to a shared hub. If in the future an organisation decides that it wishes to reduce its premises outgoings where possible a move to a shared hub would be facilitated. There have been few changes to this category. The full list of buildings in this category is in Appendix 1.

5.5.2 Lewisham Opportunity Pre-School (LOPS) were identified as being put on a full commercial lease in line with other nurseries. The land upon which their building sits is currently being valued with a view to negotiations on a lease being starting shortly. This will be short term in nature as the site forms part of the wider development area of Place Ladywell and surrounds.

6. **Savings from implementation of plan**

6.1 Implementation of the Plan, as described above, has included rationalising the number of assets used for community purposes, implementing lease arrangements and providing development site opportunities. This work has resulted in substantial savings for the council from:

- Rental income from buildings closed and / or moved on to commercial leases, including guardianship
- Savings from repairs and maintenance costs previously picked up by the council

6.2 The saving from the above changes are estimated to be around £300,000 per annum. This is the net saving taking into account loss of income from three closed community centres.

7. **Financial Implications**

7.1 There are no direct financial implications arising from this report.

8. **Legal Implications**

8.1 Under S1 of the Localism Act 2011 the Council has a general power of competence to do anything which an individual may do unless it is expressly prohibited.

8.2 The giving of support to voluntary organisations is a discretionary power which must be exercised reasonably taking into account all relevant considerations and ignoring irrelevant considerations.

- 8.3 Under Section 123 of the Local Government Act 1972, the Council is required to obtain best consideration for the disposal of its assets. Any disposal at less than best consideration requires Secretary of State's consent. This includes the grant of any lease for longer than 7 years. The requirement does not apply to the grant of a lease for less than 7 years. However, the Council is still required to act reasonably in agreeing lease terms and to have regard to its fiduciary duty to the Council Tax payers. The approach being taken is designed to ensure that where a building is let other than at a market rate, this will be justified by the delivery of services that meet the Council's priorities.
- 8.4 The Council is only be able to require existing organisations in Council assets to be moved to the new model or relocated where the Council is legally entitled to terminate the existing occupancy arrangements or agreement is reached on a voluntary basis.

9. Crime and Disorder Implications

- 9.1 There are no direct crime and disorder implications arising from this report.

10. Equality Implications

- 10.1 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 10.2 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
- 10.3 The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 10.4 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

<http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

- 10.5 An equalities impact assessment was presented to Mayor and Cabinet in July 2015 which assessed the impact on individual protected characteristics of the implementation of the new policy approach to using Council assets to support the voluntary and community sectors. This focused on the two main areas of concern – the impact on older and younger people and those from the BME community.
- 10.6 The report presented to Mayor and Cabinet in November 2015 further assessed the impact on the protective characteristics of the users of the 16 centres that were proposed to close or be redeveloped, and the mitigation the council has in place to reduce the negative impact on these users. Overall, the centres which were proposed to close had a spread of alternative provision nearby, and where there was a clear need for community space in a particular area, the proposals were to reprovide community space as part of a redevelopment.

11. Environmental Implications

- 11.1 There are no direct environmental implications arising from this report.

Appendix 1: Full list of buildings with progress update against implementation of Voluntary Accommodation Plan

For further information please contact Petra Marshall, Community Resources Manager on 020 8314 7034 or petra.marshall@lewisham.gov.uk

Appendix 1: Full list of buildings with progress update against implementation of Voluntary Accommodation Plan

Category 1: Sole occupancy of a building (not at full market rate)			
Building	Original occupants	Plan recommendation	Progress against implementation
Crofton Park Community Library Brockley Road SE4 2AG	ECO Communities – community library	Remain: 25 year peppercorn lease in place. Eco have full responsibility for all R&M.	No change
Sydenham Community Library Sydenham Road SE26 5SE	ECO Communities – community library	Remain: 25 year peppercorn lease in place. Eco have full responsibility for all R&M.	No change
Grove Park Community Library Somertrees Avenue SE12 0BX	ECO Communities – community library	Remain: 25 year peppercorn lease in place. Eco have full responsibility for all R&M.	No change
Abbotshall Playing Fields Abbotshall Road SE6 1SQ	Teachsport - playing fields and healthy living centre	Remain: 25 year peppercorn lease in place. Teach sport have full responsibility for all R&M.	No change
Firhill Playing Fields 140A Firhill Road SE6 3SQ	Lewisham Sports Consortium - playing fields	Remain: lease on peppercorn with R&M responsibility of LSC.	No change
Somerville Adventure Playground Queens Road SE14 5JN	Somerville Youth and Play Provision	Remain: 25 year peppercorn lease with full R&M responsibility of Sommerville	No change
Tenenbee Sports Development Centre 120A Old Bromley Rd BR1 4JY	Tenembee Sports Development - playing fields	Remain: lease on peppercorn with R&M responsibility of Tenembee.	No change
Lewisham Art House 140 Lewisham Way SE14 6PD	Lewisham Art House – artist studios, art workshops and gallery	Retain as artist studios with current occupants having first option to agree lease.	Art House will be looked at as part of a wider review of the wider site (including 138 Lewisham Way) but no timescales available at present for this piece of work.
MIDI Music Company 77 Watsons Street SE8 4AU	MIDI Music - music tuition rooms, recording and dance	Remain: this is considered to be a specialist facility. Midi do not have a lease in	Initial discussions have taken place with Midi Music over a possible asset

	studio	place and this will need to be resolved. They have aspirations for an asset transfer and a long lease could be agreed. They currently receive a rent grant so do not bear the cost of rent on this premises. We will seek to negotiate a formal position with Midi at less than full market cost.	transfer (long lease at less than market value) and this will be progressed during 2017. Rent grant will cease from 1 April 2017 with officers are in the process of issuing a new Tenancy at Will at peppercorn level until the asset transfer can be agreed and implemented.
New Cross Learning 283-285 New Cross Road SE14 6AS	Bold Vision - community library	Remain: Current lease expires July 16. Seek to negotiate a new lease to enable the continuation of the community library	Officers have been negotiating a new longer lease at peppercorn level to bring it in line with the other three community libraries in this category and this is expected to be completed shortly.

Category 2: Voluntary and Community Sector Hub

Building	Original occupants	Plan recommendation	Progress against implementation
Leemore Resource Centre 29 - 39 Clarendon Rise SE13 5ES	Day Services, Contact a Family Lewisham, Action for Refuges in Lewisham, Lewisham Community Transport	To be reconfigured with Day Centre space to provide a hub. Current occupants will be offered space within the hub but may need to relocate within the building.	Refurbishment works to hub complete and almost all organisations moved in. Advice hub and Advice telephone line both up and running.
Mulberry Centre 15 Amersham Vale SE14 6LE	Day Services	To become a hub with space retained for Day Service Users	Refurbishment works to hub complete; some use of activity spaces but further work needed on use and management of voluntary sector office spaces.
14a Randlesdown Road Bellingham SE6 3BT	Bellingham Community Project	BCP have begun negotiations to leave the building and move to Fellowship Inn once completed. Phoenix are interested in a change of use to housing and are working with strategic housing to take this forward.	No change
120 Rushey Green SE6 4HQ	Citizens Advice Bureau, VAL	Relocate into Leemore Hub	CAB have moved into Leemore; vacant premises will be marketed on commercial basis shortly. VAL remain in upstairs

			section of building; discussions underway on their move to Mulberry.
2 Catford Broadway SE6 4SP	Lewisham Multi Lingual Advice Service	Already vacated, currently sharing offices with Age UK but are interesting in a move to Leemore hub	Premises vacant and being marketed for commercial let.
299 Kirkdale SE26 4QD	Sydenham Citizens Advice Bureau	Relocate to Leemore Hub	CAB have moved into Leemore; vacant premises will be marketed on commercial basis shortly.
2-4 Devonshire Road SE23 3TJ	Forest Hill Youth Project - Platform 1	Have requested to relinquish lease at end of June 2015.	Lease relinquished, building no longer Council liability.
41 Rushey Green SE6 4AS	Lewisham Toy Library	Negotiations have commenced to relocate to a hub	Toy Library moved to Lewisham Shopping Centre (old shopmobility unit).
308 Brownhill Road SE6 1AU	Lewisham Young Womens Project	Seek to negotiate move to Hub or full lease to be implemented by March 2017	Lease in place. Rent grant to be removed from 1 April 2017 and full rent to be paid from that point.
Voluntary Services Lewisham 300 Stanstead Road SE23 1DE	Voluntary Services Lewisham, Talking Newspaper	Discussions with Voluntary Services Lewisham are still ongoing. They will be invited to consider relocation to a hub along with the Talking Newspaper	LTN have moved to Leemore and VSL will be moving very shortly. Premises will then be marketed on commercial basis.

Category 3: Community Centre			
Building	Original occupants	Plan recommendation	Progress against implementation
Sydenham Centre 44a Sydenham Road SE26 5QF	Narborhood Day Services	To become a Community Centre with space retained for Day Service Users	Refurbishment complete and a number of activities already taking place there including Ignition Brewery, health and wellbeing classes and Sydenham Arts due to move in shortly.
2000 Community Centre 199 Grove Street SE8 3PG	2000 Community Action Centre	Retain but consider redevelopment in future if plans for estate evolve. Management agreement to be updated but on similar terms as currently i.e. peppercorn	Premises Management Agreement updated. No other change.

Ackroyd Community Centre 14 - 20 Ackroyd Road Crofton Park SE23 1DL	Ackroyd Community Association	Retain for Community Use. Lease in place, rent grant.	Rent grant removed from 1 April 2017; lease changed to peppercorn to bring in line with other core community centres on leases. No other change.
The Moonshot Centre Angus Street SE14 6LU	IRIE! Dance Theatre, Double Jab ABC	Retain for Community Use but reduce costs	No change. Officers exploring future management arrangements.
The Ringway Centre 268 Baring Road SE12 0DS	Grove Park Community Group	Retain and seek to formalise lease arrangement	No change.
Lochaber Hall Manor Lane Terrace SE13 5QL	Lochaber Hall Community Association	Retain: update management agreement but on similar terms.	Premises Management Agreement updated. No other change.
Lewisham Irish Community Centre 2A Davenport Road SE6 2AZ	Lewisham Irish Community Centre	Retain with services relocating from Saville Centre. Put in place a management agreement.	Premises Management Agreement put in place.
Barnes Wallis Community Centre 74 Wild Goose Drive SE14 5LL	Barnes Wallis Community Centre Association	Centre to be included within the wider development of housing on the Somerville Estate. Subject to detailed design work to include the provision of community space that complements other facilities in the locality. To be retained until such time as any housing development is agreed.	Premises Management Agreement updated. Lewisham Homes are considering the wider strategy for making better use of the spaces within the estate and anticipate building a new community facility as part of the first phase of the development and redevelop the centre site once it has been completed in order to maintain continuity of provision. It is expected that redevelopment will take place in approximately 2 years and residents will be consulted as part of the process.
Evelyn Community Centre Kingfisher Square 1 Clyde Street SE8 5LW	Bunny Hop Nursery, Somali and Somaliland London Community (SSLC), Federation of refugess from Vietnam in Lewsham	Retain but site be earmarked for possible housing development with community space should other sites that could be developed alongside it be identified at a later date.	No change.
Sedgehill Community Centre 69-85 Sedgehill Road Bellingham SE6 3QN	Happy Days Breakfast Club, Happy days after School Club,	Earmarked for potential school places subject to a detailed feasibility study, school expansion	No change. School feasibility work underway.

	Sharon Abraham Dance School, Greater Faith Ministries,	consultation and planning permission. Consideration also to be given to different ways to use the site in order to provide for school expansion and the different impact options would have on community uses.	
Honor Oak Community Centre 50 Turnham Road SE4 2JD	Honor Oak Community Centre Association	Earmarked for housing development with youth and community space re-provided but that the position of the development within the housing programme be reviewed to allow more time for further consultation and detailed design work to be undertaken.	Premises Management Agreement updated. Officers are looking at potential land acquisition in the wider local area to create a more comprehensive development site. The purpose of this would be to enable the construction of new community facilities in another local location, ahead of the demolition of the existing centre and its subsequent redevelopment to meet housing need. Negotiations are ongoing in this respect, once these have completed, consultation will start with residents in respect of potential redevelopment options.
Wesley Halls 2 Shroffold Road BR1 5PE	Downham Community Association	Undertake more consultation with the Downham Community Association, users and residents on the best way to provide both housing and community space on the site and adjoining land.	No change.
Goldsmiths Community Centre Castilon Road SE6 1QD	Goldsmiths Community Association	Retain and revisit the future use of the site dependent on progress on raising the capital from other sources required for the works to the building.	Some capital works undertaken (asbestos removal) by Association. No other change.
Brandram Road Community Centre 25-33 Brandram Road SE13 5RT	Brandram Road Community Association	Commence negotiations with Association for a short-term lease in order to support community use while further consideration is given to development needs.	Heads of Terms agreed and short term lease being finalised.
Ewart Road Clubroom 44 Wastdale Road	Ewart Road Housing Cooperative Ltd	Transfer to the Housing Co-op either as a freehold	Heads of Terms agreed and lease being finalised.

Forest Hill SE23 1HN		transfer or on a full repairing lease for community use.	
Scotney Hall 17 Sharratt Street SE15 1NR	REMEC	Designate for future housing development but retain in the meantime subject to the affordability of necessary repairs. Consideration will also be given to re-providing some community space as part of any future housing scheme.	Repair work to floor and roof completed. No other change.
Saville Day Centre 436-438 Lewisham High Street SE13 6LJ	Lewisham Pensioners Forum, Providence LINC United Services, Somali Health and Education Development	Close with users assisted to relocate to alternative premises where possible and release the site for redevelopment.	The Saville Centre closed in April 2016 with support given to groups to find alternative premises. The Centre was declared surplus to Council requirements in June 2016. The building is designated as an asset of community value (ACV) and in July the Council gave notice of its intention to dispose of the site. There was an expression of interest in acquiring the building, which triggered a moratorium period of six months. An offer has been received and Officers are considering options for disposal of the site, with a final decision to be taken by Mayor and Cabinet in the spring. There are guardians currently in residence to ensure security of the site. The preferred strategy at this early stage is to use the land to enable housing development to meet local needs, but this strategy will only be finalised after careful consideration of all options and bids.
Silverdale Hall 8 Silverdale SE26 4SZ	Venner Road Hall Community Association	It is recommended to close Silverdale Hall, seek to relocate users to other local provision where possible and release the site for redevelopment.	The hall closed in July 2016 and displaced groups were provided with advice and potential alternative premises. Some activities are now being delivered from the refurbished Sydenham Centre. Guardians are in residence for the security of the site. A planning application for housing redevelopment will be submitted by Lewisham

			Homes in early March with demolition anticipated in autumn 2017, and the construction of new Council homes targeted at downsizing older residents will commence shortly after.
Lethbridge Close Clubroom 58 Lethbridge Close SE13 7QN	Age Concern Lewisham and Southwark, Heathside and Leftbridge TRA, SEDEC Supplimentary School, Quaggy Development Trust	Closure to take place once the new centre on Heathside and Lethbridge is ready for occupation and that the site continues to be earmarked as part of the estate redevelopment.	Closed in June 2016 after the new Parkside SE10 centre opened on the estate, run by Family Mosaic. All estate based activities that took place in Lethbridge clubroom moved over to the new centre and Somali group SEDEC were assisted in finding alternative premises close by.
Woodpecker Community Centre 101 Woodpecker Road SE14 6EU	Kings Kids Cristian School, Christ above all Gospel Church,	Close and designate site for housing as part of a wider development. It is further recommended that the current user be allowed to remain in the centre in the interim period until the site is developed subject to suitable terms being negotiated.	Woodpecker closed in April 2016, and a lease has been negotiated with the key tenant (Kings Kids School) on a short term basis while opportunities to invest in improving the wider area are considered.
Champion Hall 1 Holmshaw Close SE26 4TH	Champion Hall Community Association	Commence negotiations that would safeguard the childcare offer at the hall, provide continued community benefits and achieve a saving for the council.	Heads of Terms agreed and lease being finalised.
Clare Hall St Donnatts Road SE14 6NU	Little Gems Nursery	Negotiations have commenced for a lease with Little Gems nursery on similar terms to other nurseries in council buildings.	Completed; building taken off community assets list.
Venner Road Hall Venner Road SE26 5EQ	Venner Road Hall Community Association	Commence negotiations that would safeguard the childcare offer at the hall, provide continued community benefits and achieve a saving for the council.	Heads of Terms agreed and lease being finalised.

Category 4: Sole occupancy of a building at full market rate

Building	Original occupants	Plan recommendation	Progress against implementation
111 Randlesdown Road Bellingham SE6 3HB	Lewisham Disability Coalition Remain	LDC have only recently moved to this property after alterations were made to it to make it fully accessible and have a signed full lease in place. It may need further consideration in the future as they may find it more sustainable to move to one of the hubs.	No change
124 Kilmore Road SE23 2SR	Young Lewisham Project	There is no proposal to make any changes to the current lease arrangements for this property however if Young Lewisham Project wished to look at relocating to a shared facility in the future the council would help to facilitate this if possible.	No change
82 Tanners Hill SE8 4PN	Vicky Foxcroft MP	Commercial rent paid - remove from community premises list	No change; removed from community assets list.
Lewisham Way Y&CC 138 Lewisham Way SE14 6PD	Lewisham Way Youth and Community Centre	Remain but with a Full Commercial Lease - negotiation have already commenced. An alternative would be for the organisation to deliver its services from one of the other community premises in the area.	Lease in place; removed from community assets list.
Etta Hall Centre Gosterwood Street SE8 5PA	Lewisham Somali Community Organisation	Full repairing lease in place	No change.
LOPS Longbridge Way SE13 6PW	Lewisham Opportunity Pre-School	Full Commercial Lease in line with other nurseries.	Lease negotiations to start very shortly.