

PUBLIC QUESTION NO. 1
27 September 2023

Question asked by: Geoffrey Dolamore

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

In response to Q23 of 01.03.23 the Council states it will produce a full breakdown of the new controlled parking zones consultation results; does that mean the raw data will be published (as recommended by the Govt) subject to it being anonymised?

Reply

The results and data were published within Appendix A of the Sustainable Transport and Parking Improvements Programme Report presented to Mayor and Cabinet in July 2023. The report and appendix can be found on the Council's website and the link is included below:

Sustainable Transport and Parking Improvements Programme Report:
<https://councilmeetings.lewisham.gov.uk/documents/s110856/Sustainable%20Transport%20and%20Parking%20Improvements%20Programme%20report.pdf>

Appendix A:
<https://councilmeetings.lewisham.gov.uk/documents/s110857/Sustainable%20Streets%20Appendix%20A%20-%20Phase%201%20consultation%20report.pdf>

PUBLIC QUESTION NO. 2
27 September 2023

Question asked by: Geoffrey Dolamore

Relevant Directorate: Children and Young People

Member to reply: Councillor Chris Barnham

Question

What guidance does the Council provide schools on the amount of ultra-processed food that can be included in Lewisham school meals?

Reply

School food standards are set by national government. Within those standards, school leaders are autonomous in making decisions around how they will deliver their school meals and the specification of their contracts for those who outsource. 25 Lewisham schools choose to take part in a centrally-provided catering contract, overseen by Lewisham Council. The specification for this contract includes a clear requirement for all menus to be cooked from scratch using high quality, seasonal, fresh ingredients that are unprocessed and free from additives.

PUBLIC QUESTION NO. 3
27 September 2023

Question asked by: Margaret Clarke

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

The Council appears to be backtracking on its commitment to carry out a carbon footprint evaluation of its waste services (Q49 of Jan 2022). Will the evaluation referred to in Q19 of May 2023 specifically include an evaluation of the waste collection service as a whole or just the vehicles?

Reply

The Council remains on track to complete the fleet strategy document by the end of the current financial year. As part of the strategy and business case development, it will consider the wider carbon footprint of the waste collection service as a whole.

PUBLIC QUESTION NO. 4
27 September 2023

Question asked by: Margaret Clarke

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

With reference to Q116 of 23.11.22 what evidence does the Council have of officers successfully convincing a developer to retain buildings or re-use materials in the last 2 years.

Reply

Applications are considered against the development plan which requires sites to optimise their development potential and where retention of existing buildings is suitable this will be encouraged. Major applications are also required to submit Circular Economy Statements in accordance with the London Plan which encourage reuse of buildings and materials.

PUBLIC QUESTION NO. 5
27 September 2023

Question asked by: Stephen Locke

Relevant Directorate: Community Services

Member to reply: Councillor Paul Bell

Question

How many teams of Lewisham social workers are made up entirely of agency staff, and what is the overall percentage of agency staff currently working in the department?

Reply

Lewisham Adult Social Care does not have any social work teams that are made up entirely of agency staff.

The overall percentage of agency staff working in the department is 38.26%. Lewisham has a rolling recruitment campaign in place and like other Local Authorities we are experiencing challenges in recruiting staff. Our neighbouring borough's have similar ratios of agency and permanent staff in place.

PUBLIC QUESTION NO. 6
27 September 2023

Question asked by: Kirsty Gillingham

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

In a response to a question (number 4) asked at the Council meeting on 18/01/23 it was claimed that pavement parking is only allowed in Lewisham borough when space of 1.2 metres remains for pedestrians as that is what's demanded by "national standards".

What standard is this, and why does Lewisham Council not use DfT guidance or TfL guidance which both say that a minimum width of 2 metres is required?

Reply

The Council's standards are in line with the national guidance issued by the Department for Transport (DfT), which includes Manual for Streets and Inclusive Mobility: A guide to Best Practice on Access to Pedestrian and Transport Infrastructure.

The guidance says that widths should be made as wide as possible but in normal circumstances a width of 2.0 metres is the minimum that should be provided, which is the general standard the Council seeks to achieve. However, the guidance also states that if this is not feasible due to obstacles on the footway such as trees and street furniture then an absolute minimum width of 1.0 metre for short distances is acceptable. The Council's minimum standard of 1.2 metres is in line with these requirements and aims to create sufficient space for pedestrians to safely travel along the footway.

PUBLIC QUESTION NO. 7
27 September 2023

Question asked by: Kirsty Gillingham

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

Why is pavement parking allowed on Sandhurst Road when far less than 1.2 metres for pedestrians remains?

Reply

Addressing the problems created by pavement parking is part of a wider Council priority to improve the public realm and create more space for pedestrians, wheelchair users and people with buggies.

Where pavement parking in the borough is permitted, including on sections of Sandhurst Road, these areas will be reviewed through the on-going Sustainable Streets programme and where possible, parking will be moved onto the carriageway. In the meantime, the Council's parking enforcement officers will continue regular enforcement on Sandhurst Road to prevent vehicles parking obstructively.

PUBLIC QUESTION NO. 8
27 September 2023

Question asked by: Edward Scoble

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

I would like to know whether Lewisham is exempt from the London wide ban on footway parking. From what I see on Sangley and Sandhurst Road, it look like you are allowed to park over the designated line, as well as driving into the pavements to park on the residential/business areas. If Lewisham doesn't allow footway parking, then I would like to know why they continued to ignore this specific rules?

Reply

The Council supports the London-wide ban on footway parking as addressing the problems created by obstructive footway parking is a key Council priority to improve the public realm and create more space for pedestrians, wheelchair users and people with buggies.

Under certain circumstances, following the introduction of a traffic order, parking within a specified area on a footway may be permitted where the prohibition of such parking would give rise to significant problems for residents and there remains a minimum width of footway available for pedestrians. Where pavement parking in the borough is permitted, including on sections of Sangley Road and Sandhurst Road, these areas will be reviewed through the on-going Sustainable Streets programme and where possible, parking will be moved onto the carriageway.

In the meantime, the Council's parking enforcement officers will continue to regularly patrol these areas and if vehicles are seen parked with their wheels over the designated line, the vehicle may be subject to enforcement.

PUBLIC QUESTION NO. 9
27 September 2023

Question asked by: Isobel O'Sullivan

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

I understand that refuse waste collection was reduced to every other week to encourage people to recycle more and for Lewisham to be more sustainable, which I fully support and I make a concerted effort to recycle as much as possible. Given the recent heat waves and increase in temperature in London, I am often finding that my refuse bin is crawling with maggots by the time it is collected and if a collection is missed then it becomes a very big problem. My neighbours are complaining of the same issue. Would it be possible to increase refuse collection to weekly during the summer months to reduce the time that refuse waste is sat out in the sun?

Reply

The Council are committed to increasing recycling rates across the borough while at the same time reducing the amount of waste produced. As such, there are no plans to reintroduce a weekly refuse collection.

Householders are responsible for managing their own household waste, including maintaining their recycling and rubbish bins. To assist households the Council is continually expanding the materials we can collect from residents at the kerbside to recycle. This includes a weekly food waste recycling scheme for kerbside collections, and it is planned to be extended in the future to include residents who live in flats. This in conjunction with the weekly recycling service should help reduce the issues of maggots.

There are also other things residents can do themselves to minimise these issues, including storing bins in the shade where possible and bagging any non-recycled food waste. Residents can bag up their food waste in clear plastic bags to go in food waste caddies. The Council website will be updated accordingly to provide further advice to residents.

PUBLIC QUESTION NO. 10
27 September 2023

Question asked by: Phil Bridger

Relevant Directorate: Community Services

Member to reply: Councillor Kim Powell

Question

Why does Alpha Lounge night club in Lewisham High Street continue to hold a license until 5am (6am bank holidays), contrary the council's own licensing policy guidelines (2am for town centres) and in the context of such impact on residents?

Reply

Alpha Lounge has held a premises licence under the Licensing Act 2003, since January 2018. The venue varied the licence in January 2020, to provide its current operating hours.

When the Council receives an application for a licence, it consults, and this provides the opportunity for any person to make a representation against the application. If the Council does not receive a relevant representation, it must grant the licence as applied for. The Council did not receive any relevant representations; therefore, the Council granted the licence in full and with the current operating hours.

If the Council had received a relevant representation, the application would have been determined by the Councils Licensing committee. At that point, the Committee could have had regard to the town centre framework hours as set out at paragraph 15.7 of our Licensing Policy.

The Council can only take steps to revoke or modify a licence for example, by reducing a venue's operating hours, following an application for a review of the licence. The Council has not received an application to review.

PUBLIC QUESTION NO. 11
27 September 2023

Question asked by: Phil Bridger

Relevant Directorate: Place

Member to reply: Councillor Kim Powell

Question

Given Alpha Lounge nigh club is the only late night venue on the highstreet and the council is unable, or unwilling, to act to protect local residents from its impact, how does the council plan on enhancing Lewisham's night time economy without causing further misery to the resident that live there?

Reply

In 2018 the Council consulted on the Evening and Night Time Economy in the borough and asked residents, businesses and visitors their feedback on the current offer and what they would like to see change. The feedback from this consultation was used to develop the borough's vision for the Evening and Night Time Economy, which was approved by Mayor and Cabinet in 2019.

The vision sets out that we want to see an Evening and Night Time Economy which includes:

- A diverse, inclusive offer for all communities.
- A safe and healthy night out.
- Decent work and an inclusive night-time economy.
- Well-connected and thriving town centres.
- A fostering of creativity, music and the arts.

As the Licensing Authority, we will aim to strike a balance between promoting the licensing objectives and a thriving evening and night time economy by ensuring that those premises that operate in that economy are well managed, have suitable conditions to promote licensing objectives, are operated in such a way that reflects the nature of the area within which they are located and are compliant with law.

The investment we are making in Lewisham town centre with the Levelling Up Fund will create physical improvements which will have a positive impact on the evening and night time economy such as a new cultural hub at the library, opportunities for evening markets on the high street and improved lighting to increase safety.

PUBLIC QUESTION NO. 12
27 September 2023

Question asked by: Andrew Brown

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

When will the latest monitoring report for the Lee Green LTN be published? Monitoring was done earlier this year. Leahurst road continues to suffer from increased southbound through traffic.

Reply

Officers have completed the analysis of the monitoring and the results are expected to be presented to the Council's Mayor & Cabinet in November 2023.

PUBLIC QUESTION NO. 13
27 September 2023

Question asked by: Frank Grimes

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

I've got a neighbour who is selling cars from his private residence - he is frequently parking the cars he is trying to sell on street parking - they are parked legally, but are increasingly inconvenient to the surrounding houses. Is this all above board?

Reply

Cars parked on the public highway for sale can become a nuisance to local residents and other road users. Under legislation, it is an offence for a business to leave two or more cars for sale on a road within 500 metres of each other. If this is the case in this situation, then please contact the Council's Environmental Crime Enforcement Team who will investigate and where possible take enforcement action. They can be reached on envirocrime.enforcement@lewisham.gov.uk

Further information is also available on the Council website through the following link:

<https://lewisham.gov.uk/myservices/environment/street-cleaning/abandoned-vehicles/selling-a-vehicle-on-a-public-road>

PUBLIC QUESTION NO. 14
27 September 2023

Question asked by: Patricia Richardson

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

How many cycle cages have been instituted in the Lee Green Ward area and where are they?

Reply

There have been a total of 11 cycle hangars installed in the Lee Green Ward and their locations are as follows:

| Cycle hangar ref. | Street | Post Code |
|-------------------|-----------------|-----------|
| Cycle hangar 3444 | Manor Park | SE13 5LU |
| Cycle hangar 3445 | Fernbrook Road | SE13 5NH |
| Cycle hangar 2977 | Longhurst Road | SE13 5LZ |
| Cycle hangar 3440 | Northbrook Road | SE13 5QT |
| Cycle hangar 2978 | Thornwood Road | SE13 5RG |
| Cycle hangar 3318 | Kellerton Road | SE13 5QS |
| Cycle hangar 3421 | Kellerton Road | SE13 5RD |
| Cycle hangar 2972 | Fernbrook Road | SE12 8LP |
| Cycle hangar 2006 | Kellerton Road | SE13 5RD |
| Cycle hangar 1698 | Leahurst Road | SE13 5NL |
| Cycle hangar 1496 | Murillo Road | SE13 5QE |

PUBLIC QUESTION NO. 15
27 September 2023

Question asked by: Carol Spurling

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

How much has Lewisham Council received in payment for the use of cycle cages in the Lee Green Ward since 1/4/22 and where are future cages to be erected in the Lee Green Ward area?

Reply

The breakdown of payments by ward for use of cycle hangars is not currently available although we will seek to obtain this information in the future.

There are a total of 11 cycle hangars already installed in the Lee Green ward and work is currently underway to identify future locations as part of the Council's ongoing cycle hangar programme across the borough as funding becomes available. When future locations are finalised, the information will be put on the Council website.

The Council does not currently make any income out of the rental of cycle hangars as this goes directly to the third-party provider who installs and maintains them.

PUBLIC QUESTION NO. 16
27 September 2023

Question asked by: Jean Branch

Relevant Directorate: Children and Young People

Member to reply: Councillor Chris Barnham

Question

What guidance does the Council provide schools on the amount of ultra-processed food that can be included in Lewisham school meals?

Reply

School food standards are set by national government. Within those standards, school leaders are autonomous in making decisions around how they will deliver their school meals and the specification of their contracts for those who outsource. 25 Lewisham schools choose to take part in a centrally-provided catering contract, overseen by Lewisham Council. The specification for this contract includes a clear requirement for all menus to be cooked from scratch using high quality, seasonal, fresh ingredients that are unprocessed and free from additives.

PUBLIC QUESTION NO. 17
27 September 2023

Question asked by: Jean Branch

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

How many fines have been issued for exceeding 20mph speed limits across the borough during 2021 and 2022? Please show separate figures for each year.

Reply

Speeding is a criminal offence and the enforcement of these offences in Lewisham is the responsibility of the Metropolitan Police who hold this data. The Police can be contacted directly via the following link:

<https://www.met.police.uk/contact/af/contact-us-beta/contact-us/>

PUBLIC QUESTION NO. 18
27 September 2023

Question asked by: Marcus Mayers

Relevant Directorate: Housing

Member to reply: Councillor Sophie Davis

Question

With reference to para 4.2 of the Council's Future Housing Progress Report, before deciding to bring Lewisham Homes in-house, how much did the Council estimate it would cost to "meet new & emerging regulatory requirements" as well as "improve the quality of housing services" using Lewisham Homes in the structure it had before being brought in-house?

Reply

A report was presented to Mayor and Cabinet in June 2023 which outlined costs associated with transferring the housing services in-house. These costs took into account the drivers for change including the need to meet the new and emerging regulatory and legal requirements, increasing the pressure of accountability on landlords and to improve the quality of the housing service.

The actual costs of new and emerging regulatory requirements are difficult to quantify as they range from improving tenant satisfaction to addressing issues with damp and mould, as examples. Part of the role of the new Executive Director of Housing Services and their team will be to put together a plan to ensure we improve our service and meet these new requirements, and that will involve looking at the overall Housing Revenue Account (HRA).

The Council's financial monitoring of the HRA reports on these risks and in-year pressures on the repairs and maintenance budgets and constraints of the capital programme to meet the longer term challenges. These are operational pressures and financial risks being experienced by the sector nationally at present. They are not specific to Lewisham and the Council is engaging through its networks to inform discussions on how the financial and policy framework needs to change.

PUBLIC QUESTION NO. 19
27 September 2023

Question asked by: Marcus Mayers

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

Please provide an update on the Building for Lewisham project in table format: (a) sites that are included in the project, (b) the originally anticipated completion date for each site and (c) the date each site was completed or is now expected to be completed.

Reply

A number of completion dates for schemes within the Building for Lewisham programme have been subject to delays following the Covid-19 pandemic and the subsequent supply side challenges the development sector has faced.

| Acquisitions/Buyback completions between 01.04.18 - 31.03.22 | | | |
|---|---------------------|------------------------------------|-------------------------------|
| Scheme Name | Social Homes | Anticipated Completion Date | Actual Completion Date |
| Hyde Acquisitions | 94 | 23/04/2018 | 23/04/2018 |
| 5 Rushey Mead | 1 | 17/05/2021 | 17/05/2021 |
| Sydney Arms | 16 | 26/04/2021 | 26/04/2021 |
| Buybacks Completed 21/22 | 5 | 31/03/2022 | 31/03/2022 |
| Total | 116 | | |
| Schemes completed between 01.04.18 - 31.03.22 | | | |
| Scheme Name | Social Homes | Anticipated Completion Date | Actual Completion Date |
| Dacre Park South, (Block B)Phase 2 | 18 | 01/02/2016 | 19/03/2019 |
| Campshill Road SE13 6QT | 19 | | 05/03/2021 |
| Longfield Crescent | 27 | | 28/06/2019 |
| Dacre Park North | 5 | 01/11/2019 | 16/07/2020 |
| Hawke Tower (Conversion) | 1 | 11/02/2020 | 18/12/2020 |
| Rawlinson House (Conversion) | 1 | 11/02/2020 | 27/01/2021 |
| Marnock | 6 | 02/10/2021 | 30/03/2022 |
| Canonbie Road | 6 | 31/08/2021 | 31/03/2022 |
| Firhill Road | 1 | 31/03/2019 | 31/03/2019 |

| | | | |
|---------------------|------------|------------|------------|
| Millcroft House | 1 | 01/12/2019 | 01/12/2019 |
| Beckenham Hill Road | 2 | | 17/01/2022 |
| Forster House | 22 | | 22/09/2021 |
| Woodbank Road | 4 | | 01/12/2020 |
| Stanstead Road | 4 | | 03/02/2021 |
| Deptford:Tidemill | 24 | | 17/05/2021 |
| Total | 141 | | |

| Acquisitions/Buyback completions between 01.04.22 - 30.06.23 | | | | |
|---|---------------------|--|------------------------------------|-------------------------------|
| Scheme Name | Social Homes | | Anticipated Completion Date | Actual Completion Date |
| Buybacks Completed 22/23 | 112 | | 31/03/2023 | 30/04/2023 |
| Total | 112 | | | |

| Schemes completed between 01.04.22 - 30.06.23 | | | | |
|--|---------------------|-------------------------|------------------------------------|-------------------------------|
| | Social Homes | Shared Ownership | Anticipated Completion Date | Actual Completion Date |
| Creekside | 22 | 34 | 27/06/2022 | 09/05/2023 |
| Kenton | 25 | | 01/09/2021 | 26/05/2022 |
| Knapdale | 17 | | 01/02/2022 | 16/01/2023 |
| Grace Path | 5 | | 27/10/2021 | 29/11/2022 |
| Mayow Road | 32 | | 01/03/2022 | 27/04/2023 |
| Silverdale | 6 | | 02/10/2021 | 29/11/2022 |
| Somerville | 23 | | 01/09/2022 | 09/03/2023 |
| Meadow House (Pinnacle Spaces) | 43 | | 13/02/2023 | 13/02/2023 |
| Total | 173 | 34 | | |

| Acquisitions/Buyback onsite between 01.04.22 - 30.06.23 | | | | |
|--|---------------------|-------------------------|------------------------------------|---------------------------------|
| Scheme Name | Social Homes | Shared Ownership | Anticipated Completion Date | Forecast Completion Date |
| Housing Acquisitions Programme 23/24 | 300 | | 31/03/2026 | 31/03/2026 |
| Total | 300 | | | |

| Schemes onsite 01.04.22 - 30.06.23 | | | | |
|---|---------------------|-------------------------|------------------------------------|---------------------------------|
| Scheme Name | Social Homes | Shared Ownership | Anticipated Completion Date | Forecast Completion Date |
| Algernon Road | 4 | | 01/10/2021 | 01/04/2024 |

| | | | | |
|------------------------------|------------|------------|------------|------------|
| Bampton Estate | 39 | | 31/12/2021 | 25/09/2023 |
| Elderton Garage | 5 | | 30/10/2023 | 05/08/2024 |
| Endwell Road | 9 | | 02/10/2021 | 01/10/2023 |
| New Cross Rd (52-54) | 35 | | 30/11/2024 | 30/11/2024 |
| Walsham Garage | 5 | | 30/04/2023 | 24/06/2024 |
| 9-19 Rushey Green Road | 45 | | | 30/07/2023 |
| Church Grove | 6 | 12 | | 15/09/2023 |
| Deptford:Tidemill | 79 | 14 | 01/01/2023 | 05/12/2023 |
| Excalibur Ph3 | 36 | 21 | 01/03/2021 | 01/05/2024 |
| Heathside and Lethbridge PH5 | 171 | | 18/10/2022 | 24/10/2023 |
| Heathside and Lethbridge PH6 | | 53 | 17/03/2022 | 25/12/2023 |
| Mais House | 55 | | | 15/07/2025 |
| Melfield Gardens | 32 | | | 30/08/2025 |
| Shaftesbury Centre | 33 | | 30/09/2022 | 14/06/2024 |
| Total | 554 | 100 | | |

| Schemes in pre-construction 01.04.22 - 30.06.23 | | | | |
|--|---------------------|-------------------------|------------------------------------|---------------------------------|
| Scheme Name | Social Homes | Shared Ownership | Anticipated Completion Date | Forecast Completion Date |
| Drakes Court (HRA) | 8 | | 30/07/2023 | 30/06/2025 |
| Fairlawn (HRA) | 12 | | 31/05/2023 | 20/05/2026 |
| Greystead (HRA) | 33 | | 31/07/2023 | 03/10/2026 |
| Ladywell (HRA) | 47 | 55 | 30/04/2025 | 15/04/2026 |
| Manor Avenue (GF) | 10 | | 31/07/2021 | 01/06/2024 |
| Mayfield (HRA) | 23 | 41 | 31/08/2024 | 08/11/2026 |
| Valentines (HRA) | 26 | 15 | 30/09/2023 | 07/08/2025 |
| Besson Street | | 27 | 30/04/2025 | 30/11/2025 |
| Deptford Tidemill Ph3 - Frankham | 38 | 19 | 01/03/2025 | 24/08/2025 |
| Excalibur Ph4 | 112 | | 01/11/2025 | 01/06/2027 |
| Farmstead Road | 18 | 6 | | 30/03/2026 |
| | | | | |
| Total | 327 | 163 | | |

| Approved Pipeline Schemes 01.04.22 - 30.06.23 | | | | |
|--|---------------------|-------------------------|------------------------------------|---------------------------------|
| Scheme Name | Social Homes | Shared Ownership | Anticipated Completion Date | Forecast Completion Date |
| Achilles | 123 | 161 | 01/12/2029 | 31/01/2033 |
| Parker House | | 38 | N/A | 01/02/2026 |
| Thomas Lane | 36 | 61 | 30/11/2026 | 31/01/2027 |
| Willow Way | 74 | 34 | 01/09/2027 | 30/11/2026 |
| Total | 233 | 294 | | |

PUBLIC QUESTION NO. 20
27 September 2023

Question asked by: Andy Smith

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

The Council accepted £64,000 from Peabody for the redevelopment of a site near Hatcham Gardens. How has the money been spent for the benefit of people in the immediate vicinity?

Reply

I can confirm that the funding secured within the Section106 agreement related to the Peabody development will be spent on new play equipment within Hatcham Gardens.

Work is currently underway with the parks team and Peabody to reinstate the section of the park that they used to help them facilitate the building of much needed new homes. Additionally, Peabody is in the process of procuring the relevant works required and we should soon be in a position to confirm a deadline for the completion of the works.

PUBLIC QUESTION NO. 21
27 September 2023

Question asked by: Andy Smith

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

With regard to Peabody's failure to restore Hatcham Gardens following their building work in the area, the lack of a deadline for reinstating the park was clearly a problem. Will the Council ensure a deadline for reinstatement is incorporated in all similar agreements in future?

Reply

There were delays to the building works due to COVID-19. Peabody have agreed to an enhanced reinstalment. This is over and above what was set out in the lease agreement.

Work is currently underway with the parks team and Peabody to reinstate the section of the park that they used to help them facilitate the building of much needed new homes. Additionally, Peabody is in the process of procuring the relevant works required and we should soon be in a position to confirm a deadline for the completion of the works.

We agreed a lease to allow the developer to occupy the section of the park for 125 weeks to use as their works compound to enable the building of the much-needed homes, however due to COVID-19 and issues with procuring the enhanced reinstatement works due cost increases caused by inflation this timeline has run over.

Although leasing of parkland for this type of project does not happen very often, we will consider setting a hard deadline for any future proposals.

PUBLIC QUESTION NO. 22
27 September 2023

Question asked by: Janet Hurst

Relevant Directorate: Community Services

Member to reply: Councillor Louise Krupski

Question

Has the Council applied for funding for tree planting from the Coronation Living Heritage Fund?

Reply

I am pleased to inform you that the Council have applied for funding to establish 3 Community Orchards at the following locations:

- Durham Hill
- Forster Park
- Home Park

If our application is successful, these planting projects will be in addition to over 600 street trees we will be planting in partnership with local charity Street Trees for Living in the forthcoming planting season and 3 new Tiny Forests at:

- Forster Park,
- Blythe Hill Fields
- Chinbrook Meadows.

PUBLIC QUESTION NO. 23
27 September 2023

Question asked by: Janet Hurst

Relevant Directorate: Community Services

Member to reply: Councillor Andre Bourne

Question

What is the Council doing to facilitate the rapid restoration of the park in Hatcham Gardens that Peabody has left derelict?

Reply

There were delays to the building works due to COVID-19. Peabody have agreed to an enhanced reinstalment. This is over and above what was set out in the lease agreement.

Work is currently underway with the parks team and Peabody to reinstate the section of the park that they used to help them facilitate the building of much needed new homes. Additionally, Peabody is in the process of procuring the relevant works required and we should soon be in a position to confirm a deadline for the completion of the works.

PUBLIC QUESTION NO. 24
27 September 2023

Question asked by: Mark Morris

Relevant Directorate: Chief Executive

Member to reply: Councillor Amanda De Ryk

Question

Further to the Information Commissioner's Office (ICO) issuing in March an enforcement notice to Lewisham Council for failing to respond to hundreds of overdue requests made under the Freedom of Information Act 2000 and the reprimand given to Lewisham Council on the 16th August for not responding within the statutory deadlines to Subject Access Requests (SARs) please set out in detail the progress Lewisham Council has made in addressing overdue requests and responding to new FOI and SAR requests.

Reply

On 17th March the Council was issued with an Enforcement Notice regarding its FOI response times. At the time of the notice there were 389 historic outstanding responses.

All 389 cases were dealt with in advance of the deadline of 16th September 2023. Myself and the Council's Director of Law & Corporate Governance have worked closely with the ICO throughout this time. The ICO officers were particularly pleased with the cultural change being instilled across the Council and are keen to explore how they can create a case study on how we positively embraced this challenge and responded to it.

The Council has assured the ICO that it remains committed to addressing its SARs performance and meets regularly with them to discuss progress. Current response rates are much improved and the drive for even better response rates will continue.

PUBLIC QUESTION NO. 25
27 September 2023

Question asked by: Mark Morris

Relevant Directorate: Community Services

Member to reply: Councillor Juliet Campbell

Question

I understand that Lewisham Council's sole crematorium at Hither Green has been part of the voluntary scheme of recycling ferrous and non-ferrous metals left in the cremator following a cremation since 1990 with the funds raised allocated to a death related charity. Has any consideration been given to advertising and promoting the scheme?

Reply

Lewisham Bereavement Services finds sensitive and meaningful ways of advertising this fantastic scheme and looks to do more.

During the pandemic when charitable donations were decreasing, Bereavement Services pledged full metal recycling to the scheme and raised £90,321 which was shared between the following organisations

- St Christopher's Hospice
- Alzheimer's Society
- Huntington's Disease Association
- Sands
- WAY Widowed and Young
- Muscular Dystrophy UK
- Marie Curie
- Make a Wish
- The UK Sepsis Trust

We recently added the Sickle Cell Society to our list of death related charities. The scheme is first shared with the bereaved, the applicant organising the funeral must give consent for the crematorium to use any metals left in a cremator following a cremation. Metals are collected based on use and in general two collections are made yearly, after each collection the Institute of Cemetery and Crematorium Management (ICCM), who manage the scheme are informed of the total sum raised following that collection, Bereavement Services management then contact the next organisation due to receive a donation and they are given permission to share this donation on their socials and website. Once a letter of receipt is received, the letter is displayed in the crematorium reception so that service users can see the outcome of them giving consent. Lewisham Bereavement Services is currently designing a new website with the scheme having its own place on there. This will include testimonies and charity details, even giving service users the ability to submit the

details of a charity they would like to be included in the list of those due to receive donations from the scheme.

The ICCM was founded in 1913 and since that time has provided policy and best practice guidance to Burial and Cremation authorities.

ICCM also spreads awareness of the scheme and donations made via its Journal and Facebook page.

The service is always open to new ideas and opportunities to raise awareness

PUBLIC QUESTION NO. 26
27 September 2023

Question asked by: Patricia Richardson

Relevant Directorate: Community Services

Member to reply: Councillor James-J Walsh

Question

Who will be running and managing Crofton Park and Grove Park libraries from when?

Reply

We are currently in the process of transferring the service at Grove Park Community Library to S&B Childcare. Grove Park Community Library is currently closed for refurbishment, but it is expected to reopen to the public on 2nd October 2023. Eco Communities are still running and managing Crofton Park Community Library and will continue to do so until we have been able to able to formerly transfer the service to a new tenant.

PUBLIC QUESTION NO. 27
27 September 2023

Question asked by: Peter Richardson

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

With the development of Leegate there will be a loss of jobs to the community in retail, services, offices over 4/5 years. How many replacement jobs does the Council expect to appear, once the new centre is up and running?

Reply

Leegate is a private development in the borough and in the report presented to the Strategic Planning Committee on 19 July 2023 it was stated that the existing level of employment is 138 full time equivalent jobs – based on the floorspace and uses that existing in the shopping centre.

The proposed number of jobs within the completed development is projected to be up to 193 full time equivalent jobs.

PUBLIC QUESTION NO. 28
27 September 2023

Question asked by: Tim Burnell

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

Please could you let me know what exactly is happening with the Ladywell Playtower, it's an amazing building and holds incredible potential as a resource for our community- yet seemingly the plans seem to have evaporated.

Reply

The scheme to restore and redevelop the Ladywell Playtower to provide a cinema and new housing on site received planning permission in Autumn 2022, but work has not yet begun on the development.

The developer with whom the Council has agreed a long lease for the restoration and redevelopment of the Playtower site - Guildmore - informed the Council recently of the challenges they are facing in delivering the scheme. Fast growing costs and rising interest rates have significantly heightened the cost of financing the development. The impact of this is that Guildmore are not currently in a position to bring the Playtower scheme forward at this stage without securing additional funding or an alternative model of financing.

Guildmore remain committed to the scheme and are working with the Council to identify new funding or a different funding model, that enables the restoration of the building, without changing the consented scheme. Officers are working with them as swiftly as we can to identify the best way forward.

PUBLIC QUESTION NO. 29
27 September 2023

Question asked by: Chris Maines

Relevant Directorate: Community Services

Member to reply: Councillor James-J Walsh

Question

Prior to announcing that Lewisham Library will close until 2026, what negotiations took place to temporarily move the Library to a suitable vacant retail unit in Lewisham Shopping Centre, on Lewisham High Street or close to the Railway Station ?

Reply

In order for the council to make an informed decision about interim library provision in central Lewisham, officers engaged with a number of local stakeholders. In our recent experience in opening the new Catford Library, the costs associated with refitting a vacant shop or unit to make the space suitable, which includes the need to have publicly accessible toilets, the installation of secure IT systems and Wi-Fi access, fitted racking for books and resources for activities, wheelchair access and flooring etc for a temporary relocation of the library, made this option untenable.

Interim library provision for Lewisham Library includes a click and collect service at Glass Mill Leisure Centre, an ongoing programme of roaming events in the central Lewisham community and the relocation of the Archive and Heritage service to Catford Library. Manor House Community Library and Catford Library are close by where residents can access the full range of library services.

PUBLIC QUESTION NO. 30
27 September 2023

Question asked by: Chris Maines

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

Which Council owned properties (and those managed by Lewisham Homes) have been surveyed and shown to have Reinforced autoclaved aerated concrete (RAAC)?

Reply

A review of our property information indicated that we do not have any buildings constructed using this technique. Physical inspections of Inglemere Road Hall, Talbot Court, The Vineries, Waverly Court, Welland Court and The White House were undertaken and no RAAC was identified.

Currently only the Council's school estate has been surveyed to check for presence of RAAC as a construction material. From that, only one school has been identified as having part of a building constructed of RAAC. Officers have been working with the school leadership and the Department for Education to ensure that the school is safe for staff and pupils, and teaching and learning has not been disrupted.

The Council is taking an active risk-based approach and a commission is now in place to survey a number of buildings within the Council's non-housing stock to check for the presence of RAAC.

PUBLIC QUESTION NO. 31
27 September 2023

Question asked by: Peter Richardson

Relevant Directorate: Community Services

Member to reply: Councillor James-J Walsh

Question

The Council has announced that the re-developed Central Library on Lewisham High Street will not re-open until early 2026. What are the current plans for the storage and accessibility of the Local Studies material and Archive material?"

Reply

The current local studies and archive material which is located at Lewisham Library currently will transfer to Catford Library as will the viewing room facility.

The archive material and collection which is currently in storage in Croydon, will remain in situ until such time as we have been able to find alternative suitable storage in Lewisham. This will mean that residents will be able to request viewings again. We hope to be able to establish this for the beginning of next year but as soon as we have confirmed dates, we will send out communications to residents and publicise via our website, social media channels and printed publications.

PUBLIC QUESTION NO. 32
27 September 2023

Question asked by: Kate Richardson

Relevant Directorate: Housing

Member to reply: Councillor Sophie Davis

Question

What is Lewisham doing to ensure that Housing Associations and other social housing land lords are following the guide lines and reforming the way they treat their tenants ?

Reply

The council does not have power to ensure Registered Providers (RPs, Housing Associations) follow guidelines where the stock is owned and managed by the RP, even where the stock was transferred from the council to the RP through a stock transfer.

The responsibility for regulating and holding RPs to account is held by the Regulator of Social Housing (RSH). The RSH registers RPs and undertakes economic regulation, focusing on governance, financial viability and value for money. They also set consumer standards and may take action if these standards are breached and there is a significant risk of serious detriment to tenants or potential tenants. The RSH have introduced Tenant Satisfaction Measures from 1st April 2023, to be collected by RPs through tenant surveys during the 2023/24 financial year. The results will be published by mid-2024, and will provide a basis on which to compare performance of RPs.

The role of investigating individual complaints and mediating in disputes between landlords and tenants is held by the Housing Ombudsman. The Ombudsman may inform the RSH of any systemic issues relating to particular RPs that it becomes aware of.

Despite powers not being available to the council, we work closely with RPs who own and manage stock in the borough. This is through partnership working meetings, where information is shared and key issues are discussed, and through contact with individual RPs to discuss specific issues which arise from time to time. Any concerns which cannot be easily resolved through discussion between officers can be escalated internally for senior management discussion, with a view to finding a resolution in the best interests of tenants.

PUBLIC QUESTION NO. 33
27 September 2023

Question asked by: Kate Richardson

Relevant Directorate: Housing

Member to reply: Councillor Sophie Davis

Question

How ready are they [Housing Associations] to ensure they are in a position to implement the measures with in the Social Housing Regulation bill which I believe is due to be implemented in April 2024.

Reply

The Social Housing Regulation Bill became law on 20th July 2023. It introduces new regulatory standards for social landlords and will come into force in April 2024. The responsibility for regulating and holding RPs to account is held by the Regulator of Social Housing (RSH), who requires RPs to meet the regulatory and consumer standards.

The Social Housing Regulation Act gives broader powers to the RSH and aims to strengthen the regulation of social landlords. The Act will bring forward a stronger and more proactive regulatory regime to improve standards in the sector and hold landlords to account for the service they provide to their tenants.

The council does therefore not have power to scrutinise the preparations of Registered Providers (RPs, Housing Associations) where the stock is owned and managed by the RP, even where the stock was transferred from the council to the RP through a stock transfer.

Despite powers not being available to the council, we work closely with RPs who own and manage stock in the borough. This is through partnership working meetings, where information is shared and key issues are discussed, and through contact with individual RPs to discuss specific issues which arise from time to time. Through this partnership working, we know that RPs have begun their preparations for the new legislation and are collecting feedback from tenants via the Tenant Satisfaction Measures (TSM) Surveys, however, we cannot comment on the extent of their readiness.

PUBLIC QUESTION NO. 34
27 September 2023

Question asked by: Mark Bennett

Relevant Directorate: Chief Executive

Member to reply: The Mayor, Damien Egan

Question

The Mayor was elected to a full-time post in May 2022 but announced he would unilaterally go part-time from June 2023 so he could develop his career in Bristol. What proof has the Mayor provided the Council about the time spent on Lewisham business during the period of his part-time working?

Reply

The Mayor temporarily reduced his working hours from the 26th June and returned to full working hours on the 31st July. During this period the Mayor maintained his regular meetings and commitments.

PUBLIC QUESTION NO. 35
27 September 2023

Question asked by: Mark Bennett

Relevant Directorate: Housing

Member to reply: Councillor Sophie Davis

Question

Did the Council know in January 2023 that Lewisham Homes' data infrastructure was not the same as the Council's?

Reply

As an independent company Lewisham Homes were responsible for their own data infrastructure. For example, they have their own independent email and accounting systems in place.

Having made the decision to bring the Housing Services back in house, further information, discovery and detailed analysis of costs have been carried out. This includes lessons learned from transferring some services in advance of October which revealed a much better understanding of costs.

Within these costs is a significant element of technology investment which was already part of the Lewisham Homes improvement journey which included getting closer to the Council's systems and infrastructure. However, these actions were delayed with the focus placed on Covid and meeting new compliance priorities with resources diverted. They are therefore now falling into the transition activities as these have to be done to enable the Lewisham Homes staff to transfer to the Council.

In recent years the council and Lewisham Homes have been working together to better align and, for example, have shared the same technology provider using the same helpdesk system, although with individual processes for each organisation. Ongoing work for the transfer in October 2023 is to move from alignment to integration.

PUBLIC QUESTION NO. 36
27 September 2023

Question asked by: Stephen Locke

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

Following the recent consultations in Honor Oak Park, Deptford and Catford, if it is no longer the Council's default policy to implement CPZs right across the borough, regardless of local majority opinion, will its policy document be updated and reissued?

Reply

The consultations mentioned form part of the Council's Sustainable Streets programme, which aligns with Lewisham's new Parking Policy agreed by Mayor and Cabinet in December 2022. The policy states that the decision whether to implement Sustainable Streets should be based on officer recommendations which consider consultation responses in conjunction with data of parking pressure, road safety, air quality and walking and cycling needs. The new policy also requires that information should be looked at over a wider area to decide whether to include individual streets, taking into consideration factors such as the risk of displacement. Knowing the level of support and collating local knowledge from residents in the responses has informed the final design of the improvements.

This policy still stands as the Council has listened to the responses of residents and taken a measured approach in its recommendations. However, as agreed by Mayor and Cabinet in July 2023, the Council will review the schemes within 6-12 months of implementation and look to make amendments where appropriate, including seeking to extend the scheme to other streets where there is clear parking displacement which is having a detrimental impact on residents.

For further details, links to the December 2022 and July 2023 Mayor and Cabinet reports are as follows:

<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=7763&Ver=4>

<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=8054&Ver=4>

PUBLIC QUESTION NO. 37
27 September 2023

Question asked by: Diana Cashin

Relevant Directorate: Community Services

Member to reply: Councillor James-J Walsh

Question

The closure of the central Lewisham Library has been announced from mid-September 2023 - early 2026, almost two and a half years. In that lengthy time what arrangements will be made to support pupils who currently used this central local resource for study and IT provision?

Reply

Interim library provision for Lewisham Library includes a click and collect service at Glass Mill Leisure Centre, an ongoing programme of roaming events in the central Lewisham community and the relocation of the Archive and Heritage service to Catford Library, where residents can engage with the central local resources for study.

Manor House Community Library and Catford Library are close by where residents can access the full range of library services including IT provision and quiet study space. We are also in the process of upgrading IT facilities across our hub libraries which will include making more space and digital access available for residents. Adult Learning Lewisham's, Granville Park centre has open access ICT available in the café space and we are exploring how we can expand this provision during the closure of Lewisham Library for the refurbishment.

There is also free digital access for advice matters at Citizens Advice Lewisham. More details can be found at: <https://citizensadvicelewisham.org.uk/get-help/>

PUBLIC QUESTION NO. 38
27 September 2023

Question asked by: Diana Cashin

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

Can you say what the financial plans are for the recently tarmacked car park 'extension' behind Laurence House? It appears to be used by three Zip cars only but presumably was resurfaced at some cost to ratepayers.

Reply

The section of car park referred to was originally utilised as a lorry car park and was partially tarmacked during the pandemic so it could be safely used as a mobile Covid testing centre. It then served as an overflow car park for staff working at Laurence House before being restricted to car club vehicles as part of the Council's staff travel plan, which aims to encourage staff to use sustainable modes of travel.

In the medium to longer term, the Council is working closely with Transport for London (TfL) to develop proposals for the realignment of the South Circular (Catford Road) which will help support the delivery of the Council's aspirations for Catford set out in the Catford Town Centre Framework. As part of TfL's plans it is proposed that the road is moved to a new position south of Laurence House, on the site of Laurence House car park, with the overflow car park being used as the works compound during the construction period. The Council will continue to work closely with TfL to ensure any final proposals for this area support the Catford Town Centre Framework and wider Council policy objectives.

For more information on the road realignment proposals please see the following link on the Council website:

<https://lewisham.gov.uk/articles/news/consultation-launched-on-south-circular-road>

PUBLIC QUESTION NO. 39
27 September 2023

Question asked by: Richard Elliott

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

National guidance concerning public consultations states that Councils should publish the raw data once the process has finished in order to inform their electorate. When will the Council publish and publicise anonymised raw data for its recent (and future) CPZ consultations with a covering explanation for its decisions and social impact conclusions?

Reply

The results and data were published within Appendix A of the Sustainable Transport and Parking Improvements Programme Report presented to Mayor and Cabinet in July 2023.

The report and appendix can be found on the Council's website and the link is included below:

Sustainable Transport and Parking Improvements Programme Report:

<https://councilmeetings.lewisham.gov.uk/documents/s110856/Sustainable%20Transport%20and%20Parking%20Improvements%20Programme%20report.pdf>

Appendix A:

<https://councilmeetings.lewisham.gov.uk/documents/s110857/Sustainable%20Streets%20Appendix%20A%20-%20Phase%201%20consultation%20report.pdf>

PUBLIC QUESTION NO. 40
27 September 2023

Question asked by: Richard Elliott

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

The recent CPZ consultations were poorly conducted, with inappropriate venues, ill-informed staff, and an unclear decision process/timetable. Are the Council satisfied with how they have managed this, the performance of the outsourced project management company and the value for money (cost per consultation area?) this represents?

Reply

Yes, the Council are satisfied with the recent Sustainable Streets consultation. As with any phased borough-wide programme we will continue to refine the engagement and consultation approach as the programme develops, including the revisions agreed by the Council's Mayor and Cabinet in July 2023.

A key focus of the programme was to actively engage with the local community on the proposals for their area. The consultation programme across Catford, Crofton Park and Deptford included delivering over 21,000 leaflets to residents and businesses, holding 10 pop-up sessions, and nearly 1,000 visits to individual households and businesses. This resulted in a total of over 4,000 responses including over 2,000 responses from Catford and Crofton Park along with a further 650 from Deptford.

The pop-up sessions were not promoted as formal meetings but communicated in leaflets and online as an opportunity for people to drop-in and ask questions about the consultation process. This approach is often used to ensure as many people as possible can be made aware of the consultation, including hosting these at locations where people often less represented in consultation are able to respond, for example at the school gates or outside transport hubs – capturing people during their day-to-day activities.

A link to the relevant report outlining the revisions to the consultation approach is as follows:

<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=8054&Ver=4>

PUBLIC QUESTION NO. 41
27 September 2023

Question asked by: Josh Lucas Mitte

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

From the answer to Q83 of 01.03.23 it is clear that 17,187 of 82,169 PCN issued for school streets arose from Bell Green junction with Stanton Way (21% of the total). Why does the Council think so many are generated at this one junction and what does the Council intend doing about it?

Reply

Enforcement of parking and moving traffic restrictions is an important part of the Council's overall transport strategy in order to reduce congestion and improve road safety. In the case of school streets, they are designed to restrict vehicles from entering the school street area at the times shown on the signs to protect the safety of children and encourage more cycling and walking. Over time it is normal for the number of PCN's issued at a given restriction to vary with the expectation that there is an overall reduction as compliance levels increase.

Regarding the school street referred to, between March and June 2023 the number of PCNs issued at this location totalled 2,429. For the same period in 2022 the number was 6,358 which represents a reduction of around 60%, indicating a much greater level of compliance is now being achieved. Therefore, there are no plans to make any changes at the present time.

PUBLIC QUESTION NO. 42
27 September 2023

Question asked by: Josh Lucas Mitte

Relevant Directorate: Community Services

Member to reply: Councillor Andre Bourne

Question

Does the Council systematically collect comments from users of Glassmill Leisure Centre about its management rather than the building itself?

Reply

The number of comments, complaints and compliments for all Better managed facilities are reported to the Council on a monthly basis as part of the contract monitoring process. High level themes of the feedback are reported rather than the verbatim comments and these will include comments about both the building and the centre management.

The Council uses these themes as a focus for inspections, contract penalisations (where appropriate) and service improvement work with its leisure provider.

PUBLIC QUESTION NO. 43
27 September 2023

Question asked by: Sian Hill

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

I have previously raised questions relating to the volume of traffic and pollution on Lee Road and the Council's plans to alleviate these. In one of these questions I referred to Lee Road as a "residential road" (it has houses and flats along almost its entire length) but the Council's response simply stated that Lee Road is a B road and not residential although did not explain why this distinction mattered. Please could you explain whether the Council considers that it has any obligation to reduce traffic and pollution levels on B roads in the borough?

Reply

Reducing the harmful effects of traffic congestion and pollution across the borough is a key Council policy objective. This applies to all roads, including B roads. For example, initiatives such as the Sustainable Streets programme aims to reduce the number of car journeys made in Lewisham and encourage more people to walk, cycle or use public transport in order to reduce air pollution, traffic and congestion, improve road safety and lower carbon emissions. More information on this initiative is available via the Council's website:

<https://lewishamsustainablestreets.commonplace.is/>

The Council, as a local highway authority, still nevertheless needs to recognise the distinction between various classes of road and the role they have in managing and facilitating traffic across the borough, in line with national guidance issued by the Department for Transport. 'A' and 'B' roads for example still need to cater for through traffic and serve as 'local' distributor roads, though of course initiatives exist at borough and London-wide level to reduce traffic and pollution overall. The term 'residential' road in this context is taken to mean those roads that are not 'A' and 'B' roads and not part of the route network designated for 'through' traffic.

PUBLIC QUESTION NO. 44
27 September 2023

Question asked by: Geoffrey Richardson

Relevant Directorate: Community Services

Member to reply: Councillor Andre Bourne

Question

We understand that the Council is in receipt of Grant Funding for the provision of a permanent shelter to the front of the changing room/café building in Forster Memorial Park. There has been a long delay in progressing this project which is causing serious concern to the café proprietor and to many regular park users especially now that winter approaches. Can the Council explain what is causing the delay and indicate a firm timescale for its implementation and completion.

Reply

There have been significant difficulties appointing a contractor for this project and securing a quotation within the allocated budget. Additional funds needed to be identified and have now been secured. Accurate plans were requested from the appointed contractor and following various technical amendments these were submitted to Planning on 7 September 2023 as an Application for Lawful Development. The Friends group and Café Owner were updated at that point. Standard processing times for planning applications are 8 weeks. Once approval has been received and any Planning requirements or amendments have been accommodated, the purchase order will be raised and the contractor will provide start and completion dates for the works.

PUBLIC QUESTION NO. 45
27 September 2023

Question asked by: Mary Petty

Relevant Directorate: Corporate Resources

Member to reply: Councillor Amanda De Ryk

Question

On what proportion of its total debt does the Council pay the market rate of interest?

Reply

The Council pays the market rate of interest on all its loans and debt based on the market rates at the time the loans and debt were taken out.

The main sources of borrowing are Public Works Loan Board (PWLB) and Lender Option Borrower Option (LOBO) loans, all of which were taken out at the relevant market rates, and the Council regularly reviews its debt position.

Debt rescheduling opportunities are monitored on a regular basis and if an opportunity arises to repay borrowing on favourable terms then this will be considered by the Executive Director of Corporate Resources as per the Council's Treasury Management Strategy (TMS).

The Council has £104.7m of LOBO loans paying an average of 3.55% interest with an average life of 50 years. The Council has £90.5m of PWLB loans paying an average of 4.40% interest with an average life of 39 years. For context the current 40 year PWLB annuity rate (on the 19 Sept.) is 5.74%.

At the 31 March 2023 the Council had £193m Private Finance Initiative (PFI) debt remaining and the PFI debt is funded by government credits.

More information can be found in the Statement of Accounts and the Treasury Management Strategy:

Lewisham Council - Our annual statement of accounts and notices

<https://councilmeetings.lewisham.gov.uk/documents/s108198/2023%2024%20Budget%20Report%20Council%201March.pdf>

PUBLIC QUESTION NO. 46
27 September 2023

Question asked by: Michael Bachmann

Relevant Directorate: Community Services

Member to reply: The Mayor, Damien Egan

Question

Earlier this year the Mayor said he would publish details of his meetings with the borough's Met commander but there is nothing on the Council's website. What issues will the Mayor raise at the next meeting with the local police commander?

Reply

The Mayor agreed with Mr Bennett at the previous Full Council meeting that there needs to be much greater scrutiny of the Met and that following the Casey Review there should be more formal structures in place across the capital to provide public accountability to the police. The Mayor agreed to look at Mr Bennett's suggestion of following Merton Council's approach of publicising meetings with the Borough Commander. Following this meeting it was determined that Merton Council publish the agenda of their meetings when the BCU Commander speaks at their relevant select committee. This is the approach that Lewisham Council already follows.

PUBLIC QUESTION NO. 47
27 September 2023

Question asked by: Michael Bachmann

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

The two roads that were included in the new Honor Oak Park CPZ were allegedly selected to discourage commuter parking for the nearby Overground station. Why did the Council chose operating times from 9-5 rather than 2 hours in the middle of the day?

Reply

The proposed zone is within close proximity of a train station and shopping parade on Honor Oak Park, which generate demands on parking throughout the day.

The Council is committed to reviewing the new zones after a period of six months, and this will include the hours and days of operation.

PUBLIC QUESTION NO. 48
27 September 2023

Question asked by: Peter George

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

With reference to Q59 of March 2023 please provide an update on the estimated cost of the entire Building for Lewisham project including homes built.

Reply

Including the completed, onsite, planning and approved pipeline, the current 'Total Scheme Costs' for the Building for Lewisham programme are estimated at £672 million, of which £229.7 million will be funded by grant funding and £53.2 million by shared ownership initial sales, leaving the remaining £389.1 million to be funded directly by the Council.

At 31st August 2023, the total spend on the Building for Lewisham programme was £160.7 million.

PUBLIC QUESTION NO. 49
27 September 2023

Question asked by: Peter George

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

Did Lewisham Council respond to the recent consultation on railway ticket office closures?

Reply

Individual objections were sent in response to the recent consultation rather than a single Council response, including from the Cabinet Member. The Cabinet Member also ran a social media campaign to encourage the public to respond to the consultation.

PUBLIC QUESTION NO. 50
27 September 2023

Question asked by: Ben McGuire

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

With reference to Q18 of March 2023, what is it about Lee Rd that means the police cannot enforce the 20mph speed limit and does this reason apply to other roads with 20mph speed limits in the borough?

Reply

The 20mph speed limit on Lee Road is enforceable as demonstrated by a Police enforcement exercise on Lee Road undertaken in May 2023.

As mentioned in the previous response, the Council is not aware of any such locations that are not enforceable, however, if any are brought to our attention, we will seek to address any issues accordingly.

PUBLIC QUESTION NO. 51
27 September 2023

Question asked by: Ben McGuire

Relevant Directorate: Chief Executive

Member to reply: Councillor Amanda De Ryk

Question

When a Lewisham mayor or councillor (such as our incumbent mayor and Blackheath councillor) decide to stand as an MP candidate in another part of the country, does Lewisham Council (including its executive and officers) have any mechanism in place to ensure Lewisham residents receive value for money given the full-time allowances they continue to draw from the council? For example, monitoring in-person meeting attendances and email response times?

Reply

In-person meeting attendance to committee meetings is monitored by the Council's Director of Law & Corporate Governance for the purpose of Section 85 Local Government Act 1972 and published on the council website.

PUBLIC QUESTION NO. 52
27 September 2023

Question asked by: Eric Kentley

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

With the traffic restrictions on Adenmore Road how does the Council suggest someone with mobility issues is dropped off to catch a train going up to central London from Catford Bridge?

Reply

Thank you for bringing this matter to our attention.

In partnership with Transport for London, the Council will undertake accessibility reviews across all stations in the Borough, including Catford Bridge, to ensure and promote accessibility for all users. The results, including guidance for people with mobility issues, will be made available on the Council website by the end of this year.

PUBLIC QUESTION NO. 53
27 September 2023

Question asked by: Eric Kentley

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

There are also similar access problems for drop-off at Lewisham Station (unless by taxi) and Hither Green (south side). Is the Council aware of accessibility issues in getting to stations?

Reply

Thank you for bringing this matter to our attention.

In partnership with Transport for London, the Council will undertake accessibility reviews across all stations in the Borough, including Lewisham and Hither Green stations, to ensure and promote accessibility for all users. The results, including guidance for people with mobility issues, will be made available on the Council website by the end of this year.

PUBLIC QUESTION NO. 54
27 September 2023

Question asked by: James Foulkes

Relevant Directorate: Housing

Member to reply: Councillor Sophie Davis

Question

Can you tell me what scrutiny, scoring or metrics you have in place to ascertain how well a Housing Association or landlord is performing for Lewisham Council Tenants?

Reply

To clarify, the residents of properties owned and managed by Housing Associations are tenants of that housing association. They are not Lewisham Council Tenants. Lewisham Council own properties which are currently managed by Lewisham Homes, Regenter B3 and two tenant management organisations. The residents in these properties are Lewisham Council tenants. Responsibility for the managing the properties currently managed by Lewisham Homes will transfer back to Lewisham Council from 1st October 2023.

The council does not have power to scrutinise the performance of Registered Providers (RPs, Housing Associations) where the stock is owned and managed by the RP, even where the stock was transferred from the council to the RP through a stock transfer.

The responsibility for regulating and holding RPs to account is held by the Regulator of Social Housing (RSH). The RSH have introduced Tenant Satisfaction Measures from 1st April 2023, to be collected by RPs through tenant surveys during the 2023/24 financial year. The results will be published by mid-2024, and will provide a basis on which to compare performance of RPs.

Despite powers not being available to the council, we work closely with RPs who own and manage stock in the borough. This is through partnership working meetings, where information is shared and key issues are discussed, and through contact with individual RPs to discuss specific issues which arise from time to time. Any concerns which cannot be easily resolved through discussion between officers can be escalated internally for senior management discussion, with a view to find a resolution in the best interests of tenants.

PUBLIC QUESTION NO. 55
27 September 2023

Question asked by: James Foulkes

Relevant Directorate: Housing

Member to reply: Councillor Sophie Davis

Question

How do you ensure Housing Associations do not decant tenants into temporary accommodation and then sell the asset they've just vacated or refuse to let them return?

Reply

The council does not have power to control the actions of Registered Providers (RPs, Housing Associations) where the stock is owned and managed by the RP, even where the stock was transferred from the council to the RP through a stock transfer.

The responsibility for regulating and holding RPs to account is held by the Regulator of Social Housing (RSH). Secure tenants who need to be decanted due to regeneration works will be entitled to a home loss payment and disturbance payment, if they have been living in the home for at least 6 months. If a secure tenant needs to be moved for other reasons, they should be offered an alternative home, with the same type of secure tenancy or a right to return.

Despite powers not being available to the council, we work closely with RPs who own and manage stock in the borough. This is through partnership working meetings, where information is shared and key issues are discussed, and through contact with individual RPs to discuss specific issues which arise from time to time. Any concerns which cannot be easily resolved through discussion between officers can be escalated internally for senior management discussion, with a view to find a resolution in the best interests of tenants.

If there is a specific concern which relates to your own housing situation, we would encourage you to raise this with your Housing Association directly, and if it is not resolved, with your Councillor, the Housing Ombudsman or the RSH. If further information is submitted to the council, council officers could look into the matter with the relevant housing association, but they would not have the same authority as the RSH or Ombudsman to intervene if necessary.

PUBLIC QUESTION NO. 56
27 September 2023

Question asked by: Joan Sakkas

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

Based on the data from the 2021 Census, it shows that car ownership (1+ vehicles) is greater for properties within large areas of the Lee & Hither Green LTN, then it is on any of the boundary Rd where traffic has now been displaced to. What steps have the council taken during 2020, 2021, and 2022 to encourage the reduction of car ownership within the LTN? And if no steps have been taken, why not?

Reply

The primary aim of the Lewisham and Lee Green LTN is to encourage people to walk and cycle more whilst also improving air quality and public health, reducing noise pollution, and making roads safer, which are all in line with the Council's longer term aims for the whole borough. LTNs achieve this by restricting motor vehicle through traffic within a residential area while maintaining and improving through movement for pedestrians and cyclists.

In addition to restricting through traffic and creating an environment that supports non-car based travel, the Council has also implemented a series of additional complementary measures within the LTN and surrounding areas to further support the aims of the LTN and encourage long term behaviour change towards sustainable forms of travel. These measures include school streets, more trees and green spaces, additional electric vehicle charging points, additional bike hangars and cycle stands, improved pedestrian crossing points and new seating areas.

All information and data collected to assess the performance of the LTN since 2020 can be found in the monitoring reports presented to the Council's Mayor and Cabinet in September 2022.

Please see the two links below for copies on the reports:

<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=6495&Ver=4>

<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=7912&Ver=4>

A further monitoring report is expected to be presented to Mayor and Cabinet later this year.

In addition, the Council is also encouraging the move towards non-car based travel through our borough wide Sustainable Streets programme which seeks to reimagine

the borough's roads in order to reduce air pollution, improve road safety and encourage more people to walk, cycle or use public transport. As part of this programme we will be installing more trees, secure cycle storage hangars and electric vehicle charging points, as well as improving road safety at junctions to make walking and cycling safer and more attractive. Lee Green is currently in phase 2 of the programme and residents are expected to be consulted on these plans in spring 2024.

We recognise there is more to do in the future to encourage residents to move to more sustainable forms of transport, the LTN being only one part of a wider and more complex set of policies the Council is instigating to reach the London Mayor's target of reducing car journeys by 27% across London by 2030.

PUBLIC QUESTION NO. 57
27 September 2023

Question asked by: Joan Sakkas

Relevant Directorate: Place

Member to reply: Councillor Louise Krupski

Question

The following is a recent post from Lee Road and Blackheath village WA group? 'This Ward now the 3rd highest polluted in LBL! Why does the council not take action? Air pollution caused in the roads where all the traffic is being pushed, can be visibly seen just by how often the windows need cleaning and sitting in the garden isn't safe anymore. I have small children and terrified of the consequences. ' Why does the council not take action or respond to our concerns?

Reply

The Council takes the issue of air quality very seriously and in 2022 published the Air Quality Action Plan. It sets out measures which will work towards improving air quality in the borough. These include expanding our air quality monitoring network, with priority given to schools, care homes, hospitals and lower income areas; minimising emissions from new developments, through planning and enforcement; introducing more school streets, play streets, electric vehicle charging points, bike hangers, idling campaigns, modal filters, expanding and improving green infrastructure across the borough and initiatives focused on tackling wood burning.

More details on the Council's plans to improve air quality across the borough can be found on our website through the following link:

<https://lewisham.gov.uk/myservices/environment/air-pollution/read-our-air-quality-action-plan-and-other-reports>

The Council's monitoring data does not support the suggestion that Blackheath is the 3rd highest polluted ward in the borough, although along with several other wards it does suffer from a major arterial road running through it as part of Transport for London's Road Network, in this case the A2. As part of the Council's commitment to improve air quality in the borough, including in Blackheath, we will continue to work with TfL to seek measures that reduce the harmful effects of traffic congestion by promoting more sustainable forms of travel.

PUBLIC QUESTION NO. 58
27 September 2023

Question asked by: Maria L Mitte

Relevant Directorate: Place

Member to reply: Councillor Brenda Dacres

Question

Have any other issues, such as asbestos, been revealed or exposed through incidents of failing Reinforced Autoclaved Aerated Concrete (RAAC) being identified in the borough?

Reply

Currently, only the Council's school estate has been surveyed to check for presence of RAAC as a construction material. From that, only one school has been identified as having part of a building constructed of RAAC. In this case, no other regulatory compliance issues or materials such as asbestos were highlighted as of concern.

The Council is taking an active risk-based approach and a commission is now in place to survey a number of buildings within the Council's non-housing stock to check for the presence of RAAC.

The Council has an active regulatory regime around the management of asbestos and general regulatory compliance across its operational estate. If as part of these surveys, materials such as asbestos become exposed, they will be managed in accordance with regulatory standards.

PUBLIC QUESTION NO. 59
27 September 2023

Question asked by: Maria L Mitte

Relevant Directorate: Housing

Member to reply: Councillor Brenda Dacres

Question

What specific properties are affected and what is the impact on Lewisham residents following the recent Government announcement regarding the risks from this form of concrete construction? (RAAC)

Reply

A review of our property information indicated that we do not have any buildings constructed using this technique, physical inspections of: Inglemere Road Hall, Talbot Court, The Vineries, Waverly Court, Welland Court, The White House were undertaken and no RAAC was identified.