

LONDON BOROUGH OF LEWISHAM

MEETING OF THE COUNCIL

24 JANUARY 2007

Minutes of the meeting of the Council of the London Borough of Lewisham held in the Council Chamber, Lewisham Town Hall, Catford, SE6 4RU on WEDNESDAY, 24 JANUARY 2007 at 7.30 p.m.

Present

Councillor Anderson
(Chair of Council)

The Mayor
(Steve Bullock)

COUNCILLORS

ADDISON, J.
ALEXANDER, H.
BENNETT, M.
BENTLEY, P.
BEST, C.
BRITTON, D.
CARTER, S.
CROSS, R.
DOWNES, H.
FEAKES, A.
FITZSIMMONS, P.
FLETCHER, J.
FLOOD, C.
GRIESENBECK, S.
GYECHIE, G.
HALL, A.
HOUGHTON, D.

IBITSON, A.
JOHNSON, D.
KENTMAN, S.
KEOGH, M.
KLIER, H.
LONG, M.
LUXTON, S.
McDERMOTT, P.
MAINES, C.
MARK, E.
MASLIN, P.
MASSEY, R.
MICHEL, U.
MILTON, A.
MORRIS, M.
MULDOON, J.
NISBET, M.

OWOLABI-OLUYOLE, S.
PADMORE, S.
PAGE, I.
PARMAR, J.
PASCHOUD, J.
PEAKE, P.
PHOENIX, R.
PRIDDEY, C.
ROBSON, B.
RUSSELL, J.
SCOTT, S.
SMITH, A.
STAMIROWSKI, E.
STOCKBRIDGE, R.
TILL, A.
WALTON, D.
WISE, S.

Apologies

Apologies for absence were received from Councillors Edgerton and Onuegbu.

1. Minutes – 22 November 2006

The Minutes of the Council held on 22 November 2006 were approved and signed as a true record.

2. Declarations of Interests

Councillor Johnson declared an interest as a member of the Greater London Authority.

Councillor Long declared an interest as chair of the South London & Maudsley NHS Trust.

Councillor Muldoon declared an interest as a directly elected member of the South London & Maudsley NHS Trust Members Council.

Councillor Peake declared an interest as a member of the National Union of Journalists.

3. Announcements or Communications

The Chair advised Council of the death of former Councillor Phil Gorin who had represented the former Southend ward in the 1960's and early 1970's. He was twice Deputy Mayor and was Mayor in the municipal year 1971-72, welcoming Her Majesty Queen Elizabeth the Queen Mother to the borough in November 1971 at the official opening of the Civic Suite. All present observed a one minute silence in memory of former Councillor Gorin.

The Chair advised members he had received a request from the company that supplied the audio system in the Council Chamber to ensure all electronic equipment was kept switched off for the duration of the meeting as it might impair the performance of the sound system.

4. Petitions

No petitions were presented.

5. Public Questions

Five questions were received from the following members of the public which were answered by the Cabinet Member indicated. A copy of the questions and answers is attached as Appendix A to these minutes.

<u>Question</u>	<u>Questioner</u>	<u>Member to Reply</u>
1.	Ms H Mercer	Cllr Alexander
2.	Mr R Proctor	Cllr Alexander
3.	Mr P O'Reilly	Cllr Alexander
4.	Ms S Graves	Cllr Alexander
5.	S Bingham	Cllr Wise

6. The Council Tax Base

Councillor Klier moved that the recommendation set out in the report be agreed. Following contributions from Councillors Michel, Feakes and the Mayor it was

RESOLVED that :

- (1) A collection rate on an accruals basis of 96.25% for 2007/08 be agreed;
- (2) the amount calculated as its taxbase for 2007/08 be 86,073 Band D equivalent and;
- (3) no local discounts be offered.

7. Amendments to the Constitution

The Chair moved that the recommendation set out in the report be agreed.

RESOLVED that :

- (1) Paragraph 5 of the Protocol on Planning & Lobbying (Appendix 4 of the Code of Conduct) be amended to read:

“Where a Member decides that he/she wants to act as a representative of their electoral area, reporting and advocating the views of their constituents, then the member should first consider whether s/he has predetermined the issue and/or has a personal prejudicial interest in the matter to be decided. If s/he has a prejudicial interest, s/he should declare its existence and nature. In either case s/he should not participate in any deliberations of the committee and should leave the room for the duration of the item under consideration”
- (2) The following additional paragraphs be added to the terms of reference of the Standards Committee

“To investigate and/or adjudicate upon any complaint of breach of the member Code of Conduct which lawfully falls to the Committee to investigate/adjudicate upon from time to time, and if the Committee considers it appropriate, to impose sanctions in

relation to any such breach, in accordance with powers conferred on the Committee to do so by law.

Where the Committee considers it appropriate to do so to refer any matter coming before it for investigation and/or adjudication, to refer the matter to the Standards Board for England, whether for investigation, adjudication or otherwise.

To do all things necessary or in the opinion of the Committee are appropriate to fulfil the role and remit of a Standards Committee as defined by law or the Council's constitution"

- (3) The IT protocol attached as an appendix to the report be agreed and included as an appendix to the Members Code of Conduct:

8. Appointments

The Chair moved that the recommendation set out in the report be agreed.

RESOLVED that

- (1) the following appointments to committees be made:

Lewisham Parochial Charities

Councillors Feakes, Fitzsimmons, Houghton, Luxton and Till and Mrs Phillips MBE

- (2) the following appointment made by the Overview & Scrutiny Committee be noted:

Healthier Communities Select Committee

Councillor Phoenix to replace Councillor Keogh

- (3) the following appointment made by the Mayor be noted

The Urban Commission

Councillor Muldoon

9. Motion in the name of Councillor Flood to be seconded by Councillor Page

The motion was proposed by Councillor Flood and seconded by Councillor Page.

Following debate to which the Mayor, Councillors Phoenix, Maines, Scott, Britton and Alexander contributed, there was a right of reply by Councillor Flood and the motion was put to the vote and declared to be carried.

RESOLVED that the following motion be agreed;

“This council declares its support for the National Day of Action in celebration and defence of the NHS organised for Saturday 3rd March by the NHS Together campaign. NHS Together is a campaign alliance of all the health service unions and staff associations, including affiliates and non-affiliates of the TUC, who, representing the experience of NHS staff, have come together to defend the public service ethos of the NHS.

We agree to send a message of support to the NHS Together campaign.”

10. Motion in the name of Councillor Page to be seconded by Councillor Flood

The motion was moved by Councillor Page and seconded by Councillor Flood:

Following debate to which the Councillors Morris, Massey, Luxton, Downes, the Mayor, Maslin, Feakes, Britton, and Maines contributed, and a reply from Councillor Page, the motion was put to the vote and declared to be carried by 32-16 with 3 abstentions.

RESOLVED that the following motion be agreed:

“This council notes the government White Paper, published in December, supporting the replacement of Trident with a new generation of submarine-based nuclear weapons, at a minimum cost of £20 billion.

Accepting the government’s invitation to join a public debate on this issue, before a parliamentary vote scheduled for March, Lewisham council declares its opposition to the proposal to replace Trident, and believes that the £20 billion earmarked for this, plus the annual running costs of £1.6-£1.9 billion, would be better spent on improved public services.

We further agree to write to Lewisham’s MPs, informing them of this resolution and calling on them to vote against the White Paper when it comes before parliament.”

11. Motion in the name of Councillor Morris to be seconded by Councillor Russell

The motion was moved by Councillor Morris and seconded by Councillor Russell.

An amendment was moved by Councillor Klier and seconded by Councillor Stockbridge to delete the last two paragraphs of the motion shown on the

agenda and replace them with the final paragraph shown in the resolution below. Following a right of reply by Councillor Morris, the amendment was put to the vote and declared to be carried by 26-24. The amended motion was then put to the vote and declared to be carried unanimously.

RESOLVED that the following motion be agreed;

“This Council believes that the Freedom of Information Act 2000, which came into force on 1st January 2005, is a significant and most welcome piece of legislation in empowering citizens and ensuring all forms of government and public bodies are effectively scrutinised and held to account. This Council celebrates the significant benefits of this legislation to the public which far exceed its administrative costs.

This Council believes that it is vital that the Freedom of Information legislation is better publicised throughout Lewisham and that every step should be taken to ensure that this Council meets all relevant requests for information within the specified time requirements set out by the legislation.”

For the above reasons, this Council calls upon the Chief Executive to conduct a review of Lewisham’s procedures with regard to the Freedom of Information Act and to make recommendations (to be reported in writing to all members of the council) as to how service improvements can be made.”

12. Questions from Members of the Council

49 questions were asked by the following Members of the Council which were answered by the Members indicated. A full text of questions and replies is attached as Appendix B.

<u>Question No.</u>	<u>Questioner</u>	<u>Member to Reply</u>
1.	Cllr Britton	Deputy Mayor
2.	Cllr Houghton	Cllr Klier
3.	Cllr Gyechie	Cllr Massey
4.	Cllr Gyechie	Cllr Best
5.	Cllr Bennett	Deputy Mayor
6.	Cllr Bennett	The Mayor
7.	Cllr Bennett	Cllr Best
8.	Cllr Luxton	Cllr Wise
9.	Cllr Luxton	Deputy Mayor
10.	Cllr Luxton	Cllr Wise
11.	Cllr Maines	Cllr Wise
12.	Cllr Maines	Cllr Wise
13.	Cllr Maines	Cllr Wise
14.	Cllr Feakes	Cllr Klier
15.	Cllr Fletcher	Cllr Wise
16.	Cllr Fletcher	Deputy Mayor
17.	Cllr Fletcher	Deputy Mayor
18.	Cllr Walton	Cllr Wise
19.	Cllr Walton	Deputy Mayor

20.	Cllr Walton	Cllr Wise
21.	Cllr Robson	Deputy Mayor
22.	Cllr Robson	Cllr Massey
23.	Cllr Robson	Cllr Wise
24.	Cllr Carter	Cllr Best
25.	Cllr Carter	Cllr Wise
26.	Cllr Carter	Cllr Wise
27.	Cllr Bentley	Deputy Mayor
28.	Cllr Bentley	Deputy Mayor
29.	Cllr Bentley	Cllr Wise
30.	Cllr Morris	Deputy Mayor
31.	Cllr Morris	Deputy Mayor
32.	Cllr Morris	Cllr Best
33.	Cllr Johnson	Deputy Mayor
34.	Cllr Johnson	Cllr Wise
35.	Cllr Johnson	Cllr Klier
36.	Cllr Milton	Cllr Wise
37.	Cllr Milton	The Mayor
38.	Cllr Milton	Cllr Best
39.	Cllr Flood	Cllr Klier
40.	Cllr Flood	Deputy Mayor
41.	Cllr Flood	Cllr Massey
42.	Cllr Russell	Cllr Best
43.	Cllr Russell	Cllr Klier
44.	Cllr Parmar	Cllr Best
45.	Cllr Ibitson	Cllr Wise
46.	Cllr Smith	Cllr Massey
47.	Cllr Phoenix	Cllr Massey
48.	Cllr Phoenix	Cllr Massey
49.	Cllr Phoenix	Cllr Massey

The meeting ended at 9.55 p.m.

Chair

QUESTION No. 1**LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Britton
of the Deputy Mayor****Question**

When were the street lights in Marvels Lane renewed and under what circumstances - i.e. did any individual or group of individuals press for this in anyway; and how many cases of graffiti have been reported in the same road since the Borough election of 2006 and by whom?

Reply

The lamp columns in Marvels Lane were replaced in December 2005 following structural testing of our older lighting stock in the Grove Park area. The results confirmed corrosion in the base section of the columns requiring them to be replaced as a matter of priority. The new lighting replaced the old Orange low pressure sodium lamps with White/Yellow high pressure sodium to enhance lighting levels in the road and reduce light pollution.

There have been 119 service requests to remove graffiti in Marvels Lane since April 2006.

Request come from many sources, such as Envirocall, LoveLewisham, Cam2web etc. In many cases the Council will identify graffiti and seek to remove once a disclaimer has been returned.

257 square metres of graffiti vandalism has been removed in Marvels Lane within the time period stated above.

SUPPLEMENTARY QUESTION NO.1**Councillor Britton**

What is being done to discover the fundamental causes of graffiti vandalism and what long term solutions are being considered to eliminate the menace.

Councillor Alexander

Graffiti removal is not currently in my portfolio it's my good colleague Councillor Susan Wise. In terms of a corporate response, I would imagine that there are many different discussions that are going on with young people. Our Champion for Community Safety is not here at the moment to discuss the work that I would have thought would be ongoing in terms of co-operation with the police around all of these issues. I am quite happy to have those discussions with my colleague and will come back to you and update you on what preventative measures we are taking.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Houghton
of the Cabinet Member for Resources****Question**

How much did the Council spend on consultants in 2002-03, 2003-04, 2004-05, 2005-06? What is the projected spend for this financial year?

Reply

Expenditure was as follows:

Year	£
2002-03	2,747,023
2003-04	5,907,699
2004-05	8,324,724
2005-06	9,515,849
2006-07	6,209,501 (to December 2006).

Budget for year is £7,028,613

QUESTION No. 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Gyechie
of the Cabinet Member for Children & Young People**

Question

- (a) How many children at school in Lewisham are from the black or ethnic minorities. Please provide the answer broken down into schools, wards and year groups.
- (b) How many teachers teaching in Lewisham are from the black or ethnic minority community. Please provide the answer broken down into schools, wards and year groups.
- (c) How many head teachers from the black and ethnic minority community are there at schools in Lewisham. Please provide the answer broken down into schools, wards.

Reply

- (a) See the table circulated separately showing pupil numbers and percentages for pupils from black and ethnic minorities who attend Lewisham schools, split by group, school and ward.
- (b) Officers have indicated that we do not keep the breakdown of staff by ward or by year group. Flexible staffing arrangements do not allocate staff to particular years especially in secondary schools. The school breakdown will be sent to you shortly. Across the borough approximately 19% of teachers are from black and ethnic minority groups. This excludes data on supply teachers and some data is based on annual returns from schools which do not use our payroll system.
- (c) The percentage of headteachers from black and ethnic minority groups is 13%. We cannot release the data by school for headteachers for data protection reasons as individuals would be readily identifiable.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Gyechie
of the Cabinet Member for Community Services****Question**

Are there any plans to integrate the CCTV system in Lewisham to incorporate Blackheath. How much will it cost if the system is integrated. What cost will there be in introducing an upgraded CCTV system in Blackheath?

Reply

The CCTV system at Blackheath is a remote stand alone system. The initial CCTV design originally incorporated 16 cameras in Blackheath with funding raised through the traders being matched by the Blackheath Preservation Trust. Cables were pulled through ducting provided by Lewisham Council and loosely attached along the top of shop fascias. Subsequent development of the system expanded it to 24 cameras. A sum of £9,000 was donated by Lewisham for CCTV improvements at the Station and Blackheath Grove car parks under the Safer Car Park scheme. The basic system design concept has proven to be sound. The condition of the cameras vary, although the majority are of an adequate condition.

There are no current plans to integrate the Blackheath system. It is proposed that should external funding be identified, the intention is to install a fibre connection from the Lewisham CCTV Control Room to Blackheath Library to connect the camera system recording facility to the CCTV control room. The estimated cost for connecting the remote recording facility is £36,500 subject to a final inspection of proposed civil works.

There is also a proposal that the cameras located in Blackheath Station and Blackheath Grove car parks be connected via fibre to the CCTV control room to enable the CCTV operatives to view and operate the cameras. The estimated cost of connecting these cameras, should funding be identified, is £31,275. Ongoing annual rental and repair costs for these cameras would need to be met via the Lewisham Council Parking Services budget. To upgrade the CCTV system at Blackheath would take considerable investment. The estimated cost of erecting and connecting an individual fully functional town centre camera to the CCTV control room is approximately £30,000 per camera. This is subject to site surveys and a suitable location being available.

No avenue for obtaining funds for connection and ongoing maintenance costs for an upgraded Blackheath town centre CCTV system has been identified at this stage.

SUPPLEMENTARY QUESTION NO. 4

Councillor Gyechie

I would like to be provided with a list, just so that I can know which avenues have been explored to obtain funding for the upgrade of the CCTV system in Blackheath.

Councillor Best

My colleagues have your question in hand and a written reply will be forthcoming.

QUESTION No. 5

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Bennett
of the Deputy Mayor**

Question

Who chairs Urban Renaissance Lewisham? Who appointed them and when does their term expire?

Reply

Gavin Moore chairs Urban Renaissance in Lewisham. He was appointed at the AGM on 20th July 2006 and his term will expire when the Partnership Board dissolves in April 2007.

SUPPLEMENTARY QUESTION NO. 5

Councillor Bennett

Does this partnership have the option to renew its existence and board members in April 2007?

Councillor Alexander

I believe this partnership does come to the end of its life in April 2007 but as far as I'm aware, it won't have a continued life after that. However, I will check and come back to you.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Bennett
of the Mayor****Question**

Who was consulted before the Dispersal Zone in Lewisham town centre was renewed for a further six months and what were the results of that consultation? What consideration had been given to continuing the level of activity from youth services etc but without renewing police powers?

Reply

The Safer Lewisham Partnership (SLP) agreed to the extension of Lewisham Town Centre Dispersal Order on 17 November 2006, having considered the request by the police for an extension and the evidence of effectiveness and analysis of crime reports, alongside an independent report by Continental Research. The application and impact evaluation were discussed at this meeting and approval given to extend the order for a further 6 months.

The regulations guiding the application of a Dispersal Order are set out in the Anti-Social Behaviour Act 2003. There is no specific requirement to consult. Section 31 of the Act states that a police officer of superintendent rank or above be given authority in an area to disperse groups of 2 or more where activity is threatening or intimidating etc. Section 31(2) sets out that this authority cannot be undertaken without the consent of the Local Authority and that publicity of the order is required either by publicly posting authorisation within the given area or via local media notification.

The Partnership had agreed that given the sensitivities surrounding the initial order that the views of local groups and the communities should be sought. The safer neighbourhood team consulted via the Lewisham Central Ward Panel and a further meeting was held at the beginning of November between key members of the SLP and some representatives of BME groups to assess their views about the extension proposal. At the request of the chair of the Lewisham Community Consultative Group the police also met with two residents who had expressed particular concerns.

The Youth Service are continuing to provide their current outreach strategy that complements the work within the dispersal zone. The SLP are working towards the

plan for maintaining stability within the town centre post the completion of the dispersal order.

The SLP also considered issues relating to the question of the displacement of crime to adjacent wards where there was a perception that crime had increased. To this end, a meeting will be held on Wednesday, 7 February 2007 to be chaired by Councillor Onuegbu to address concerns and present information on the impact of the dispersal order.

SUPPLEMENTARY QUESTION NO. 6

Councillor Bennett

I'm a little disappointed you didn't answer the second question, so if there was no consideration for maintaining the level of youth service activity without renewing the police powers, would you agree that you have no way of knowing whether any perceived improvements are actually due to the police powers.

The Mayor

What was absolutely clear is that the people whose lives have been made a complete misery experienced a significantly better time whilst the dispersal order was in place. The dispersal orders are not suitable for the long term but frankly to take this one out after six months when it had made such a dramatic impact would have been foolhardy in my view. Start playing games and experimenting doing a bit of this a bit of that, would have been to let down the people who brought the issue to our attention in the first place.

QUESTION No. 7

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Bennett
of the Cabinet Member for Community Services**

Question

What level of funding has been provided by Lewisham to Refuge for the last three financial years? For how many more years is the organisation scheduled or guaranteed funding and at what level?

Reply

The level of funding to Refuge provided by LB Lewisham Supporting People Team for the years 2004/5, 2005/6 and 2006/7 totals £1,432,612.

Funding is guaranteed for the years 2007/8 and 2008/9 under the terms of a renewed contract between Refuge and LB Lewisham. The level of funding for 2007/8 will be £483,862. The projected inflationary increase on funding for 2008/9 will raise this fund to £493,540. A decision regarding the inflationary increase award and continued funding for 2009/10 will be taken during 2008/9.

It is anticipated that funding will continue beyond 2008/9 as this scheme is considered to be strategically relevant, effectively run and good value for money.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Luxton
of the Cabinet Member for Customer Services****Question**

There are a number of privately-run blocks of flats in the borough where the management or housing associations have declined the offer of recycling bins, arguing that recycling 'encourages flytipping'. What steps do you plan to take to require all privately-owned and housing association blocks of flats to allow recycling bins as well as rubbish bins for residents?

Reply

The process that is currently used is to contact the various management or housing associations to seek permission to site recycling containers. Where permission is declined it will be suggested to the management company that a container should be placed at a designated place on a trial basis. Should this trial prove successful, i.e. the container is well used and there are no real issues with regard to fly tipping, then it will be suggested that the container remain at its current location on a more permanent basis

If there are particular privately run blocks that members are aware which haven't recycling / refuse facilities then please contact Paddy Swift on 020 8314 2017 or [email patrick.swift@lewisham.gov.uk](mailto:patrick.swift@lewisham.gov.uk)

SUPPLEMENTARY QUESTION NO. 8**Councillor Luxton**

Thank you for your answer, but I wasn't really after an explanation of the technical process which I've already discussed with the appropriate officer. What I would like to know is what policy changes are you considering to overcome this situation whereby private management companies and housing associations are able to simply opt out of making recycling facilities available to their residents.

Councillor Wise

Increasing the recycling figures in the borough is a priority for this Council, and the only way to do that is to make it easier for everyone and every household. As you can see in the answer we are looking to start with a soft approach. We have actually had an application from a block of flats where the residents have petitioned the owner to have a recycling bin, so we are going to go down that road. I'm very happy for us to start with a soft approach, it is their property, after all, for us to put a recycling bin on, but if they still continue to decline I've been told that we have authority under the Environment Protection Act to enforce it and we will go down that road if we have to as part of our compulsory recycling.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Luxton
of the Deputy Mayor****Question**

A number of residents have contacted me to express their dissatisfaction with various recent consultation documents they have received. In particular many felt that the questions asked in the Loampit Vale consultation were either unduly restrictive or downright bizarre. Do you agree that the Loampit Vale consultation document was poorly-designed and may have limited the effectiveness of the consultation? What steps will you take to ensure that future consultation documents ask pertinent questions and provide plenty of space for residents to give their views?

Reply

The questionnaire formed one part of the consultation process and I do not accept that it was "either unduly restrictive or downright bizarre". Throughout the consultation period, which included an open day and stakeholder workshops, residents were able to write or email any additional comments directly to the Council.

SUPPLEMENTARY QUESTION NO. 9**Councillor Luxton**

Do you really think, 'would you like single sex or village style changing facilities', was an appropriate or pertinent question for such an initial consultation document.

Councillor Alexander

I think it is an important consideration and certainly the way that the consultation was carried out was, in my opinion, thorough, well thought out and completely appropriate. We are going to be providing a brand new swimming facility and fitness suite there, I think what we did in terms of the consultation was completely appropriate and I think that the questions contained within it were the right questions to be asking and whilst it might not be important to you Councillor Luxton, it is very important to some people.

QUESTION No. 10

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Luxton
of the Cabinet Member for Customer Services**

Question

What steps is the council taking to ensure local businesses are fully-informed of the forthcoming smoking ban and supported during its initial implementation?

Reply

The Department of Health has allocated funds to Local Authorities to help implement the regulations and the Business Regulatory Services group within Customer Services is submitting a report to Mayor and Cabinet to request that these monies be passed to their service group.

The funds will then be spent on ensuring businesses are aware of the new legislation and to assist with the costs of any subsequent enforcement. We have already made all our licensed premises aware of the new regulations by giving out information as part of that process and have started working on advising other affected businesses.

We have prepared information which will be included in the booklet which is sent out with the Business Rates bills and our Town Centre Managers have also prepared information sheets which they are making available to businesses. Articles are also scheduled to appear in the town centre newsletters which will be produced next month.

A major national advertising campaign has been planned and we intend to work with our partners in the PCT to ensure that local campaigns are supported and effective.

We are considering recruiting new staff to help us with this process, and in particular, to ensure that businesses which we do not currently engage with (such as premises enforced by the Health and Safety Executive) are fully advised and informed of the new requirements.

As yet, the final scope of the regulations has not yet been determined and we are awaiting three further sets of regulations – in particular, those which will deal with exemptions as there are still some issues to be clarified.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Maines
of the Cabinet Member for Resources****Question**

I understand that as a result of the Council having to acquire the freehold of St John's Estate, Morden Hill the Council will have to make cuts in its Housing Revenue Account equivalent to the £1.8m of debt financing costs. Where will these savings be found and what consultation will take place on the impact of the cuts ?

Reply

The savings have been included as part of the 2007/8 HRA budget setting process. It is difficult to disaggregate the specific savings for the St John's Estate from the overall savings to be achieved from the HRA.

A consultation process with tenants is built into the timetable for the HRA budget setting process. Tenants' rent consultation meetings on the savings proposals took place between 29th November 2006 and 6th December 2006.

The full savings proposals, and details of the tenants consultation will be included in a report to Public Accounts Committee on 30 January, Mayor & Cabinet on 31 January and Council on 1 March.

SUPPLEMENTARY QUESTION**Councillor Maines**

What percentage of the HRA cuts did the £1.8m represent?

Councillor Klier

I think it's about 24%.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Maines
of the Cabinet Member for Customer Services****Question**

When Circle 33 took over the management of Lewisham's housing stock how many staff were transferred under TUPE regulations. When the management was transferred back how many staff were returned under the same regulations. How many staff chose to stay with Circle 33 and what skills audit has been undertaken to assess the staff that Lewisham Council has inherited back from Circle 33?

Reply

Circle 33 became responsible for the management of central Lewisham's housing stock in October 2001 and 74 staff plus 6 vacant posts were transferred under the TUPE regulations. In October 2006 67 staff plus 10 vacant posts were TUPE transferred from Circle 33 back to Lewisham. All staff who were undertaking duties in connection with central Lewisham housing stock were subsequently transferred to the Council. The staff group who transferred to Circle in October 2001 were predominantly the same staff who transferred back to Lewisham in October 2006. Staff will have received training and updated their skills as necessary throughout this time. An assessment of skills will be undertaken as part of the ALMO change management programme early this year.

LONDON BOROUGH OF LEWISHAMCOUNCIL MEETING24 JANUARY 2007Question by Councillor Maines
of the Cabinet Member for Customer ServicesQuestion

The Mayor and Cabinet will shortly receive a report on the need for Blackheath village to be deemed a Cumulative Impact Zone for the licensing of the sale of alcohol. Can you please explain the process for the Council to designate Blackheath village an AIZ and the timescale for consultation and implementation of such designation.

Reply

The Licensing Act 2003 produced a single system for licensing. The Local Authority is now responsible for the licensing of all premises concerned with the sale of alcohol, regulated entertainment and/ or late night refreshment. This came into full effect from November 24th 2005.

The Council carried out a public consultation exercise on the draft policy statement, to establish local issues of concern and to address those concerns as far as appropriate within the licensing policy. That consultation complied with statutory requirements and included consultation with a range of statutory consultees including the Police, representatives of licensees and other businesses, residents groups other additional parties too. .

The Policy that the Council consulted upon originally did not include any immediate proposals for the introduction of any cumulative impact policies for particular areas within the borough. However, during the consultation process representations were made to the Council regarding high density of licensed premises in Blackheath Village and the adverse effect this has on the local community and environment and the Council was asked to consider the introduction of a cumulative impact policy in respect of Blackheath Village. However, any such policies must be evidence based and can only be introduced after consultation with the relevant consultees specified in the Act. The Council was not therefore in a position to consider introducing such a policy at that stage. Members therefore agreed to the authority carrying out a

borough-wide analysis with a view to considering whether Lewisham should have a Cumulative Impact Policy in Blackheath Village and/or other areas of the Borough. Two areas were highlighted for further research, Blackheath Village and the New Cross Corridor.

In order to consider the introduction of such a policy the authority would require evidence that crime and disorder and public nuisance are arising and are caused by the customers of licensed premises within those areas. If and when a special policy is adopted the effect is to create a presumption, which can be rebutted by evidence to the contrary, that new premises licences or club licences or material variations to existing licences will normally be refused (if relevant representations have been made about the application) unless it can be demonstrated that the premises in question will not add to the existing cumulative impact. However, special policies do not allow the authority to set a terminal hour for a particular area or for the application of quotas.

Work on developing a Cumulative Impact Policy (CIP) was started at the beginning of 2005.

Initial advice was sought from Counsel as to the nature and level of the evidence required to determine area/s of the borough which may require a CIP.

Our evidence gathering began with information from internal sources and street surveys conducted by licensing officers. The compilation of our local data has been completed and we have also received data from the Police.

We have now compiled a report based on the enhanced studies of the two areas along with the targeted statistics from the police and this has been passed to Counsel for further advice. Following this advice any amendment to the Policy to include a CIP will undergo a six week consultation period in which the opinions of all of the original consultees will be sought along with any input from other parties received in response to a Newspaper advert placed advertising the consultation document. Results of this will be studied by the Licensing Officers and Legal officers and any adjustments made before being referred to Full Council by early May. After consultation, the report will then be taken to Mayor and Cabinet.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Feakes
of the Cabinet Member for Resources****Question**

What, if any, guidance has the Cabinet member given to budget holders in the Council as to how they should approach budget management? Is it more important for them to keep expenditure within their allocated resources, or for them to follow demand in the expectation that their budget is meant to reflect what is needed?

Reply

The Council's Financial Procedures manual contains guidance on financial policies and procedures. The manual (available in hard copy and on the intranet) covers a range of financial activities including budgetary control. Paragraph 4 of the Council's Financial Procedures identified budgetary control requirements and what is expected of Council Officers and budget holders. Budget holders have access to this guidance and may always refer to it as and when required. In addition to the manual, there are allocated finance staff to each budget holder to support them in managing their budget and provide one to one training on specific areas of financial management.

Some demand led statutory services present the challenge of meeting the needs of vulnerable people/service users within a given service financial envelope. For those services, for example social care and children with special education needs, it is often difficult to recover budget position by simply refusing to provide statutory services.

For non-statutory services, budget pressures could be controlled by making an informed decision to reprofile service provision in some areas, such as elements of environmental, leisure, sports or recreation services.

Budget holders forecast expenditure and income based on previous years' historical pattern and trends and adjusting for known factors and cyclical fluctuations. Some service activities are difficult to predict as they depend on other factors, for example activities in Planning (Regeneration) would be affected by economic cycle or client

contributions to care costs in Adult Social care would depend on the income profile of clients receiving care. Recognising the complexities in such budgets, directorates often set aside contingency fund to address fluctuations in forecast expenditure/income.

Service directorates are expected to contain spending within allocated resources, however, paragraph 4 sub paragraph 1.23 of the Council's Financial Procedures manual identified the circumstances where allocation could be made from central contingency to address overspending in service directorate.

Allocations from the central contingency will only be considered where:

- There is either a firm legal commitment or
- There are exceptional circumstances that could not have been anticipated at the time the budget was set
- The additional costs involved exceed £50,000 in the current year
- There are no underspendings elsewhere in the service/directorate budget.

SUPPLEMENTARY QUESTION NO. 14

Councillor Feakes

If we are in a situation where there is an overspend in statutory services and reserves and so on have otherwise been exhausted or are earmarked for other things, could you give examples of which non-statutory services you would be happy to see cut in order to pay for the statutory services.

Councillor Klier

I hope that we would never get into that position in Lewisham. It has been known in other councils but I think they are extremely imprudent, we have our reserves and we forecast carefully and to the best of our ability. The potential overspend in statutory services can of course can occur especially when the budget is demand led, but then we have reserves we can put in expenditure panels into all the directorates, we can do a variety of things which will cut out over-expenditure during that year and then clearly we have to think for the next year what our priorities are, where the balance of expenditure should fall and how we fund what are our priorities. First the statutory and then the non-statutory.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Fletcher
of the Cabinet Member for Customer Services**

Question

How regularly is the grass cut in parks, greens and other open spaces and has any consideration been given to reviewing the number and time of grass cutting due to changing weather patterns?

Reply

The Glendale Parks and Open Spaces and Housing Grounds Maintenance contracts works to an 'output' based specification which specifies standards of service and not frequency of delivery. Parks Service Standard number 3 states:

"That general grass will be cut before it reaches the maximum height of 65mm"

As such there is no requirement to alter the contract with reference to changing climatic conditions as the contractor will need to reflect this in their schedule of costing to ensure that the standard is met.. Should Glendale not meet this standard then they can and do face financial penalty.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Fletcher
of the Deputy Mayor****Question**

Has Lewisham Council been in contact with NTL to remind them of the necessity of ensuring that all NTL boxes which are on Lewisham pavements are secure and properly maintained? In particular does the Cabinet Member agree that it is unacceptable that so many of them are open?

Reply

Utility companies (including NTL) are mailed electronically, on a weekly basis, listing any defective apparatus. This is done under section 81 of the New Roads and Street works Act 1991.

Section 81 requires Utility Companies to maintain their apparatus on the highway to the reasonable satisfaction of the Highway Authority.

There have been a number meetings with NTL Supervisors to speed up the repairs of these cabinet doors. It is agreed that an unacceptable level are left open and this will be escalated to the NTL London Region Manager.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Fletcher
of the Deputy Mayor****Question**

What procedures are in place to ensure that local councillors are informed in advance about any work being carried out by utility companies in their wards?

Reply

Ward Councillors are notified of major works that are likely to cause disruption to traffic flows, pedestrians movement, businesses and residents. An example of major schemes is the current Victorian mains replacement water works in Deptford and New Cross area.

Works such as Gas replacement programmes, whole street cable laying and other works that require temporary traffic order i.e. road closure, one way and diversion routes are also notified to the appropriate Councillors.

These major works account for less than 10% of Utility works . The vast majority which are classed as minor are not notified because of their short duration, which is usually between 2 to 3 hours and does not cover more than a 1 to 3 metre square area. The quantity of these minor works is between 50 to 120 a day.

It is envisaged that within the next 2 years it will be possible to view all works on the internet.

QUESTION No. 18**LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Walton
of the Cabinet Member for Customer Services****Question**

Over the past years, residents on the Clare Road Estate have received inconsistent messages on what security improvements will be included in the PFI process arranged for the residents on the estate. Can the Mayor confirm what improvements to security on the estate is to be provided under the PFI project on the Clare Road Estate under its PFI project? In particular what plans are there to install security doors at relevant access points to the residents' blocks?

Reply

The Brockley PFI, which the Clare Road Estate forms part, was conceived prior to the government's 'Decent Homes' agenda. At that time the scheme was being developed to provide comprehensive work to the properties and work to enhance the general area via environmental improvements, which included security work.

With the onset of 'Decent Homes' the focus is now to meet the government's agenda for which security works are not an explicit item encompassed by decent homes.

However the Council is keen, through on-going contractual negotiations with the PFI contractor, to highlight pots of funding, made available by the housing management element of the contract to spend on work communally benefiting residents on estates. This includes security improvements.

Additionally, environmental improvements are still a priority within the PFI negotiations, although these improvements have not yet been specified and the sums involved are much smaller than those originally set aside for this work. It is still feasible that security improvements may be carried out, but with contract negotiations still in progress there are other factors which will take precedence and may consume the set aside sums.

In summary, whilst we are trying to include these security works we are unable to confirm, at this stage, that security improvements will form part of the PFI scheme.

SUPPLEMENTARY QUESTION NO. 18

Councillor Walton

You mentioned additionally environmental improvements are still a priority in the PFI negotiations, although these improvements have not yet been specified and the sums involved are much smaller than those originally set aside for this work. Can you confirm how much money was originally in the proposals for the PFI for environmental and security improvements and how much is now available?

Councillor Wise

Not off the top of my head at the moment Councillor Walton but I can ask an officer to send you that information if you so wish.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Walton
of the Deputy Mayor****Question**

What are the Deputy Mayor's views on using S106 agreements to provide for stop-gap funding for Lewisham Primary Care Trust when large developments are granted planning permission? What are the Deputy Mayor's views on the methodology used by the NHS Healthy Urban Development Unit to assess how much funding could be reasonably requested from developers via a S106? Finally, what discussions have taken place with the Lewisham Primary Care Trust to help establish a reasonable means of both assessing requests from Lewisham Primary Care Trust and how to implement any successful negotiations under a S106 such as the recent allocation of £100,000 under S106 agreed at the last Strategic Planning Committee for 72-78 Conington Road?

Reply

Where new housing development impacts on the capacity of existing health facilities to deliver services for an increasing population, financial contributions to assist the Primary Care Trust to deliver services to meet the associated needs is a legitimate S.106 consideration. The Healthy Urban Development Unit advises Primary Care Trusts across London, seeking to ensure that health impacts of development are appropriately considered as part of the planning process.

Officers have met with Lewisham's Primary Care Trust and the Healthy Urban Development Unit to discuss the issues and the challenges/pressures faced by Lewisham in terms of the capacity of development within Lewisham to deliver a comprehensive package of S.106 benefits, including stop gap funding for the Primary Care Trust. The Borough has received representations from the Primary Care Trust on developments such as Conington Road, Bell Green, Creekside, Lewisham Gateway. The degree of funding requested by the Primary Care Trust is based on a London wide formula (in terms of the cost of health care provision) and clearly, the ability of a scheme to make such a contribution (which in a number of cases is in excess of £2million) needs to fully recognise that there are other S.106 issues that the development might need to address (improved public transport accessibility, environmental improvements, affordable housing, town centre improvements). Furthermore, one needs to consider overall scheme viability and the

fact that development might not be in a position to afford to deliver on all S.106 requirements. In those circumstances, difficult choices need to be made in terms of priorities which also need to be considered alongside the various planning merits of individual development proposals.

QUESTION No. 20**LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Walton
of the Cabinet Member for Customer Services****Question**

Can the Mayor provide a list of all the Tenants & Residents' Associations in Lewisham and confirm that all these all have elected committees including a Chair, are holding regular quorate meetings and fulfilling their role in supporting tenant participation? Can the Mayor also provide a list of Tenants & Residents Associations in Lewisham that, for whatever reason, are no longer established and estimate how many tenants & residents this covers?

Reply

Please find attached the current list of all the Tenants and Residents Association that are accredited by Lewisham. To gain accreditation they must have elected committees including a Chair, hold regular quorate meetings and fulfil their role in supporting resident involvement.

Whilst we do not have a complete list of Tenants and Residents Associations that are no longer established, we can confirm that 0 Tenants and Residents Association have folded during 2006 and 3 new Tenants and Residents Associations have been developed.

SUPPLEMENTARY QUESTION NO. 20**Councillor Walton**

How many tenants are not currently covered by a functioning tenants and residents association?

Councillor Wise

Another question I can't answer off the top of my head because that wasn't actually in your original question, but we can get that information back to you.

North Lewisham (Pepys, Giffin St. Evelyn. Woodpecker):

- Crossfields T&RA
- Princess Louise & Vaughan Williams T&RA
- Foreshore United Neighbours
- Evelyn T&RA
- Sayes Court T&RA
- CATRA
- Bembridge T&RA
- Hughesfield T&RA
- Trinity T&RA
- Daubeney T&RA
- Deptford Wharf

North West Lewisham (Honor Oak. Kender. Brockley)

- Sector J T&RA
- Hatcham Park T&RA
- Clare Estate T&RA
- Somerville T&RA
- HOTRA
- Hatfield Gardens T&RA
- Winslade T&RA
- 1 – 39 Adelaide Avenue T&RA

South Lewisham (Bankfoot. Bellingham. Home Park. John Henry)

- Dacres T&RA
- Bryden Close T&RA
- Polecroft T&RA
- Waverley T&RA
- North Downham
- Passfields T&RA
- Watermead & Falklands T&RA
- Ravensbourne T&RA
- Meadows T&RA

Central Lewisham (Lee Green. Rushey Green)

- Art Village Court T&RA
- Clarendon Rise T&RA
- Heathside & Lethbridge T&RA

- Lewisham Park T&RA
- Leybridge, Merridale & Woodville T&RA
- Mercator Estate Communtiy Association
- Milford Towers T&RA
- Newstead Road Estate Action
- Northbrook & Cordwell T&RA
- Orchard T&RA
- Pagoda Gardens T&RA
- Sportsbank, Engleheart & Shorndean T&RA

Forest Hill & Sydenham

- Brasted Road & Peak Hill T&RA
- Stanyhurst & 259 – 269 Stanstead Road T&RA
- Wells Park Estate T&RA
- Shackleton & Knapdale T&RA
- Hillcrest T&RA
- Markwell Close T&RA
- Woodvale T&RA
- Lawrie Park Gardens T&RA
- Boveney Road T&RA
- Springfield Rise T&RA
- Wakelin House T&RA
- Montem & 39 – 72 Ravensbourne Road

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Robson
of the Deputy Mayor****Question**

Many residents with disabilities have an on-street parking bay painted outside their homes.

- a) How many of these bays exist?
- b) Are these still being provided?
- c) What status do these have in law?
- d) What steps are taken by the Council, its contractors, or other agencies to enforce the exclusive use of these bays?

Reply

- a) The current number of bays on the database is 2875. Bays installed many years ago may not be recorded on the database. Steps are being taken to consolidate the bays on the highway with the data being held, which currently only holds bays introduced over the last five years.
- b) On Street parking bays are still provided for residents meeting the criteria.
- c) There are two types of disabled parking bay, statutory & non-statutory. Non-statutory bays are quick to install at relatively little cost, just the marking of the bay. This type of bay works very well on most occasions and is the sort of bay initially installed. However, it does not bear any legal status and is unenforceable.

A statutory bay can be identified as by restriction plate which has to accompany it. This type of bay needs to have a legal traffic order to allow enforcement. The cost of implementing a traffic order is approximately £2,000.

- d) Disabled parking bays are not exclusive to the resident for which the bay was installed. A statutory bay can be used by any blue badge holder and the non-statutory bay is unenforceable. Therefore, if a resident has a problem gaining access to a non-statutory bay due to non blue badge holders using them, the bay is usually upgraded to a statutory bay. To reduce the cost, the bays are upgraded in batches. Introducing a traffic order is the same cost whether implementing one or more bays.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Robson
of the Cabinet Member for Children & Young People****Question**

What funds are available to primary schools in the borough who wish to improve or redevelop their external areas (e.g. landscaping, playgrounds, play equipment):

- a) from the Council?
- b) from central/regional government?
- c) from other external agencies?

Reply

(a) The source of funding available from the Council is CERA (Capital Expenditure Funded from Revenue). This budget is provided to deal with significant maintenance work in schools such as roof and boiler replacements. Given the extent of work required across the Borough a project to improve the external grounds of a school would not, at this time, secure a high enough priority to be funded from this source.

(b) The major source of funding is the devolved formula grant from central government to schools to pursue capital work of their choosing. Devolved Formula Capital also has to meet the costs of ICT purchases. A school would be able to commit some of these resources to grounds improvements if it was a high priority in the school improvement plan.

(c) In relation to external agencies, schools would be eligible for Big Lottery funding in this area if children can have free access to the "play" facility at any time.

Learning through Landscapes www.ltl.org.uk provides a range of advice and ideas, support services and practical ideas on how to get the best from outdoor spaces including playgrounds, but does not provide funding.

The **Grants 4 Schools** scheme www.grants4schools.info is an interactive database dedicated to supporting schools in raising funds from UK Government, EU, Lottery, Grant Making Trusts and Commercial Sponsorship sources.

Possible sources of dedicated funding are:

- **The Football Foundation** www.footballfoundation.org.uk which awards grants ranging from £100 to £1m to help with school facilities where community use can also be accommodated, eg new changing rooms, floodlit all-weather or Astroturf pitches, or pitch drainage;
- **Supergrounds**, www.rbs.co.uk/community, funded by RBS group, will transform the grounds of 450 schools nominated by Royal Bank of Scotland and NatWest employees over the next three years. The programme was developed in partnership with Learning Through Landscapes.

In terms of access to these grants, the Devolved Formula Capital is provided direct to schools. The funds distributed by external agencies require bidding and the Sports and Active Recreation team provide advice and support to schools that wish to bid.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Robson
of the Cabinet Member for Customer Services****Question**

The Improvement and Development Agency visited Lewisham to conduct a peer review into the Council's Customer Services in the week beginning September 18th last year. I am led to believe that the report has still not been received by the Council. Has the Council received any feedback at all on this visit? If so, when was this received, and what did it say? When does the cabinet member anticipate the Council will receive the full report, and does she consider the lengthy delay acceptable?

Reply

The Council received informal feedback during the review.

The full report was received Tuesday 16th January 2007. The findings of the Peer Review will be fed into the development of the Customer Services strategy which will be submitted to Mayor and Cabinet before Easter.

The delay was caused due to leave taken by the Review Manager and administrative difficulties at the Improvement and Development Agency. The delay has been unacceptable and our concerns will be made clear when we provide feedback to the IDeA.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Carter
of the Cabinet Member for Community Safety****Question**

Could the Champion for Community Safety detail the working relationship the Bellingham and Downham wardens have had with the Downham Safe Neighbourhood Team up to 12/01/07, specifically in regard to;

- (i) any joint patrols which have been undertaken, including number and frequency?
- (ii) meetings had between the two bodies?
- (iii) number of intelligence/information reports given to the Downham SNT from Bellingham and the Downham wardens? and
- (iv) any other form of co-operation between the Downham SNT and Bellingham and Downham Wardens?

Reply

- (i) The Wardens and the local SNT have been used to carrying out joint patrols on a regular basis, usually on a Tuesday and Thursday depending on circumstances.
- (ii) Wardens attend monthly steering group meetings in the both Bellingham and Downham area which include the presence of SNT officers. At these meetings information is shared between the agencies. Similarly, where problems are occurring the wardens and SNT officers will meet to discuss their own involvement in the situation. All agencies will again meet in a multi agency setting to plan responses to large scale anti social behaviour occurring within the areas patrolled by wardens. Wardens also attend the SNT meetings.
- (iii) The wardens have forwarded intelligence reports to the Downham SNT – this data will follow.

- (iv) It is proposed that joint working between the two sets of officers is undertaken and the initial focus will be upon constructive youth activity within the area.

SUPPLEMENTARY QUESTION NO. 24

Councillor Carter

The reply to my question is not here, however, can I ask my question in public and receive the response by e-mail later.

I've received differing information to that received in the reply. Because of that I would like for paragraph 1 of the reply to receive exact dates of when this has happened. For paragraph 2 of the reply, again I would like to know exactly which panel meetings they went to because I don't think I've ever seen them there. Also reference to paragraph 3 of the reply, I look forward to that data.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Carter
of the Cabinet Member for Customer Services**

Question

How many properties in Downham have had to go without a working boiler over the Christmas and New Year period, and what were the average waiting periods for a boiler to be fixed during November and December 2006?

Reply

There were 4 properties in the Downham area without the use of their boiler over Christmas. Temporary heaters were provided and the faults dealt with as soon as possible.

During the Christmas and New Year holiday period, the Council only provides a limited emergency gas service. We aim to complete repairs to boilers wherever possible for vulnerable tenants (availability of spare parts permitting) within the first call.

In the event that we are unable to attend or fix a boiler within the first visit in every case we offer the tenant temporary heating.

Between November and December the average waiting time for repairs was one day and the majority of boilers are fixed on the same day.

Time taken for repairs requiring more than one appointment will depend on the availability of parts. The time taken is on average 2 to 3 days for stock items and 3 to 10 days for non stock. Additional problems can be caused by parts suppliers closing down for Christmas and the New Year. At least 60 different types of boiler are fitted in council homes across the borough, making it impossible to hold all the necessary parts in stock.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Carter
of the Cabinet Member for Customer Services****Question**

How regularly are the many greens in Downham serviced and maintained? In particular how many times:

- (i) are the greens cleared of rubbish?
- (ii) bushes checked to see if they are overgrown and cut?
- ((iii) are the greens checked to see if the grass needs to be cut?
- (iv) broken kerbs between the greens and pavements fixed?

Reply

- (i) The greens are cleared of litter by the street sweeper responsible for the particular roads where each green is located. Although the actual frequency depends on the level of littering they would all be cleared a minimum of once every week. In addition to this the mobile cleansing teams check the greens for fly tips and Glendale staff are required to remove all litter and obstacles prior to any grass cutting.
- (ii) Responsibility for ensuring that Glendale regularly maintain the shrubs rests with the Parks and Open Spaces Client team. Client officers inspect a random sample of sites each month . If any areas are found to be below specified standards rectification notices are issue to the contractor requiring them to carry out the work within a specified time.
- (iii) The same monitoring regime applies to grass cutting however it should be noted that the Grounds Maintenance Contract specifies that that the length of the grass should not exceed 65mm. To achieve this Glendale aim to cut all grass on a 10 day cycle during the growing season. If adverse weather conditions interrupt this cycle then the contractors are required to return the grass to the specified standard as soon as weather conditions allow.

- (iv) These areas do not come within the grounds maintenance contract, as it is only the 'Green Areas' which are maintained, these areas would be inspected and any necessary repairs arranged by the Council's Highways Dept.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Bentley
of the Deputy Mayor****Question**

We've seen from the problems experienced by ULT over the building of the Paddington Academy that contractors and sub-contractors can, and do, go out of business. What contingency plans does the Council have to ensure that if this happens to a contractor or sub-contractor during the BSF programme that the building schedule will not adversely be delayed or affected?

Reply

There are provisions within all the documents relating to the BSF programme in Lewisham to protect the Council's position in the event of the insolvency of any contractor or subcontractor.

The vehicle to deliver PFI schemes for new build within the BSF will be a special purpose vehicle established on a project by project basis. This company will contract with the supply chain. Under the PFI project agreement, there are several remedies available in the event of insolvency including the protection of a parent company guarantee from the parent of the main contractors. In addition, the funders will have a clear interest in keeping the operation running to recoup their loan. They will have the right to replace the insolvent contractor with a suitable substitute. If they fail to do so, the Council may step in and do so.

The organisation which will be contracted to deliver design and build projects is the Local Education Partnership. It will subcontract with a number of other providers. The LEP (in which the Council is to participate) will have the similar benefit of the parent company guarantees. Step in rights are available to the Council if the insolvent provider is not replaced.

The Council is asking for every protection available on the construction, ICT and facilities management market. However, no programme is immune from the insolvency of contractors/subcontractors and whilst the contract provision will mitigate delay and adverse impact on the Council's timetable, it is impossible for any contractual arrangement to be entirely foolproof. Full financial standing reports have been obtained on all of the consortia members and only those who satisfy the

Council's requirements will be appointed. However, as in all projects some degree of risk will remain though all efforts have been taken to minimise them.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Bentley
of the Deputy Mayor****Question**

I understand that the commercial partner in the LEP (Local Education Partnership) will be selected by the end of January and we will then enter the design phase of the BSF programme. What specific sustainable features, both in terms of the buildings themselves, and in encouraging a whole school environmental management policy, will be mandatory in all the designs for the new schools?

Reply

An integrated approach to sustainable whole school development has been adopted for the LBL BSF programme to ensure that environmental services and the fabric of the building are such that the carbon footprint of the schools (over their 60 years plus expected lifetime) will be kept to a minimum.

The BSF Programme will be fully compliant with the DfES Sustainable Development Action Plan, and is being achieved through compliance with DfES standards (Building Bulletins, mandatory guidance notes, etc) and Building Regulations. The Building Regulations governing energy usage, "Conservation of fuel and Power – Parts L2A and L2B", was heavily revised in 2006 to comply with EU Directives. It is an onerous standard with an objective to reduce CO₂ emissions from the 2003 standard of 19KgCO₂/m²/yr to 8KgCO₂/m²/yr; all schools in the LBL BSF programme will meet or improve on this target.

The primary sustainable development measure is the formal BREEAM assessment. Third party assessment of all the Sedgely and Catford schemes was recently carried out by BDP Ltd and all achieved an "Excellent" rating, exceeding LBL's current target of "Very Good" by a significant margin. This rating has been partially achieved because every opportunity has been taken to utilise passive ventilation and natural day-lighting to avoid mechanical cooling/ventilation and use of artificial lighting. This, in addition to a specification that maximises the opportunity to be taken from the use of recycled and environmentally friendly materials (with low

embodied energy content), results in inherently sustainable buildings that will give good service with minimum maintenance.

LBL and GLA require that at least 10% renewable energy is generated from on-site resources. Bidders have investigated all viable forms of renewable energy generation including ground sources heat pumps, wind turbines, photovoltaic panels, solar thermal panels, and biomass boilers. They independently came to the same conclusion that biomass boilers would be the most suitable solution for heating and, for example, contribute between 15-18% to the renewable energy target at Sedgehill. Additional provision of areas of solar thermal panels for water heating, with photovoltaic panels/wind turbines used primarily as a teaching tool, bring the total contribution to near 20%, double the current requirement and establishes the benchmark target for the rest of the programme.

SUPPLEMENTARY QUESTION NO. 28

Councillor Bentley

..... of the BDP report in paragraph 3 of the reply.

Councillor Alexander

I will certainly consult publicly available and I will let you know.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Bentley
of the Cabinet Member for Customer Services****Question**

Does the Council intend to negotiate boroughwide with Glendale, and other managers and owners of green space such as Network Rail, to ensure all green waste produced locally in our parks and green spaces is recycled on site. Can we expect to see action from the Council on this, and can we reasonably expect to see full on-site recycling of all green waste at all our green spaces by year end as this would surely contribute to meeting recovery targets and also help meet the Master Composter Workshops target?

Reply

Issues to be taken into account for the composting of green waste will have to be taken on a site by site basis and would include considerations to health & safety, availability of space and operational (including licensing) and technical requirements. Officers are in discussion with Glendale to seek to introduce green waste composting on site, where this would be practicable.

Officers are also working with external organisations such as Envirowork Lewisham to establish enhancements to green waste composting at Brockley Cemetery.

Unfortunately, the Council is unable to use the figures from Glendale for composting rates as the statutory targets are set for household waste. Master Composter events are held for residents and the composting that takes place in the garden will be different to the composting techniques that would be required for on site composting. However, officers will speak to Glendale to see if joint events can be planned for future Master Composter events.

The Master Composter Workshops are events we hold for residents to explain to them how to make good compost.

SUPPLEMENTARY QUESTION NO. 29**Councillor Bentley**

Would it be possible to have details of the criteria as far as practicable and what the timescale would be, and this relates to the last sentence in the first paragraph of the reply, officers are in discussion with Glendale to seek to introduce green waste compositing on site, where would this be practicable. I would like to know what the timescale and what the criteria as far as practicable.

Councillor Wise

As soon as that's available I'll be sure to send you a copy.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Morris
of the Deputy Mayor**

Question

Can a report be provided on the number of traffic accidents that have occurred within a 20 metre radius of the mini-roundabout of Northover and Downway Way. Can the level of accidents be provided for each year since the mini-roundabout was opened.

Reply

The mini-roundabout at the junction of Downham Way and Northover was completed towards the end of May 2003.

The numbers of personal injury accidents recorded by the Metropolitan Police within a 20 metre radius of the roundabout, since its installation are as follows:

Between 1st June 2003 and 31st December 2003: 2 accidents, both classified as "slight"

Between 1st January 2004 and 31st December 2004: None

Between 1st January 2005 and 31st December 2005: 4 accidents, 1 "serious" and 3 "slight"

Between 1st January 2006 and 30th September 2006: None

Please note that the September 2006 data is the latest that is currently available from the London Accident Analysis Unit.

QUESTION No. 31**LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Morris
of the Deputy Mayor****Question**

- (a) Could a list be provided of the exact location of the 119 shops that are owned by Lewisham Council. Could information also be provided as to the location and names (or former names) of the five pubs that are owned by Lewisham Council?
- (b) How many of the 119 shops owned by Lewisham Council are currently occupied and trading? How many of the 5 pubs are currently trading?
- (c) In relation to any shop or pub owned by Lewisham Council that is seeking a licensing application from Lewisham Council is the ownership made known to members of the licensing application before an application is considered?

Reply

A schedule of shops and public houses is attached. There is a correction to the totals which is 115 shops and 4 public houses.

Out of this total 14 shops are vacant. Of these 4 are under offer and 6 are being held for redevelopment. For the let property, information is not available on what extent, if at all, the tenants are trading.

Licensing applicants are not required to provide information on property ownership and Members are not informed if it relates to a Council owned property.

SUPPLEMENTARY QUESTION NO. 31**Councillor Morris**

I would just like to reiterate my comments that within the last two weeks we seem to have lost one pub and 4 shops. I have been given two totally different answers, so I just think it does concern me slightly.

Councillor Alexander

I am equally as concerned as you Councillor Morris and I will try and ascertain exactly how this situation has arisen and I will get back to you.

Property	Address	POSTCODE
Fellowship Inn	RANDESDOWN ROAD	SE6 3BT
Railway Tavern	401 SOUTHEND LANE	SE26 5BH
Spanish Steps	74 WOODPECKER ROAD	SE14 6EU
The Golden Dragon	48 ST NORBERT ROAD	SE4 2HL
Total		4 Public Houses

18 EVELYN STREET	18 Evelyn Street	SE8 5DG
10 WILD GOOSE DRIVE	10 & 22 Wild Goose Drive	SE14 5LL
310 BROMLEY ROAD	The Kebab Shop	SE6 2RY
166 EVELYN STREET	166/168B Evelyn Street	SE8 5DB
166 EVELYN STREET	166 Evelyn Street	SE8 5DB
106-136 WOODPECKER ROAD	108 Woodpecker Road	SE14 6EU
106-136 WOODPECKER ROAD	120 Woodpecker Road	SE14 6EU
106-136 WOODPECKER ROAD	118 Woodpecker Road	SE14 6EU
106-136 WOODPECKER ROAD	114/116 Woodpecker Road	SE14 6EU
106-136 WOODPECKER ROAD	112 & 128 Woodpecker Road	SE14 6EU
106-136 WOODPECKER ROAD	110 Woodpecker Road	SE14 6EU
106-136 WOODPECKER ROAD	106 Woodpecker Road	SE14 6EU
72 RECVLVER ROAD	72 Reculver Road	SE16 2RW
83-93 BOUNDFIELD ROAD	83 Boundfield Rd	SE6 1PH
83-93 BOUNDFIELD ROAD	89,89a,91, & 93 Boundfield Road	SE6 1PH
83-93 BOUNDFIELD ROAD	85 Boundfield Road	SE6 1PH
38-56 CAMPSHILL ROAD	42 Campshill Road	SE13 6QT
38-56 CAMPSHILL ROAD	38 Campshill Road	SE13 6QT
38-56 CAMPSHILL ROAD	46 Campshill Road	SE13 6QT
38-56 CAMPSHILL ROAD	50 Campshill Road	SE13 6QT
38-56 CAMPSHILL ROAD	52 Campshill Road	SE13 6QT
38-56 CAMPSHILL ROAD	54 Campshill Road	SE13 6QT
38-56 CAMPSHILL ROAD	56 Campshill Road	SE13 6QT

38-56 CAMPSHILL ROAD	48 Campshill Road		SE13 6QT
38-56 CAMPSHILL ROAD	40 Campshill Road		SE13 6QT
38-56 CAMPSHILL ROAD	44 Campshill Road		SE13 6QT
203 DEPTFORD HIGH STREET	203 Deptford High Street		SE8 3NT
3-23 DUNFIELD ROAD	3 Dunfield Road	BELLINGHAM	SE6 3RW
3-23 DUNFIELD ROAD	7 Dunfield Road	BELLINGHAM	SE6 3RW
3-23 DUNFIELD ROAD	5 Dunfield Road	BELLINGHAM	SE6 3RW
236-262 EVELYN STREET	248 Evelyn St/shop & bas		SE8 5BZ
236-262 EVELYN STREET	260 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	238 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	262 Evelyn St Basement &		SE8 5BZ
236-262 EVELYN STREET	258 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	250 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	256 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	240/242 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	236 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	252 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	244/246 Evelyn Street		SE8 5BZ
236-262 EVELYN STREET	254 Evelyn Street		SE8 5BZ
301-319 EVELYN STREET	315 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	307 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	301 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	317 - 319 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	309 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	313 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	311 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	303 Evelyn Street		SE8 5RA
301-319 EVELYN STREET	305 Evelyn Street		SE8 5RA
1-10 GOLDENHIND PLACE	3 & 4 Golden Hind Place G	GROVE STREET	SE8 3PZ
1-10 GOLDENHIND PLACE	1 & 2 Golden Hind Place G	GROVE STREET	SE8 3PZ
1-2 HIGH LEVEL DRIVE	1/2 High Level Drive		SE26 6XT
46 INGLEMERE ROAD	46 Inglemere Road		SE23 2BE
267 NEW CROSS ROAD	267 New Cross Road		SE14 5UL
269 NEW CROSS ROAD	269 NEW CROSS ROAD		SE14 6AS
271 NEW CROSS ROAD	271 NEW CROSS ROAD		SE14 6AR
273 NEW CROSS ROAD	273 NEW CROSS ROAD		SE14 6AR
275 NEW CROSS ROAD	275 NEW CROSS ROAD		SE14 6AS
277 NEW CROSS ROAD	277 NEW CROSS ROAD		SE14 6AS

355-383 NEW CROSS ROAD	373 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	355 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	375/377 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	379/383 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	371 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	367 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	365 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	361 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	359 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	357 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	369 New Cross Road		SE14 6AT
355-383 NEW CROSS ROAD	371/373 New Cross Road		SE14 6AT
6 NEW KING STREET	6 New King Street		SE8 3HS
8-10 NEW KING STREET	8/10 New King Street		SE8 3HS
16 RANDESDOWN ROAD	Waterfall Cafe		SE6 3BT
18 RANDESDOWN ROAD	18 Randlesdown Rd		SE6 3BT
20 RANDESDOWN ROAD	20 Randlesdown Road		SE6 3BT
2-4 RIVERPARK GARDENS	2/4 RiverPark Gardens		BR2 0BQ
99-105 RUSHEY GREEN	Blockbuster Video		SE6 4AF
50-56 ST NORBERTS ROAD	56 St Norberts Road		SE4 2HL
50-56 ST NORBERTS ROAD	52 St Norberts Road		SE4 2HL
50-56 ST NORBERTS ROAD	54 St Norberts Road		SE4 2HL
50-56 ST NORBERTS ROAD	50 St Norberts Rd		SE4 2HL
82 TANNERS HILL	82 Tanners Hill		SE8 4PN
14 TYSON ROAD	14 Tyson Road		SE23 3AA
5-9 WATERGATE STREET	7 Watergate Street		SE8 3HR
5-9 WATERGATE STREET	5 Watergate Street		SE8 3HR
5-9 WATERGATE STREET	9 Watergate Street		SE8 3HR
74-96 WELLS PARK ROAD	74/76 Wells Park Road		SE26 6JJ
74-96 WELLS PARK ROAD	78/80 Wells Park Road		SE26 6JJ
2 WILD GOOSE DRIVE	2 & 14 Wild Goose Drive		SE14 5LL
4 WILD GOOSE DRIVE	4 Wild Goose Drive		SE14 5LL
4 WILD GOOSE DRIVE	6 Wild Goose Drive		SE14 5LL
4 WILD GOOSE DRIVE	16 Wild Goose Drive		SE14 5LL
4 WILD GOOSE DRIVE	18 Wild Goose Drive		SE14 5LL
8 WILD GOOSE DRIVE	8 & 20 Wild Goose Drive		SE14 5LL
12 WILD GOOSE DRIVE	12 & 24 Wild Goose Drive		SE14 5LL
50-84 BELL GREEN	58 Bell Green	BELL GREEN	SE26 4PZ
50-84 BELL GREEN	60/62/74 Bell Green	BELL GREEN	SE26 4PZ
50-84 BELL GREEN	66 Bell Green	BELL GREEN	SE26 4PZ
50-84 BELL GREEN	56 Bell Green	BELL GREEN	SE26 4PZ

50-84 BELL GREEN	52 & 82 Bell Green	BELL GREEN	SE26 4PZ
50-84 BELL GREEN	50 Bell Green	BELL GREEN	SE26 4PZ
50-84 BELL GREEN	54 & 80 Bell Green	BELL GREEN	SE26 4PZ
50-84 BELL GREEN	64 & 70 Bell Green	BELL GREEN	SE26 4PZ
14-20 & 22-56 BOONE STREET	16 Boone Street		SE13 5SB
14-20 & 22-56 BOONE STREET	18 Boone Street		SE13 5SB
14-20 & 22-56 BOONE STREET	14 Boone Street		SE13 5SB
14-20 & 22-56 BOONE STREET	20 Boone Street		SE13 5SB
		TOTAL	113 shops

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Morris
of the Cabinet Member for Community Services****Question**

- (a) In relation to the borough-wide Warden Scheme can a table be published showing how many wardens have been employed in the borough in each year since 2001? Can the table also show, for each individual year since 2001, how many wardens have been suspended from work duties and how many have experienced sick absence of more than six weeks?
- (b) In relation to the specific recording of sickness absence and annual leave of each warden, can information be provided of the policies and practises that have been followed since the creation of the Lewisham Warden Scheme.
- (c) Have records been kept of the rotas and specific hours worked of individual wardens.
- (d) Which Cabinet Members have held responsibility for the Lewisham Warden Scheme. Could specific dates be provided for the time of responsibility of each Cabinet Member.

Reply

A recent review of the warden schemes recommended that a unified borough wide service be established. This recommendation is currently part of a service reorganisation consultation. Up to this point, the wardens scheme has in essence been made of 6 separately funded and managed schemes in different areas of the borough.

- a) The Warden Service consists of 6 separate schemes. The schemes were set up over a period of time during 2001 – 2002. The total establishment for the service is:

Establishment**Current Workforce**

34 Wardens	27 Wardens
8 Senior Wardens	8 Senior Wardens
8 Deputy Head Wardens	5 Deputy Head Wardens
4 Head Wardens	4 Head Wardens

Since the schemes started and became fully established, the number of employed wardens/senior wardens has remained constant at an average of around 38.

The Service transferred from the Housing Service in the Regeneration Directorate to the Crime Reduction Service in the newly established Community Services Directorate in July 2005. On the records available prior to transfer we understand that one warden was suspended in 2004/05. Since the transfer the number of wardens suspended in 2005 is 4 and 5 in 2006.

The number of wardens with more than 6 weeks sickness absence since 2001 is:

2001/02	First schemes started. Only small number of staff initially in post
2002/03	1
2003/04	1
2004/05	1
2005/06	6

The increase in 2005/6 is due to one member of staff requiring surgery (with no anticipated further incidents); one period of time for an employee with a debilitating disability; one period relating to an assault and 3 cases of significant ill health (e.g. cancer). There is no underlying pattern across the service which needs to be addressed.

- b) Managers in the Regeneration Directorate were responsible for collating sickness information locally and then entering it direct on to the council's computerised HR system. This system is being rolled out across the council, so local warden managers continued to be responsible for recording sickness directly on to the HR system post transfer to the Community Services Directorate. In other directorates sickness information has been returned to the Central Recruitment and Administration Unit to record on the HR system. However, to improve efficiency the 'self-service' model used in Regeneration is being rolled out across the council, and all sickness will be recorded on the system at a local level.
- c) This is currently a matter subject to litigation and it would not therefore be appropriate to comment on this at this time. The Mayor and relevant cabinet members have been briefed on the outstanding pay dispute in this service. Extensive work has been done, and is ongoing, with UNISON on this matter.
- d) The warden service formed part of the portfolio for the Cabinet Member for Housing until May 2005. In July 2005 with the transfer of the warden schemes

into the crime reduction service the Cabinet Member for Community Safety assumed this brief as Cabinet spokesperson.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Johnson
of the Deputy Mayor****Question**

When was the badly paved area of Deptford Market including Deptford High Street, Giffin Square, Douglas Way and Douglas Square originally laid out, how much did it cost and what is the anticipated cost to reconstruct the area?

Reply

Records of dates and the cost of works carried out to these areas are unavailable, but Officers who were involved in those schemes recall that the works to Deptford High Street were carried out approximately 20 years ago.

Although Douglas Way was already pedestrianised, this area, as well as the market extension at Giffin Square, was re-constructed approximately 15 years ago. The works were funded by Deptford City Challenge.

Causes of the failures to the existing block paving in Deptford High Street have been identified and options are currently being considered for the reconstruction of the Market area. An assessment of the cost and likely disruption of each scheme will take place and be discussed with the Street Trading Section before any work commences.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Johnson
of the Cabinet Member for Customer Services**

Question

Will Lewisham be following other local authorities in introducing a kerbside collection for the safe disposal of batteries?

Reply

Lewisham currently takes the dry recyclables it collects to Veolia's Materials Recycling Facility (MRF) in Greenwich. The MRF currently doesn't accept batteries and therefore the collection of batteries would not operate through the current scheme unless the MRF were retrofitted to accept batteries. Further, the cost of collecting batteries through a separate kerbside scheme would be considerable and would lead to increased volumes of vehicles on the roads.

Residents are however able to take their batteries to the Reuse & Recycling Centre or Sainsburys Supermarkets who have recently introduced free battery recycling schemes.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Johnson
of the Cabinet Member for Resources**

Question

Can you list any former councillors who have yet to return their council laptop computer following the 2006 local elections?

Reply

Following the 2006 Council Elections, ex-Members of the Council were asked to return their IT equipment to the Council. All items were subsequently returned except the laptop referred to below, which has been retained temporarily by agreement.

The Urban Renaissance Partnership made a request to the Council that their Chair, Gavin Moore, be temporarily able to retain the laptop that was provided to him by the Council until March 2007. This is when the SRB funding ceases and the Board dissolves. The Council agreed to this request on the basis that all associated costs of the laptop being temporarily retained for the purposes of his duties as chair of the URL are met by the URL's administrative budget.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Milton
of the Cabinet Member for Customer Services****Question**

What joined-up action does the Council propose to take - in co- operation with neighbouring boroughs if necessary - to control the proliferation of small unregulated hostels and overcrowded private accommodation in the Hither Green area?

Reply

Part 2 of the Housing Act 2004 changed the definition of those houses that now should be considered to be Houses in Multiple Occupation (HMO) to include all shared houses occupied by more than two unrelated persons as their only or main residence. This would exclude those hostels used by tourists but would include Bed and Breakfast accommodation used to house the homeless as now being HMOs.

At the moment those HMOs that are on three or more storeys and occupied by five or more people are subject to mandatory licensing, which is being carried out across the borough by the Private Sector Renewal Unit in the Housing Needs Group.

The new Housing Act 2004 has also introduced new powers relating to any hazards found as a result of a Housing Health and Safety Rating System (HHSRS) assessment under Part 1. One of the 29 hazards which is considered under HHSRS is for crowding and space.

The Private Sector Renewal Unit uses the HMO Licencing scheme to enforce Lewisham's standards for this type of accommodation. This team will also continue to respond to referrals from private sector tenants about their standard of housing and to carry out HHSRS assessments and will continue to take enforcement action, in line with the Councils enforcement policy, to address any hazards found.

As well as liaising with the fire officers of the LFCDA in relation to standards in relation to fire precautions in relation to fire hazards found under HHSRS and any conditions relating to fire precautions required by conditions attached to HMO licences, the team will also continue to coordinate its efforts to implement the Housing Act 2004 with neighbouring boroughs through its membership of the South East London Housing Partnership (SELHP).

The use by local authority homelessness services of private properties in other boroughs than their own is also being addressed by this Council's homelessness service through its membership of SELHP.

The South East London Housing Partnership is between Bexley, Bromley, Greenwich, Lewisham and Southwark, the five boroughs in Communities & Local Government's (CLG's, formerly DCLG's) South East London Sub-region.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Milton
of the Mayor****Question**

What are the challenges and opportunities for the London Borough of Lewisham in the Government's White Paper on local government? How might it facilitate:

- a) the setting up of parish councils in Lewisham; and
- b) the replacement of a directly elected Mayor by a directly elected Executive?

Does it entirely rule out returning to the system prior to the establishment of a directly elected Mayor in Lewisham?

Reply

There are provisions in the Local Government and Public Involvement in Health Bill enabling principal Councils, including London Boroughs, to create parishes following a community governance review.

The Bill contains provisions which must be followed (if enacted) in the conduct of such a review. It is clear that Councils before deciding to create a parish must consider, among other things, the effect on community cohesion.

The Bill, if enacted, will allow Councils to adopt one of three models of political governance:

- directly elected Mayor and Cabinet (as now);
- elected executive (where a "slate" of leader and executive members are directly elected);
- Leader and Cabinet executive (where the leader holds office for four years).

It will not be possible to organise the Council's political governance other than in accordance with the models permitted by the new legislation.

SUPPLEMENTARY QUESTION NO. 37**Councillor Milton**

The Mayor shouldn't take this personally, but is it the case then that the Bill will allow movement between the three options of political government i.e. it will allow movement from a directly elected mayor to a directly elected executive or to a leader and cabinet executive.

The Mayor

I wouldn't want to pre-empt what the legislation will say nor would I want to second guess any guidance that might emerge once the legislation has received the Royal Assent, or indeed the outcome of any legal cases that might thereon follow it. However, my reading of the White Paper which preceded the Bill now in parliament, was that the intention that local authorities which had changed their system should wait ten years before they sought to change to one of the other two systems which would then be available which would appear to me to give someone exactly the same powers as the Mayor but to have them chosen by the party group rather than the people of the borough, which seems to me something of a backward step for democracy or to have a directly elected executive where someone and their mates get elected rather than one individual who is clearly then held accountable. But that might be something that in due course when the legislation is passed, you will all wish to debate.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Milton
of the Cabinet Member for Community Services****Question**

Does the Mayor's decision on the development of Loampit Vale preclude further discussions with swimmers and other stakeholders on improving on the 25m pool proposed, particularly if this could be done without significant cost to the London Borough of Lewisham?

Reply

I understand that at the end of January 2007, four companies are to be issued with an 'Invitation To Negotiate' for the Loampit Vale development. They will have until 27 April to prepare their designs and formal submissions. The Invitation To Negotiate includes a detailed specification for the Leisure facility, which includes a 25 metre pool as reported to Mayor and Cabinet on 10 January, 2007.

Officers anticipate that the successful developer will be selected during July 2007. A detailed design will then follow in accordance with the specification. There will be the opportunity for stakeholder involvement in this design.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Flood
of the Cabinet Member for Resources****Question**

Does the Council proactively attempt to give employment opportunities to people with mental health problems or those that have been out of work due to mental health difficulties? If so does it keep data in keeping with other types of disabilities?

Reply

The Council has introduced a number of measures to give employment opportunities to people with disabilities which includes those with mental health problems. This is based on the Council fully meeting its legal requirements of the Disability Discrimination Act especially around reasonable adjustment at both recruitment and for existing employees. This is built into all the Council's employment procedures and guidance and training for managers. More proactively the Council was awarded the 'two ticks' disability symbol in June 06 which commits the Council to a number of actions including interviewing all disabled staff who meet the minimum job criteria for vacancies, making every effort when employees become disabled to make sure they remain in employment, and ensuring disability awareness across the workforce. The 'two ticks' symbol appears on all Council job advertisements which gives a positive message to disabled candidates.

The Council monitors disability both at recruitment and within its workforce. The application form asks candidates to indicate if they are disabled and the nature of disability to enable a full discussion at interview in terms of any reasonable adjustment. All new appointees are again asked to indicate if they have a disability and identify the nature of disability based on a number of categories one of which is mental health. The Council also periodically carries out disability surveys of all staff in line with legal requirements to identify the correct numbers of disabled staff and the nature of their disability. Data probably underestimates numbers as many will be unwilling to disclose their health conditions.

Each year a review of equalities is undertaken and for 2007/08 this will include consideration of measures related to disabilities, including mental health.

Finally South London & Maudsley and the Council have also recently submitted a bid for funding from the London Development Agency Opportunities Fund which aims to promote opportunities for Lewisham economically inactive clients, especially those on Incapacity Benefit (IB), (56% of those claiming IB in London do so in relation to mental health). If the bid is successful then the Council as a key partner will look at the best way to help this client group into work.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Flood
of the Deputy Mayor**

Question

What is happening with the proposal for the Lewisham College (Lewisham Way Campus), to move down to the Gateway development?

Reply

The Lewisham Gateway developers are in discussion with Lewisham College regarding moving part of the college to the Gateway development.

SUPPLEMENTARY QUESTION NO. 40

Councillor Flood

I have heard that possibly part of the Lewisham College may be moving to the Gateway Development, I always thought it was the whole of it and maybe a proposed timescale for these discussions.

Councillor Alexander

As far as I'm aware discussions have always been ongoing and nothing has ever been fixed so that is why the discussions are still going on between the Gateway developers and the College.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Flood
of the Cabinet Member for Children & Young People****Question**

Could the Cabinet Member for Children and Young People explain what progress has been made in requests for information from Haberdashers' Aske's Hatcham College referred to at the 1 November Council meeting in respect of Council questions 39, 40 and 44, and can the Cabinet member for Children and Young People remind officers he promised I would have by 3 November 2006, the information about how many year 4, 5 and 6 Haberdashers' Aske's children live within 2,400 metres of the school.

Reply

The College has so far been able to provide a limited response to the questions asked at the 1 November Council meeting. All the data they have is set out below in relation to those parts of the questions still outstanding.

Question 39 – The home to school distance of the most distant pupil admitted to HAHC from Lewisham primary schools in each of the five bands in the years 2005, 2004, 2003 and 2002.

The College is unable to easily provide the data for 2005 admissions as it is not readily available from their database. The college is able to confirm that for admission in 2005, under the home to school distance criterion, the most distant child admitted lived 1018.12 metres from the school. The data provided in answer to Question 44 in November showed that, in 2005, more than 67% of admissions to HAHC lived further away than this. (137 out of the 206 pupils admitted in 2005 lived more than 1200m from the school.)

Prior to 2005, the College was a City Technology College and home to school distance was not an admissions criteria. Home to school data was not calculated or recorded for children admitted to the College in 2004, 2003 and 2002.

Question 40 – the numbers of pupils from Lewisham primary schools admitted in each of the 9 bands in 2006 with Lewisham banding for comparison.

Total number in each Aske’s band admitted from Lewisham primary schools:

Aske’s Band	1 Lowest band	2	3	4	5	6	7	8	9 Highest band	All
Number	4	7	11	5	12	28	22	20	18	127

Total number in each Lewisham band admitted from Lewisham primary schools:

Lewisham Band	1A Highest band	1B	2A	2B	3 Lowest band	All
Number	42	36	17	19	13	127

Question 40 – the home to school distance of the last place offered for 2006 in each of the College’s 9 bands of ability along with their Lewisham band as a comparison.

The information relating to the children admitted in September 2006 is as follows:

HAHC Band	Lewisham Band	Distance (in metres)
1 (lowest)	3	634.33
2	2A	668.89
3	2A	673.68
4	2A	365.01
5	Unbanded	737.35
6	2A	765.3
7	2A	371.38
8	1B	208.56
9 (highest)	1A	364.44

Question 44

The college has no more data than that already provided in the answer to this question in November which showed that 54% of the 2006 intake and 55% of the 2005 intake lived more than 1800m from the school.

Information on how many Year 6, 5 and 4 children currently living within 2400 metres to Haberdashers’ Aske’s

The number of applicants by home to school distance for the 2007 admission round (the current year 6) is as follows

Distance in metres	All applicants	Lewisham applicants
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0-2400	962	633
Greater than 2400	1357	630
Total	2319	1263

Distances from home to Haberdashers' Aske's for younger year groups are not available as the pupil database only calculates distance once an application has been made. However, there is nothing adverse in the school roll data currently available to indicate that the pattern of application will be different once the current year 5 and 4 children transfer to secondary school.

An estimate has been made using mapping software. The data for this is below:

Year 4:

Of the 2740 pupils plotted, 880 have home addresses within 2400 metres of Haberdashers' Aske's Hatcham College.

Year 5:

Of the 2794 pupils plotted, 881 have home addresses within 2400 metres of Haberdashers' Aske's Hatcham College.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Russell
of the Cabinet Member for Community Services**

Question

What plans have been put in place for Library provision for members of the public during the period that Forest Hill Library is closed for repairs? When does the Council plan to formally announce these plans and how will they let the public know?

Reply

I understand that the Mobile Library will be providing a temporary service for Forest Hill residents whilst the library is undergoing refurbishment. This service is likely to start in mid-March when the library closes.

Library staff are also talking to other organisations about providing additional premises for storytelling sessions for children and other outreach provision.

Officers tell me that these plans will be formally announced when the details have been finalised. The temporary service will be publicised through the usual channels including the Council website, local press and on signage throughout the library service.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Russell
of the Cabinet Member for Resources****Question**

Requests that are received centrally via the FOI email inbox or where requests are physically sent to the central team by either applicants or receiving departments are currently analysed and reported here. Systems to capture requests received centrally have undergone a number of changes in pursuit of more efficient and accurate administration. As a result, there are no comparable statistics that reflect the entire time that the Act has been in force. Those produced since January 2006 should be read on the understanding that there may be other requests received by individual services that are not accounted for here.

How many requests for information has the Council received in the years 2005 and 2006 under the Freedom of Information Act since it came into force in January 2005?

The central team introduced statistical gathering for those requests received centrally in January 2006. Performance indicators were introduced in April 2006.

The following is reported:

- Total requests received from Jan 06 to Dec 06 = 231 (central only)
- Total request received from Jan 05 to Dec 05 = approximately 225 (central only)

How many of these requests in each of the two years have been given an answer within the required 20 days?

- In 2006, 185 requests were answered within the statutory timescale (81%) (central only)
- We are unable to provide an answer for 2005

How many appeals have been sent to the information Commissioner in each year. How many of these have been decided both for and against Lewisham and how many are still to be determined?

The council is made aware of complaints/appeals where an investigation is conducted. To date the council has received three decision notices, as follows:

- 05/12/2005 - FOI 10 - Complaint Upheld , FOI 17 - Complaint Upheld
- 07/08/2006 - FOI 1 - Complaint Upheld , FOI 10 - Complaint Upheld
- 05/07/2006 - FOI 1 - Complaint Upheld

We are not aware of any pending appeals/complaints at the present time.

Has the Council not provided information on any occasions claiming 'qualified exemption' and if so on how many occasions in each year?

The central team provide advice and assistance in cases where a qualified exemption may apply but this information is not recorded. In the majority of cases information is provided and exemptions are not relied upon.

Does the council have any plans (as many other public bodies are already doing) to provide disclosure logs to the public on the Council's web site detailing requests that have been made and answers that have been provided to previous Freedom of Information Act requests?

We will certainly be considering providing a disclosure log as well as other initiatives that will be in the spirit of the implementation of the Freedom of Information Act's aims to promote openness and transparency within public bodies.

SUPPLEMENTARY QUESTION NO. 43

Councillor Russell

I don't understand what the table is at the end of the answer is, I'm a little bit confused.

Councillor Klier

It relates to repeat requestors for information.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Parmar
of the Cabinet Member for Community Services****Question**

In the recent Active People survey conducted by Sport England, Lewisham came out as one of the best places in the country for choice and convenient access to sports facilities. However Lewisham scored quite low for participation, so what are our plans to get our residents making better use of our excellent sports facilities?

Reply

Officers have informed me that the Lewisham Physical Activity, Sport & Leisure Strategy Action Plan details all activities proposed in support of increased participation. It will be closely monitored with regular reports to all partners. We are also working with the Communications team, and publicising sports and leisure through focussed marketing activity.

Over the past year, the Council, through the leisure contractor, has invested in its leisure centres to make them more usable. For example, the activity hall at the Bridge Leisure Centre has had multi sport markings sealed in to the floor, enabling a range of team sports to be played. Local secondary schools are now making much more use of the facility and a range of team sports are being developed.

In 2006 4 new community sports coaches were appointed with funding from a range of partners including Sport England, local schools, Millwall Community Scheme, Guys & St Thomas Hospital and the Council's leisure and park contractors. The coaches are developing basketball, tennis, rugby and swimming throughout the Borough using the Council's indoor and outdoor facilities. Development plans are being drawn up to focus this work.

The latter half of 2006 saw the start of a phased piece of work by the Sports and Leisure Service, talking to groups and residents about access to sport and leisure facilities and activities. I understand that the first phase looked at older people and an implementation plan will be in place for April 2007 which will focus on increasing

accessibility, and changing existing programmes to be of more interest to older residents.

The current Lewisham Plus card (leisure discount card) is to be merged with the current piloted smart card, featuring library card and oyster card, and it is envisaged that a new residents card, including leisure, will make up a new Council smart card to be launched in the new financial year. The marketing of the scheme will be improved.

All new school sports facilities being developed through PFI or the Building Schools for the Future programme will have community use agreements as standard, enabling community access to facilities after school and at weekends and in the holiday periods. These will be monitored to ensure take-up and also be developed to ensure a standard across all sites including pricing, access and access policies.

Lewisham has been chosen as a pilot for the Everyday Swim project. I understand that this will mean that Lewisham pools will see an increase in take up of those learning to swim, swimming for health or swimming competitively. The project is being overseen by a steering group including the Council, the PCT and the Amateur Swimming Association.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Ibitson
of the Cabinet Member for Customer Services**

Question

How many Christmas trees were recycled following Christmas 2006?

Reply

The Christmas Tree Recycling Scheme ended on Sunday 21st January. Our scheme partner Glendale are still collating the information on the numbers of trees recycled. I will ask officers to provide you with this information directly as soon as it is available.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Smith
of the Cabinet Member for Children & Young People****Question**

I welcome the recent news that Lewisham schools have retained their position as the top improvers in London for the number of students gaining 5 or more A* to C grades at GCSE. However they are still behind the national average. What plans are in place to finally close this gap?

Reply

The gap has reduced from 13% in 2002 to 4 % in 2006 demonstrating that our schools' results are improving at a faster rate than nationally. There are a number of strategies in place to close this gap. The key strategy is our approach of schools and the colleges working in collaboratives and federations, allowing expertise and resource to be shared and focused on the core business of raising standards in schools. Together, schools and colleges are stronger than if they work in isolation. In the secondary phase, in particular, it allows a broader curriculum to be on offer for pupils, with courses being run that would not necessarily be viable for individual schools or colleges. It also gives us the opportunity to develop strong leadership by giving staff the ability to learn from strong approaches in other schools.

Our prime focus is on improving the quality of leadership and management in all schools, as this is what leads to significant pupil progress. This is being achieved through rigorous monitoring of schools by a new national system of locally appointed and managed School Improvement Partners who challenge headteachers on their data and progress. The Local Authority's School Improvement Officers ensure appropriate follow-up, intervening with support and challenge as necessary to secure improvements. This is then followed up with more direct teaching and learning interventions from our team of consultants, to ensure that students reach their potential.

We have school action plans at individual school level for schools who are finding it difficult to develop and sustain high performance for all pupils. We involve key stakeholders in this process and set targets for the school to reach and take further action if necessary. We are working closely together with London Challenge and the

Secondary National Strategy to ensure high quality support and challenge across the board.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Phoenix
of the Cabinet Member for Children & Young People****Question**

What measures have been taken to identify funding that would support the continuation of the Key Stage 4 Access to Schooling Programme recently praised by the Mayor and Councillors?

Reply

When programmes using specific external grants end, there is an evaluation of the programme's successes and weaknesses and consideration is given to those areas which need to be mainstreamed. For the KS4 Access to Schooling programme this informal evaluation looked at monitoring data, giving us evidence on which revised plans are being developed. These plans will ensure funds are properly targeted on asylum seekers and refugees and will meet the following aims:

- a) achieve the integration of refugee and asylum-seeking learners aged 15 and 16 into secondary schools and access to the mainstream curriculum;
- b) develop schools' capacity to meet the needs of the newly arrived learners and induct young people who have refugee or asylum seeker status.

The Children & Young People Select Committee on 23rd January is looking at the proposals for how the programme can be reshaped.

SUPPLEMENTARY QUESTION NO. 47**Councillor Phoenix**

A motion was passed in this chamber recording the continued support for the Key Stage 4 Access to Schooling Programme. My question had been related to what has been done to identify any funding so that we could continue to support this ongoing programme, but in actual fact the answers I've been given are that plans

have been made to provide a completely different style of provision for these same Stage Key 4 pupils but my question was really relating to having this chamber all voting all supporting and the Mayor speaking up in support of the programme which has got five stars for everything except where can we find the money, what had been done to try and identify some funding. I don't see an answer there.

Councillor Massey

As you will be aware, I believe the meeting on Tuesday night the Children & Young People Select Committee looked at this and will do so again. There was a political commitment in the chamber to refer it to the Children & Young People Select Committee to support the successful access to schooling proposal. Of course we understand that when you mainstream a programme you look at it, review it, you make sure that the components are continued. I do think there probably was some difficulty over the advice that we were given prior to that meeting but you have our support for the programme but I wouldn't guarantee that it continues in its present form but I do support the principles it has, I'd support the idea of funds being directed towards asylum seekers and refugees to help them integrate into our school system.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

**Question by Councillor Phoenix
of the Cabinet Member for Children & Young People**

Question

What will it cost to adequately prepare the Mornington Centre as a decanting centre for local Primary Schools ? For what period of time will this be used?

Reply

Childeric successfully moved into the Mornington Centre this term. I would like to express my thanks to the staff and governors of the school who worked tirelessly to get the school up and running on time for the children.

The Mornington Centre will be used as a decant site for Childeric Primary school until December 2007 and then Ashmead Primary school until October 2008. The cost of the alteration work to prepare the Mornington Centre for Primary school use is £250,000.

LONDON BOROUGH OF LEWISHAM**COUNCIL MEETING****24 JANUARY 2007****Question by Councillor Phoenix
of the Cabinet Member for Children & Young People****Question**

It is proposed to reduce the intake of the Primary school at the Lewisham Bridge site to single form entry. What plans are there to provide school places in the future if the population in the north of the Borough were to increase by 20% by 2016?

Reply

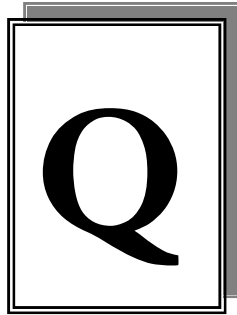
Work has taken place to assess how secure we would be in reducing the primary provision in this way at Lewisham Bridge. The school currently does not recruit well to its admissions limit, and over the past six years the school has admitted significantly fewer than 60 pupils to its reception year groups. There is currently projected to be only 39 children in Reception and last year there were only 37 children in Year 6. The average vacancy rate is 20 pupils in each year group.

Analysis of the pattern of home addresses of the 39 reception year children in Lewisham Bridge reveals that 28 children live within approximately 0.5 miles of the school. 11 children will travel considerably further to the school and their home addresses are close to other schools with surplus places. Equally there are schools reasonably close to Lewisham Bridge which also have vacancies which could absorb any reduction in provision on this site.

Whilst, with our current population, officers consider it safe to reduce the numbers in Lewisham Bridge, it is also very important to consider future demand for primary place provision. Work has been carried out as part of the review of primary places to redefine Lewisham's traditional four primary planning areas to take into account where parents actually send their children to school. This work is ongoing but current reception class capacity in the area which includes Lewisham Bridge primary school is 880 with 757 children actually on roll. If capacity were to be reduced by one form of entry at Lewisham Bridge school, the area would have a capacity of 855. This gives sufficient surplus (11%) to be confident about reducing the size of the school in the short term. However, current GLA projections envisage growth of between 9% and 22% across the borough by 2016. These projections are not

failsafe and more work is being done to analyse the growth trends for the Lewisham Bridge area. Indications of growth in pupil numbers in that locality are not yet finalised but do not appear at this stage to indicate a 20% increase.

Figures are due to be finalised next month as part of the primary review. If growth were to be as high as 20% it might be necessary to expand other schools in the area. This will be considered once the figures for the borough are complete.

Question*Time***PUBLIC QUESTION NO. 1****LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007**

Question asked by: Ms H Mercer

Question

Lewisham Gateway planning application provides a maximum of 20% affordable housing. Lewisham's guidelines are for 35% and the Mayor of London's are for 50%. Has Lewisham Council made representations to the developers about this deplorable neglect of Lewisham's severe housing needs, and if so, can these be made public?

Reply

The council has worked closely with the Gateway applicants to ensure the scheme will deliver as much affordable housing as possible, given the financial realities of the project and the other, significant regenerative benefits it will be delivering.

Policy HSG14 (Provision of Affordable Housing) as contained in the adopted Unitary Development Plan 2004 seeks to negotiate an element of affordable housing where a site is 0.5 hectares or more in area or where sites are capable of accommodating 15 dwellings or more.

In the context of the Lewisham Gateway proposal, it is crucial that this policy states that the suitability of a site to provide affordable or key worker housing

will be dependant upon whether the provision of affordable/key worker housing would prejudice the realisation of other planning objectives that need to be given

priority in the development of the site. Even the London Plan (Policy 3A.8) recognises that negotiating affordable housing provision needs to take account of the individual circumstances of the site with targets being applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.

One clearly needs to have regard to the costs of this comprehensive regeneration project which seeks to deal with a number of issues currently facing Lewisham Town Centre (the need to significantly improve the connectivity between the transport interchange and the shopping centre, the need to fully engage with the river environment, the desire to enhance retail and leisure facilities available within the town centre and the desire to promote high quality architectural solutions and high standards of public realm).

The infrastructure costs associated with relocating existing roads and rivers needs to be recognised in terms of the proportion of affordable housing able to be delivered as part of the development. It is also worth noting that the London Mayor's Stage 1 Planning Report considers that the proportion and form of affordable housing proposed as part of the Lewisham Gateway development "is the maximum reasonable amount of affordable housing in accordance with Policy 3A.8. It is also important to balance this comparatively low level of affordable housing with the wider regeneration benefits associated with the improvement of Lewisham Town Centre.....". This recognises that the Lewisham Gateway project is a complex regeneration scheme that faces a particular set of heavy engineering and other constraints.

SUPPLEMENTARY QUESTION

Ms Mercer

Can you explain to me how it is that 215 extra jobs created by the Lewisham Gateway Development can regenerate the whole London Borough of Lewisham.

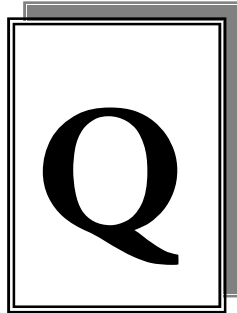
Councillor Alexander

I don't think that for one minute we are suggesting that those jobs will regenerate the whole of the London Borough of Lewisham. There are a number of schemes that are happening across the borough to regenerate the whole of the London Borough of Lewisham. What this scheme is specifically about is Lewisham Town Centre. The way that we are going to regenerate the Town Centre and the surrounding areas; there is to actually make this area more attractive to residents and visitors, to re-connect the station to the shopping centres, to ensure that people are using Lewisham Town Centre as opposed as going down to Bromley to do their shopping or going down to

Greenwich to use the cinema for example. So it's actually about recreating activity, a lot of positive good activity in the Town Centre. Hopefully what part of this scheme will do is actually lead to some improvements perhaps in the Riverdale Centre as well. And so this is actually doing a number of things, it's not just about jobs, it's

about housing, it's about opening up the rivers there, it's about creating quality usable public spaces. So all of those things together, that is what our vision is for regenerating Lewisham. It's about creating a mixed and sustainable community there and that's really what we are trying to achieve in the redevelopment of the Town Centre.

Question



Time

PUBLIC QUESTION NO. 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

Question asked by: Mr R Proctor

Question

On page 63 of the Lewisham Gateway 'Environmental Statement' it states:

"The level of commercial development proposed on the Gateway site has been informed by the Commercial Market Research Report prepared by Jones Lang LaSalle. The commercial review indicated that there is likely to be limited market demand for office space. Demand for larger quanta of office space is limited due to a large quanta of supply in Canary Wharf and Greenwich Peninsula."

and in 'Urban Renaissance In Lewisham Partnership Board October 24 2002 Property Market Appraisals And Viability Analysis' They state:

"Offices there is relatively little private sector demand at present and speculative office development is not likely to be very attractive to developers."

In view of these statements can the council explain why it continues to advertise that up to 8,000m² of office space has been allocated within the new Lewisham Gateway development?

1053

Reply

The outline planning application for the Lewisham Gateway redevelopment proposes a maximum of 100,000 sq m of mixed use accommodation (comprising retail accommodation, offices, educational facilities, hotel, residential accommodation, as well as health and leisure facilities).

The application documentation explicitly states that it is the applicant's intention to develop a scheme which would have an optimum floorspace of 78,000 sq m. A proposal such as Lewisham Gateway (in view of the time required to fully implement the scheme) is required to respond to changing market conditions. The floorspace/mix allocation highlighted within the submitted development specification would allow for fluctuations between the various specified uses, ensuring that the development adequately responds to changes in market demand and scheme viability.

The present limited demand for office growth within Lewisham Town Centre would probably limit the actual level of office accommodation delivered as part of the proposals. It would be inappropriate to provide office accommodation that remains vacant over a long time period.

The floorspace figures contained within the development specification would provide the flexibility to promote further office accommodation, should suitable economic conditions prevail. The actual level of office accommodation delivered as part of the various development phases would need to be clarified at reserved matters stage.

SUPPLEMENTARY QUESTION NO. 2

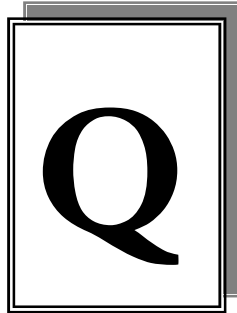
Mr Proctor

I would like to ask how does the loss of nearly 4,000 square metres of green space actually fit into that plan.

Councillor Alexander

Sorry I am a little bit confused to your supplementary following on from a question about office space. What I can tell you about the green space that we are recreating in the Town Centre, as some of you will see at the moment, is the very positive steps that we are taking to redevelopment the Cornmill Gardens area and we will actually have a new park which is going to be at the confluence of the rivers. The green space that is currently there at the moment is not currently used frequently and is not an inviting environment and certainly the areas that we are going to provide in terms of public space are actually going to be of much higher quality. So that's what we are doing in terms of the environment that you asked about.

Question



Time

PUBLIC QUESTION NO. 3

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

24 JANUARY 2007

Question asked by: Mr P O'Reilly

Question

The low-H road layout is at the time of writing unproven as being capable of being able to accommodate traffic capacity. The development will increase car usage (if only by future residents) and delivery vehicles but since the low H system was proposed Lewisham has made the area the focus of a series of development proposals:

Loampit Vale
Thurston Road
Conington Road
Lewisham Bridge School

In view of this will Lewisham Council commission a cumulative development impact assessment to see just how great the gridlock could be?

Reply

The highway consultants acting on behalf of the developer of the Thurston Road site were asked by the Council as well as Transport for London to take full account of the proposed Low H junction as well as the increased bus capacity and the relocation of the bus layover proposed as part of the Lewisham Gateway scheme. This was very much an issue taken into

consideration by officers and Members of the Strategic Planning Committee and the London Mayor.

Transport consultants currently advising the Lewisham Gateway developer have also been required to factor in the Thurston Road development. The Thurston Road redevelopment has now received full planning permission.

The Loampit Vale and Lewisham Bridge School developments are at “pre planning” stage and discussions have yet to commence with the applicant’s consultants. When those discussions do commence the applicant’s transport consultants will be asked to evaluate the impact of their proposals in the context of approved and committed development within the vicinity.

SUPPLEMENTARY QUESTION NO. 3

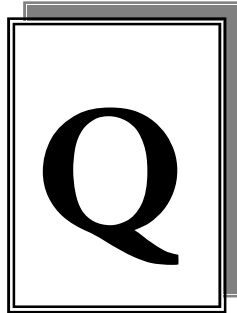
Mr O’Reilly

My question was regarding the viability of the low-H road layout which is part of the Lewisham Gateway Development. The viability of that road layout when you take into account the other developments in Thurston Road particularly, and Loampit Vale which is proposed. The answer states that the developments in Thurston Road were taken into account in the traffic modelling for the Lewisham Gateway Development but not the Loampit Vale proposed development because it wasn’t at the correct stage of planning.

Does the Council believe that the viability of the low-H road layout can be accurately evaluated without taking into account all three of these proposed developments in the same traffic modelling exercise?

Councillor Alexander

Certainly TfL are still looking at the proposals for the low-H and what will happen in terms of the Loampit Vale development and Lewisham Bridge School, which you also referred to in your question. When they are at the stage when planning applications are coming forward then the overall impact of the Gateway Development, the Connington Road, the Thurston Road site, will then be considered in the applications that come forward for the Loampit Vale site and the Lewisham Bridge site and they will be taken into consideration in forming a view about the planning applications for those two sites.

Question*Time***PUBLIC QUESTION NO. 4****LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007**

Question asked by: Ms S Graves

Question

When the Strategic Planning Committee agreed to the new Thurston Road development which includes a new B&Q, were they made aware of the impact of this development on traffic levels in Loampit Vale and the impact of still more delivery vans and cars on the capacity of the proposed low H system for the roundabout?

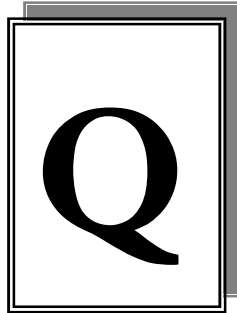
Reply

The highway consultants acting on behalf of the developer of the Thurston Road site were asked (by the Council as well as Transport for London) to take full account of the proposed Low H junction as well as the increased bus capacity and the relocation of the bus layover proposed as part of the Lewisham Gateway scheme. This was very much an issue taken into consideration by planning officers as well by Members of the Strategic Planning Committee and the London Mayor.

Consultants advising the Lewisham Gateway developer have also been required to factor in the Thurston Road development. The Thurston Road redevelopment has now received full planning permission.

Considerable detail relating to Transport and Highway matters were incorporated in the committee report which contained the following summary:-

- 3.62 The report (TA) concludes that the site is suitable for the proposed development from a highway and transportation planning perspective. The site is highly accessible for pedestrians and cyclists making journeys to the site as staff or customers, or making journeys from the site as residents. A number of public transport opportunities are conveniently located for residents, staff and customers. The amenities of the town centre are within an easy walking distance of the site. The proposed levels of residential and retail car parking comply with current policy and the arrangements for car park and service vehicle access to the site are demonstrated on the highway network. The trips generated by the scheme can be accommodated on the highway network. An improvement is proposed at the Jerrard Street/Loampit Vale junction which improves pedestrian crossing opportunities and provides a controlled facility for right turning vehicles from Loampit Vale into Jerrard Street. The scheme is considered to be compatible with the Lewisham Gateway initiative.

Question*Time***PUBLIC QUESTION NO. 5****LONDON BOROUGH OF LEWISHAM****COUNCIL MEETING****24 JANUARY 2007**

Question asked by: S Bingham

Question

When can Lewisham Council put a high linked fence between the path in Beckenham Place Park and the back of our gardens? Benbury residents had a meeting with the council, police, Glendales and Councillor Mark Morris last year to have a section of path in the park moved away from the back of our gardens. This was looked at as a good idea by the council. In addition to this, a linked fence to be erected along the back of our fenced gardens to prevent a blind spot for trouble?

Reply

The Council has undertaken a significant amount of work with regard to the adjoining boundary between the four corner houses on Benbury Close and Beckenham Place Park. Officers from Green Scene, Glendale and the Police Safer Neighbourhood Team have made every effort to help combat incidents of anti social behaviour in the park, meeting with residents on a number of occasions. The planting of vandal resistant shrubs along part of the fenceline has been carried out, anti motorcycle gates have been installed and, at the request of residents, the height of existing hedgerows has been reduced. Residents have in the past stated that double fencing, and this is what is being requested, acts as a storage for detritus which, as has happened in the past, has been set on fire by vandals which has damaged garden fencing. The Council does not therefore intend to erect a second line

of fencing along the rear of these properties. The possibility of moving the pathway was considered but, unfortunately upon investigation the costs involved in moving a large section of pathway were prohibitive and will therefore not be carried out.