



AGENDA

MAYOR AND CABINET

Date: WEDNESDAY, 7 DECEMBER 2016 at 6.00 pm

**Committee Rooms 1 & 2
Civic Suite
Lewisham Town Hall
London SE6 4RU**

**Enquiries to: Kevin Flaherty 0208 3149327
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MEMBERS

| | | |
|---------------------------|--------------------------------------|---|
| Sir Steve Bullock | Mayor | L |
| Councillor Alan Smith | Deputy Mayor - Growth & Regeneration | L |
| Councillor Chris Best | Health, Well-Being & Older People | L |
| Councillor Kevin Bonavia | Resources | L |
| Councillor Janet Daby | Community Safety | L |
| Councillor Joe Dromey | Policy and Performance | L |
| Councillor Damien Egan | Housing | L |
| Councillor Paul Maslin | Children & Young People | L |
| Councillor Joan Millbank | Third Sector and Community | L |
| Councillor Rachel Onikosi | Public Realm | L |

Members are summoned to attend this meeting

**Barry Quirk
Chief Executive
Lewisham Town Hall
Catford
London SE6 4RU
Date: Tuesday, 06 December 2016**



INVESTOR IN PEOPLE

The public are welcome to attend our committee meetings, however occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

ORDER OF BUSINESS – PART 1 AGENDA

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- tell the clerk to the meeting before the meeting starts;
- only focus cameras/recordings on councillors, Council officers, and those members of the public who are participating in the conduct of the meeting and avoid other areas of the room, particularly where non-participating members of the public may be sitting; and
- ensure that you never leave your recording equipment unattended in the meeting room.

If recording causes a disturbance or undermines the proper conduct of the meeting, then the Chair of the meeting may decide to stop the recording. In such circumstances, the decision of the Chair shall be final.

| MAYOR & CABINET | | |
|---------------------|---------------------------|-----------------------|
| Report Title | Declarations of Interests | |
| Key Decision | No | Item No. 1 |
| Ward | n/a | |
| Contributors | Chief Executive | |
| Class | Part 1 | Date: December 7 2016 |

Declaration of interests

Members are asked to declare any personal interest they have in any item on the agenda.

1 Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct :-

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

2 Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.

- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member’s knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member’s knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
 - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes , or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members’ Interests (for example a matter concerning the closure of a school at which a Member’s child attends).

(5) Declaration and Impact of interest on members' participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.
- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

Agenda Item 2

| MAYOR AND CABINET | | |
|---------------------|-----------------|-----------------------|
| Report Title | Minutes | |
| Key Decision | | Item No.2 |
| Ward | | |
| Contributors | Chief Executive | |
| Class | Part 1 | Date: December 7 2016 |

Recommendation

It is recommended that the minutes of that part of the meeting of the Mayor and Cabinet which were open to the press and public, held on November 9 2016 (copy attached) be confirmed and signed as a correct record.

MINUTES OF THE MAYOR AND CABINET

Wednesday, 9 November 2016 at 6.00 pm

PRESENT: Sir Steve Bullock (Mayor), Councillors Alan Smith, Janet Daby, Joe Dromey, Damien Egan, Paul Maslin, Joan Millbank and Rachel Onikosi.

Apologies for absence were received from Councillor Chris Best and Councillor Kevin Bonavia.

514. Declaration of Interests

None were made.

515. Minutes

RESOLVED that the minutes of the meeting held on October 19 2016 be confirmed and signed as a correct record.

516. Matters Raised by Scrutiny and other Constitutional Bodies

None were raised.

517. London Living Wage accreditation discount review

Councillor Joe Dromey introduced the report which reviewed the scheme after being in operation for one year. In answer to a question from Councillor Millbank about the number of employers with more than 50 employees who had been approached to take part, Councillor Dromey stated 52 such businesses had been contacted but that approaches had not been made to organisations which did not have local discretion over pay rates.

Having considered an officer report, and a presentation by the Cabinet Member for Policy & Performance, Councillor Joe Dromey, the Mayor, for the reasons set out in the report:

RESOLVED that

(1) a one off discount in NNDR based on the cost of accreditation be offered again in 2017/18 to businesses that become accredited by the Living Wage Foundation during 2017/18 and who meet the criteria set out in appendix 1

(2) the discount be offered on a first come first served basis until the Council's overall contribution equals £20,000 within the 2016 -2018 financial years and once the Council's £20,000 contribution has been reached to offer no further discounts; and

(3) the scheme be reviewed in 2017/18 to determine whether it should be offered in future years.

518. Catford Regeneration Programme Update

The Executive Director for Regeneration and Resources's representative tabled an updated report which amended paragraphs 1.1 and 5.1.3.

Having considered an amended officer report and a presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor for the reasons set out in the report:

RESOLVED that

(i) the recommended masterplanning approach for progressing the Catford Regeneration Programme be approved; and

(ii) the programme for delivering the proposed approach be approved.

519. Deptford Reach development

Councillor Joan Millbank requested that imprecise references to 'grant funding' should be replaced by a more accurate term such as 'allocation' in order to avoid confusion.

Having considered an officer report, and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) Having considered the relevant benefits and risks associated with the funding of the Deptford Reach development project, the Council increases the grant funding for the development, from £924,000 to £1,500,000 using S106 funding; and

(2) authority be delegated to the Executive Director for Resources and Regeneration, in consultation with the Executive Director for Customer Services and Head of Law, to finalise the terms of the grant agreement with Deptford Reach for the S106 funding.

520. Annual Complaints Report

The report was introduced by Councillor Joe Dromey who noted there had been a 17% reduction in complaints.

Having considered an officer report, and a presentation by the Cabinet Member for Policy & Performance, Councillor Joe Dromey, the Mayor,

RESOLVED that the report be noted.

521. Licensed Deficits Forest Hill and Prendergast

Having considered an officer report, and a presentation by the Cabinet Member for Children & Young People, Councillor Paul Maslin, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) Prendergast Ladywell School budget plan be approved and a loan of £558k be made to cover the school's budget shortfall in the first year of the recovery plan

(2) Forest Hill School's budget plan be approved and a loan of £879k be made to cover the school's budget shortfall in the first year of the recovery plan;

(3) in accordance with the Scheme of Delegation and loan agreement both schools pay back the loan over a five year period;

(4) authority be delegated to the Executive for Resources and Regeneration in consultation with the Executive Director for Children's Services and the Head of Law to agree the terms of the Loan Agreements.

522. Lewisham Homes Business Plan.doc

Having considered an officer report, and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the performance of Lewisham Homes against its targets, as set out in Be noted along with the Action Plan outlining how Lewisham Homes plans to continue to improve performance and resident satisfaction; and

(2) the Business and Delivery Plan for 2016-19 be approved.

523. Private Rented Sector Additional Licensing Scheme

Having considered an officer report, and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the designation of an additional licensing scheme for Houses in Multiple Occupation (HMOs) so as to include those which are above commercial premises in the whole of the Council's area using the power set out in Section 56 (1) of the Housing Act 2004 be confirmed;

(2) authority be delegated to the Executive Director for Customer Services to publish the 3 month Statutory Notices for the scheme as part of the statutory implementation demands;

(3) the Executive Director for Customer Services, with the relevant portfolio holder, be authorised to review the scheme, its implementation and resourcing and make amendments as necessary so as to ensure the

principles of the scheme are achieved.

(4) the change in fine levels applicable to the scheme be noted.

524. Local Authority Governor Nominations

Having considered an officer report, and a formal presentation by the Cabinet Member for Children & Young People, Councillor Paul Maslin, the Mayor,

RESOLVED that the following persons be nominated as local authority governors for the schools indicated:

| | |
|-------------------|---|
| Janet Willis | All Saints' Church of England Primary |
| Michelle Fenniche | New Woodlands |
| Rhian Douglas | Rathfern Primary |
| Mel Church | Sandhurst Infants and Nursery |
| Jane Clark | St Margaret's Lee Church of England Primary |
| Roger Lewis | St Michael's Church of England Primary |

525. Referral from CYP SC on response to Review into Careers Information, Advice and Guidance

Having considered the Select Committee's report, the Mayor,

RESOLVED that the views of the Select Committee as set out be received and the Executive Director for Children and Young People be asked to prepare a response for Mayoral consideration.

526. Housing SC and SDSC Referral on Housing Zones

Having considered the joint Select Committees report, the Mayor:

RESOLVED that the views of the Select Committees as set out be received the Executive Director for Resources and Regeneration be asked to prepare a response for Mayoral consideration.

527. Copperas Street Disposal Part 1

In considering the options the Mayor observed that the Essential Living submission had considerable merit but that only acceptance of the Kitewood proposal would allow the Council to honour long standing commitments made to the Trinity Laban centre.

Having considered an open and a confidential officer report and a presentation by the Deputy Mayor, Councillor Alan Smith, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) authority be granted to dispose of the Copperas St site to Kitewood Creekside Limited on the terms set out; and

(2) authority be delegated to the Executive Director for Resources & Regeneration, in consultation with the Head of Law, to finalise the terms of the legal documentation for the disposal with Kitewood Creekside Limited (or any of their group companies).

528. Exclusion of Press and Public

RESOLVED that in accordance with Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012 and under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs [3, 4 and 5] of Part 1 of Schedule 12(A) of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

16. Disposal of Copperas Street Depot Part 2

529. Copperas Street Disposal Part 2

This report was considered in conjunction with the open report on the same item.

The meeting closed at 6.44pm

| MAYOR AND CABINET | | |
|--------------------------|--|-----------------------|
| Report Title | Report Back On Matters Raised By The Overview And Scrutiny Business Panel or other Constitutional bodies | |
| Key Decision | No | Item No. |
| Ward | | |
| Contributors | Head of Business & Committee | |
| Class | Open | Date: December 7 2016 |

Purpose of Report

To report back on any matters raised by the Overview and Scrutiny Business Panel following their consideration of the decisions made by the Mayor on November 9 2016 or on other matters raised by Select Committees or other Constitutional bodies.

1. Decision made at Mayor and Cabinet on 9 November 2016 – Catford Regeneration Programme – Update

1.1 Following discussion at the Overview and Scrutiny Business Panel meeting, Business Panel Members noted the decision of the Mayor and agreed to make the following comment and requests to the Mayor:

- i. Business Panel noted officers had proposed a March deadline for the Masterplan roll out, and seek confirmation that this deadline is achievable.
- ii. the Mayor be requested to ask officers to construct a timeline which would include programmed events and venues for community engagement with the Catford Regeneration Programme.
- iii. the Mayor be requested to ask officers to ensure that the Broadway Theatre form a central part of any regeneration plan for the Catford Centre.
- iv. the Mayor be requested to ask officers to update the Sustainable Community Strategy because the current one is considerably dated.

- v. the Mayor be requested to ask officers to respond to an outstanding referral from the Sustainable Development Select Committee to Mayor and Cabinet on the Catford Regeneration.

2. Decision Made by an Executive Director Under Delegated Authority – Approval of Award of Contract for Deptford High Street North

Following discussion at the Overview and Scrutiny Business Panel meeting, Business Panel Members noted the decision of the Executive Director for Resources and Regeneration and agreed to:

- i. request that the Mayor ask officers to return the Deptford Anchor to a suitable location in Deptford High Street, as requested by residents.

Agenda Item 4

| MAYOR & CABINET | | |
|---------------------|--------------------------------|-----------------------|
| Report Title | Outstanding Scrutiny Items | |
| Key Decision | No | Item No. |
| Ward | n/a | |
| Contributors | Head of Business and Committee | |
| Class | Part 1 | Date: 7 December 2016 |

1. Purpose of Report

To report on items previously reported to the Mayor for response by directorates and to indicate the likely future reporting date.

2. Recommendation

That the reporting date of the items shown in the table below be noted.

| Report Title | Responding Author | Date Considered by Mayor & Cabinet | Scheduled Reporting Date | Slippage since last report |
|--|-----------------------------|------------------------------------|--------------------------|----------------------------|
| Children and Young People Select Committee- Response to Review into Careers Information, Advice and Guidance | ED Children & Young People | 9 November 2016 | 15 February 2017 | No |
| Housing Select Committee and Sustainable Development Select Committee- Housing Zones | ED Resources & Regeneration | 9 November 2016 | 15 February 2017 | No |
| Sustainable Development Select Committee – Catford Regeneration | ED Resources & Regeneration | 1 June 2016 | 11 January 2017 | No |

BACKGROUND PAPERS and AUTHOR

Mayor & Cabinet minutes 1 June 2016 and 9 November 2016 & available from Kevin Flaherty 0208 3149327.

<http://councilmeetings.lewisham.gov.uk/ieListMeetings.aspx?CId=139&Year=0>

Agenda Item 5

| | |
|--|-------------------------------------|
| Chief Officer Confirmation of Report Submission | |
| Cabinet Member Confirmation of Briefing | |
| Report for: Mayor | <input type="checkbox"/> |
| Mayor and Cabinet | <input checked="" type="checkbox"/> |
| Mayor and Cabinet (Contracts) | <input type="checkbox"/> |
| Executive Director | <input type="checkbox"/> |
| Information <input type="checkbox"/> Part 1 <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Key Decision | <input checked="" type="checkbox"/> |

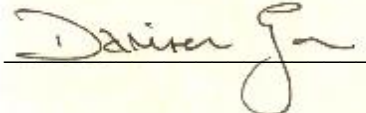
| | |
|------------------------|-------------------------------|
| Date of Meeting | 7 th December 2016 |
|------------------------|-------------------------------|

| | |
|------------------------|---------------------------|
| Title of Report | Allocations Policy Review |
|------------------------|---------------------------|

| | | |
|-----------------------------|-------------------|-----------------------------|
| Originator of Report | Genevieve Macklin | Ext. 46057 |
|-----------------------------|-------------------|-----------------------------|

At the time of submission for the Agenda, I confirm that the report has:

| Category | Yes | No |
|--|-----|----|
| Financial Comments from Exec Director for Resources | X | |
| Legal Comments from the Head of Law | X | |
| Crime & Disorder Implications | X | |
| Environmental Implications | X | |
| Equality Implications/Impact Assessment (as appropriate) | X | |
| Confirmed Adherence to Budget & Policy Framework | X | |
| Risk Assessment Comments (as appropriate) | | |
| Reason for Urgency (as appropriate) | | |

Signed:  Executive Member

Date: 28.11.2016

Signed:  Director/Head of Service

Date 28.11.2016

| Control Record by Committee Support | |
|---|------|
| Action | Date |
| Listed on Schedule of Business/Forward Plan (if appropriate) | |
| Draft Report Cleared at Agenda Planning Meeting (not delegated decisions) | |
| Submitted Report from CO Received by Committee Support | |
| Scheduled Date for Call-in (if appropriate) | |
| To be Referred to Full Council | |

| Mayor and Cabinet | | | |
|--------------------------|---|-----------------|--|
| Title | Allocations Policy Review | | |
| Key decision | Yes | Item no | |
| Wards | All | | |
| Contributors | Executive Director Customer Services, Head of Law | | |
| Class | Part 1 | 7 December 2016 | |

1 Purpose of report

- 1.1 On 2 May 2016 Mayor and Cabinet agreed that officers should consult with residents and partners about proposed changes to the Council's Allocations Scheme (also known as the Allocations Scheme). The consultation opened in August and concluded on 4 September 2016.
- 1.2 This report presents the results of that consultation, along with comments of the Housing Select Committee, and seeks final approval from the Mayor for changes to the Allocations Scheme.

2 Summary

- 2.1 Demand has increased significantly over recent years whilst the number of homes for social rent – either new build or re-lets – has reduced. Between 2010/11 and 2015/16 the number of households housed by the Council in temporary accommodation increased by 89% and over the same period there was a 39% reduction in the number of available lets.
- 2.2 There is increased demand for housing in a context of reducing supply. The council has taken a number of steps to address this challenge, including building new Council homes for the first time in a generation, so that the Council is directly providing new homes for social rent itself. The Council also continues to work in partnership with Housing Associations and other developers to build new homes in the borough.
- 2.3 In this context, Lewisham's Allocation Scheme sets out how we will allocate the properties that become available to the Council as fairly and efficiently as possible to households who need them. It sets out the principles of how we will do this and how we will make sure we comply with legislation and court rulings in this area.
- 2.4 The Allocations Policy was last reviewed in detail in 2012. Since that review, the number of households on the waiting list has grown from approximately 7,800 to

over 9,300. Lewisham has also seen an increase in homelessness, with the number of households living in temporary accommodation increasing from less than 1,000 in 2010/11 to over 1,750 as at September 2016.

- 2.5 For these reasons, Mayor and Cabinet considered a number of proposed changes to the policy in order to help manage demand more effectively and bring the policy into line with other London Boroughs and DCLG guidelines. The proposed amendments are presented in this report, including analysis of the outcome of the consultation and a summary of comments provided by respondents.

3 Recommendations

- 3.1 It is recommended that the Mayor:
- 3.2 Notes the results of the consultation with residents and partners, as summarised in section 7 and in Appendix 1.
- 3.3 Notes the Equalities Analysis Assessment attached at Appendix 2
- 3.4 Note the comments of Housing Select Committee as summarised in section 8.
- 3.5 Agrees the changes to the Allocations Scheme as set out in Appendix 3.
- 3.6 Delegates authority to the Executive Director for Customer Services to make any minor changes required before the revised Allocations Scheme is published.

4 Policy context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
 - Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
 - Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- 4.2 The proposed recommendations are also in line with the Council policy priorities:
- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 4.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the

Council commits to the following key objectives:

- Helping residents at times of severe and urgent housing need
- Building the homes our residents need
- Greater security and quality for private renters
- Promoting health and wellbeing by improving our residents' homes

5 Background

- 5.1 Housing Allocations schemes are governed by legislation which requires housing authorities to determine and publish an allocations scheme setting out how it will prioritise applications for social housing. The relevant area of legislation is Part 6 of the Housing Act 1996, which sets out the parameters for the allocation of housing accommodation. In this context, this refers to the allocation of social housing which the Council owns or to which the Council has nomination rights. It does not cover how the Council allocates to other types of accommodation, such as temporary accommodation for homeless households. Offers of Private Rented Sector (PRS) accommodation are governed by the PRS Discharge Policy. A revised PRS Discharge Policy was considered by Mayor and Cabinet on 19 October 2016 and will be the subject of separate consultation.
- 5.2 It is a requirement that certain groups are given “reasonable preference” within the policy. These groups include:
- People who are homeless within the meaning of Part 7 of the Housing Act 1996
 - People who are owed a duty under the homelessness legislation, or who are occupying temporary accommodation provided pursuant to such a duty
 - Those living in unsatisfactory housing, e.g. overcrowded or lacking amenities
 - Those who need to move on medical or welfare grounds
 - In addition, there are other legal duties owed towards those owed a duty under other relevant legislation such as where there is a closing order on a property.
- 5.3 Allocations schemes must give a reasonable preference to these groups above others. There is no requirement to give an equal weighting to all of the reasonable preference categories.
- 5.4 A key element of the allocations scheme is the Annual Lettings Plan which should be agreed by Members each year. This outlines the distribution between applicants with differing needs of the supply of lettings expected over the coming year. The Annual Lettings Plan for 2016/2017 was approved by Mayor and Cabinet on 18th May 2016. The Annual Lettings Plan for 2017/18 will be presented to Mayor and Cabinet in spring 2017.
- 5.5 Lewisham extensively reviewed its Housing Allocation Scheme in 2012 in response to changes in legislation introduced by the Localism Act, as well as the changing trends in the supply and demand of social housing. These changes were approved by Mayor and Cabinet on 20th June 2012. The changes made

as part of that review included the deletion of band 4 to reflect that the reduction in the number of lets meant that people in this band were extremely unlikely to receive an offer of social housing. In 2012 the local connection rule was also introduced which meant that an applicant had to have been a Lewisham resident for two years in order to qualify to register, unless he or she was owed a duty under homelessness legislation or qualified for another exception to the residence requirement.

- 5.6 The proposals outlined in this report are designed to further ensure that the Council is able to continue to best allocate our supply of social housing and manage demand fairly within the challenging housing context where demand has increased by 90 per cent over the last five years whilst supply has decreased by 40 per cent, ensuring the policy manages the expectations as well as targets the needs of service users, that it reflects the demands on the service and fosters good working relations with our partners.

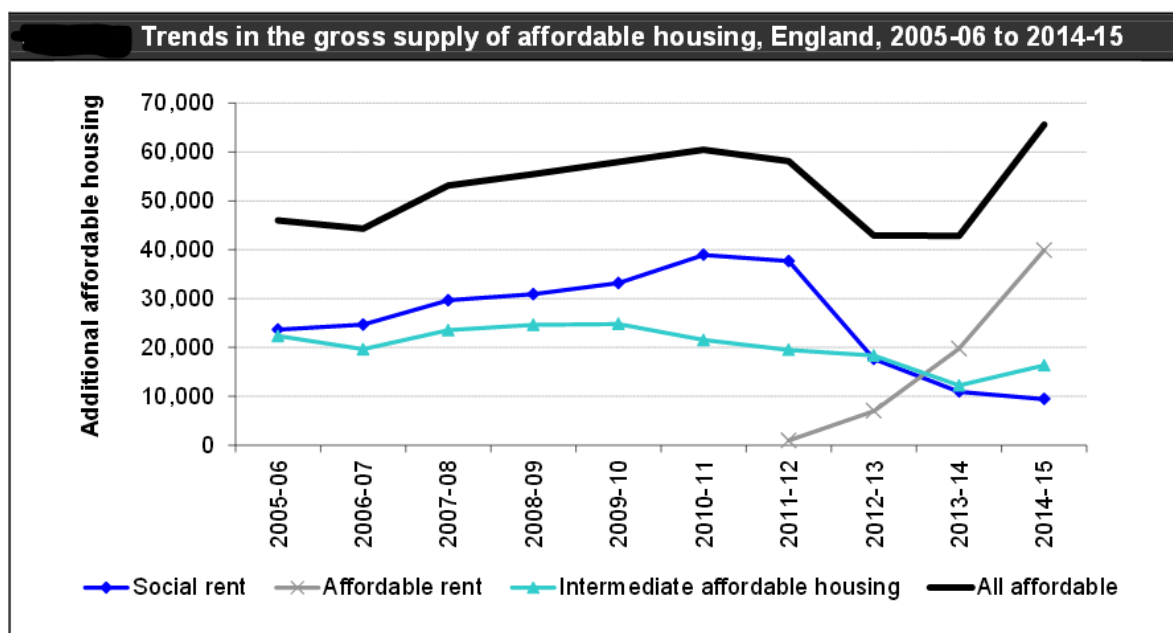
6 Housing supply and demand

- 6.1 Mayor and Cabinet have received a number of reports over the past years about the increased housing demand in the borough alongside the reduction in the supply of new homes for social housing and re-lets.
- 6.2 As of September 2016, there were over 9,300 households on Lewisham's housing register, an increase of over 1,500 since 2012, notwithstanding the removal of priority band 4 from 2012. In the same period, the number of lets has reduced from over 1,500 per year to just over 1,100 per year. The tables below set this out in more detail:

| | | |
|---------|----------------------------|------|
| 2012/13 | Total Lets | 1562 |
| | Number on Housing Register | 7830 |
| 2013/14 | Total Lets | 1219 |
| | Number on Housing Register | 8294 |
| 2014/15 | Total Lets | 1158 |
| | Number on Housing Register | 8442 |
| 2015/16 | Total Lets | 1138 |
| | Number on Housing Register | 9058 |

- 6.3 Lewisham has also seen an increase in homelessness, with the number of households living in temporary accommodation increasing from less than 1,000 in 2010/11 to over 1,750 as at September 2016. This increased number of households in high housing need has also increased the demands and financial pressures on the service.
- 6.4 Based on the number of lets as at September 2016 and the number of households on the housing register as at September 2016 it would take over 4 and a half years to let a studio or one bedroom property to everyone on the register, over 9 years to let a 2 bedroom property to everyone on the register, just under 11 years to let a 3 bedroom property to everyone on the register and over 18 years to let a 4 bedroom property or larger to everyone on the register. This does not account for any new applicants joining the register.

6.5 Government policy over the past five years has meant that fewer homes for social rent have been built. In particular, changes in the amount of grant available had a significant impact on the tenure of new affordable housing. Whilst there was an increase in housing for social rent due to the 2008-2011 National Affordable Housing Programme, the 2011-15 programme resulted in a dramatic decrease in the amount of social rented housing completed, as shown in the chart below. There was a concurrent increase in the number of new homes for 'affordable rent'.



Source: DCLG, Affordable Housing Supply: April 2014 to March 2015 England

6.6 The last government announced a further series of policies which are likely to further reduce the number of properties available for social rent. Therefore the supply of new social homes beyond the Council's own programme and those provided by some Housing Associations is likely to remain low, which means that the ability to meet demand will remain challenging.

7 Proposed changes and summary of consultation responses

7.1 The proposed changes are intended to help manage the growth of the housing waiting list within this context of housing demand increasing whilst supply reduces. To that end, the main proposed change is to increase the local connection rule from two years to five years. As this is intended to slow the growth of the waiting list, it would only apply to new applicants and will not affect those currently on the register. It will also not affect a household which approaches the Council to make a homeless application, as local connection in the context of homelessness is governed by separate legislation and the exception to the residence requirement for duty accepted homeless applicants would remain in place. The other current exceptions for working or work seeking households, care givers and receivers and prison leavers will remain unaffected.

7.2 The other proposed changes aim to improve the operation of the policy, in

particular tightening up definitions covering the Council's rent arrears policy and introducing a penalty for those who repeatedly refuse offers or refuse to view properties, as well as to incorporate changes in regulations and guidance which have been issued by the government since the policy was last reviewed.

- 7.3 The consultation opened in August and concluded on 4 September 2016 and was carried out using the council's online consultation tool and was promoted on the website and with key housing partners. 144 responses were received. Respondents were asked to give detail of the context in which they were responding to the consultation. The breakdown of responses to this is given below.

| | |
|-----------------------------------|------|
| Social housing tenant/applicant | 41 % |
| Housing Association | 21% |
| Charity or Voluntary Organisation | 2% |
| Local Authority employee | 24% |
| Landlord | 1% |
| Other | 10% |

- 7.4 A detailed analysis of the consultation and its recommendations is available as Appendix 1.

Local Connection

- 7.5 In order to qualify for social housing in the borough, an applicant must demonstrate that they have a local connection. Currently, this means that they must be resident in Lewisham and have been resident for a period of two years.
- 7.6 It is proposed to increase the Local Connection criteria to five years to help manage demand for the service as well as the expectations of service users, by directing housing towards those households with the greatest connection with the local area. This is also in line with partners in the South East London Housing Partnership (Southwark, Bexley, Greenwich and Bromley), creating geographic consistency.
- 7.7 This proposal will affect all new Part 6 applicants to the Council's general housing register, but will not affect those currently on the register. It will also not affect households making a homeless application under Part 7 of the Housing Act 1996 or those who qualify under the other existing exceptions to the local connection requirement. It is expected that the existing exceptions will ensure that households who have the most pressing housing needs are not prevented from applying for social housing due to lacking the five years' residence required as well as ensuring that a reasonable preference continues to be secured for the groups who are entitled to it, including homeless applicants and those owed a duty under homelessness legislation.
- 7.8 Over 68% of respondents either agreed or strongly agreed with this proposal, whilst fewer than 20% disagreed.

Bedroom standard

- 7.9 It is proposed to adopt the Department for Communities and Local Government's guidance bedroom standard when determining the number of bedrooms required by an Applicant. This has been designed to take into account Housing Benefit regulations regarding bed sizes. The Bedroom Standard allocates a separate bedroom to each:
- married or cohabiting couple
 - adult aged 21 years or more
 - pair of adolescents aged 10-20 of the same sex
 - pair of children aged under 10 regardless of sex
- 7.10 The policy will also be amended to warn applicants that under existing rules, applicants may be entitled for a home of one size but this does not necessarily imply that they will be eligible for Housing Benefit at the same level.
- 7.11 DCLG has recommended that all housing authorities adopt the Bedroom Standard as an appropriate measure of overcrowding for allocation purposes.
- 7.12 The proposed change would also build on the existing exemptions for people with medical needs, as set out further in section 7.39 below.
- 7.13 Over 47% of respondents agreed with the changes and over 42% disagreed. Those who disagreed with the changes largely referred to concerns around privacy in their response.
- 7.14 Whilst there is a case for people over 18 to be allocated their own bedroom, older applicants are in greater need of them and the level of demand for larger properties means that requiring more bedrooms could mean that a household has to wait longer to successfully bid for a property. On balance, therefore, officers propose to recommend that this change is made to the Allocations Policy.
- 7.15 This proposal will affect all new Part 6 applicants and transfers to the Council's general housing register. It would not affect homeless applicants where they are allocated temporary accommodation under Part 7 of the Housing Act 1996.

Rent arrears

- 7.16 Our policy is clear that a household with significant rent arrears at the time of being matched to a property must clear these before they move into a new home. However the way in which our policy is currently worded means that applicants with arrears over four weeks will be suspended. This causes administrative difficulties in monitoring fluctuating rent accounts and can delay the letting of properties.
- 7.17 It is proposed to simplify this clause by amending section 2.2.4 regarding suspension for significant rent arrears. Where an offer is made in future it will be necessary for the applicant to have a rent account balance of zero as well as no outstanding former tenant arrears, but only at the point when an offer is made.

The Housing Needs Manager will still retain the delegated authority to permit a 'move despite arrears' where a compelling case can be made for an exception.

- 7.18 This proposal will affect all applications at the point at which they are made an offer of social housing under the Council's Allocations Scheme. It would only apply to an applicant with current rent arrears, and not to people who have had rent arrears in the past that have since been cleared.
- 7.19 A large majority of respondents agree with this proposed change, with over 72% of respondents strongly agreeing or agreeing, and less than 13% disagreeing.

Right to Move

- 7.20 New statutory guidance was introduced in March 2015 to introduce the 'Right to Move'. The intention behind this was to make it easier for social tenants to move if they need to for work reasons. The implication of the regulation is that local authorities are prevented from applying a local connection test that could disadvantage tenants who need to move across local authority boundaries for work related reasons. This principle is already reflected in the Council's exceptions to the requirement of local connection for an allocation.
- 7.21 In order to give effect to the guidance, it is therefore proposed to introduce a quota ensuring that at least one per cent of all lettings are to households eligible under the 2015 'Right to Move' guidance, to publish the quota as part of the Allocation scheme and to report locally on demand and outcomes through the Annual Lettings Plan. This will build upon the provisions of section 2.2.2 of the Allocations policy which awards a local connection to those who require housing in the borough to be able to work in the borough.
- 7.22 This change would only apply to households eligible under the 2015 'Right to Move' guidance.
- 7.23 Over 71% of respondents agreed with the proposed changes around the right to move and less than 6% disagreed.

Timescales clarification

- 7.24 In certain cases, the Council operates a policy of only making one offer of social housing to an applicant. These are high priority households where it is important that the household is found stable housing quickly.
- 7.25 It is proposed to change the wording of section 2.2.3 in relation to the 12 week period during which Emergency Housing Panel and Supported Housing Priority cases may bid for themselves. The change will reflect the fact that this does not guarantee that an offer will be made or a bid will be successful in that time, and that the actual waiting time for a property may be longer dependent on availability and demand for properties. This will provide more clarity and help to manage the expectations of residents.

7.26 This change will only apply to households which are Emergency Housing Panel or Supported Housing Priority cases.

7.27 Over 88% of respondents agreed with the proposed clarification of timescales whereas less than 2% disagreed.

Clarification of temporary to permanent scheme

7.28 Section 3.4.5 of the Policy allows the Council to offer a household in temporary accommodation the home they are occupying on a more permanent basis if the accommodation is suitable and it is possible to do so. Currently this only applies if the household has occupied the accommodation for at least 12 months.

7.29 It is proposed to amend the section 3.4.5 of the policy to allow households placed in suitable Temporary Accommodation to be signed up as permanent within as short a timeframe as is possible and appropriate. This change would facilitate a quicker permanent solution to the household's housing needs as well as reducing the costs associated with providing temporary accommodation.

7.30 Where this is an offer of social housing allocated under the Allocations Scheme, this offer would be of social housing within Lewisham. Offers of accommodation outside of the borough into private rented accommodation would fall under the scope of the PRS Discharge Policy. At the time of this report being submitted, the Council is due to consult on a revised PRS Discharge Policy imminently.

7.31 Over 89% of respondents agreed with this change and less than 2% of respondents disagreed.

Facilitate chain lettings

7.32 Our current policy encourages 'chain lets' whereby in certain areas a large unit of accommodation becomes available, and is let to an overcrowded household to improve their situation; and the unit that has been vacated is in turn let to another household as requested, to enable a further move.

7.33 It is proposed to amend the section relating to Chain Lettings to allow properties that become available through this means to be advertised for a specific purpose. This will encourage the best use of the stock, ensuring that the Allocations policy is responsive to the needs of customers and the demands of the service.

7.34 Over 76% of respondents agreed with the proposed changes and less than 3% disagreed.

Applications suspension

7.35 Occasionally, some applicants will view a number of properties but not accept the tenancy of any of them. This causes additional cost for the Council and delays a household being able to move into a new home.

- 7.36 Therefore it is proposed to introduce a 'Limited Offers' rule, suspending applications from the register for 12 months where they have rejected three offers and to clarify the policy to note that for this purpose not attending an accompanied viewing that has been offered will be considered a rejection.
- 7.37 This proposal will affect Part 6 housing applications who are not subject to the 'one offer only' policy.
- 7.38 Over 73% of respondents agreed with the proposed changes, whilst under 11% disagreed.

Medical assessments

- 7.39 To clarify that the Council's medical advisor may recommend an extra bedroom on medical grounds.
- 7.40 This proposal will apply to all Part 6 and Part 7 applications.
- 7.41 Over 77% of respondents agreed with the proposed changes whereas under 5% disagreed.

8 Comments of the Housing Select Committee

- 8.1 Housing Select Committee considered the proposed changes in light of the results of the consultation at its meeting on 16th November 2016.
- 8.2 Committee noted the officer report outlining the results of the consultation on changes to the housing allocations policy – the main change being the extension of the local connection from two to five year, and that the extended five-year rule will not apply to people who are homeless.
- 8.3 The Committee also noted that the existing Allocations Scheme contains safeguards to ensure that households who need to move because, for example, they are living in insanitary housing or on medical grounds, are not adversely affected by the local connection rule. Committee noted that these safeguards will remain in place in the amended Allocations Scheme.

9 Financial Implications

- 9.1 Housing Select Committee considered the proposed changes in light of the results of the consultation at its meeting on 16th November 2016.
- 9.2 Committee asked for reassurances that the change in the local connection criteria would not affect the reasonable preference groups who may need to move because, for example, they are living in insanitary housing or on medical grounds.
- 9.3 The Committee was reassured that the framework to safeguard against this risk was put in place when the local connection was introduced in 2012, and will not be affected by the proposed changes.

10 Financial Implications

- 10.1 As has been previously reported, the current housing issues experienced both nationally and in the borough are putting severe pressure on the council's housing budgets.
- 8.2 The changes to the allocations policy set out in the report are expected to assist in managing those pressures and assist in officers making the best use of the resources available to them.

11 Legal Implications

- 11.1 In compliance with section 166A,(1) (of the 1996 Act,) Lewisham Housing Authority has an Allocations Policy, "... for determining priorities,..." which sets out the procedure to be followed when allocating housing accommodation.
- 11.2 The statutory guidance on social housing allocations is entitled "Allocation of accommodation: Guidance for Local Authorities in England and was revised in June 2012 Authorities are obliged to have regard to this guidance when devising and implementing their schemes.
- 11.3 The Government launched a consultation exercise on proposals to issue new statutory guidance "to help local authorities make full use of their new allocation freedoms by tailoring their allocation priorities to meet the needs of their local residents and their local communities." One of the proposals involved amending existing guidance to "strongly encourage all local authorities to adopt a two year residency test as part of their qualification criteria." Consultation closed on 22 November 2013 and new supplementary statutory guidance was published in December 2013: *Providing social housing for local people*
- 11.4 On 9 March 2015 the Government announced an intention to 'ensure local connection requirements do not prevent social tenants from moving into the area to take up work or apprenticeship opportunities.'
- 11.5 The Localism Act 2011 received royal assent on 15th November 2011. The 2011 Act introduces a number of significant amendments to Part 6 of the 1996 Act. Of particular relevance here are the following provisions: Section 160ZA replaces s.160A in relation to allocations by housing authorities. Social housing may only be allocated to 'qualifying persons' and housing authorities are given the power to determine what classes of persons are or are not qualified to be allocated housing (s.160ZA(6) and (7)).
- 11.6 Section 166A requires housing authorities in England to allocate accommodation in accordance with a scheme which must be framed to ensure that certain categories of applicants are given reasonable preference for an allocation of social housing. Section 166A(9) includes a new requirement for an allocation scheme to give a right to review a decision on qualification in s.160AZ(9), and to inform such affected persons of the decision on the review and the grounds for it. This is in addition to the existing right to review a decision on eligibility.

11.7 Section 166A(12) provides that housing authorities must have regard to both their homelessness and tenancy strategies when framing their allocation scheme. The requirement for an allocation scheme to contain a statement of the authority's policy on offering a choice of accommodation or the opportunity to express preferences about their accommodation is retained. (s.166A(2)). However, the requirement to provide a copy of this statement to people to whom they owe a homelessness duty (under s.193(3A) or s.195(3A) of the 1996 Act) is repealed by s.148(2) and s.149(3) of the 2011Act. This is because, following the changes to the main homelessness duty made by the Localism Act 2011, there can no longer be a presumption that the homelessness duty will be brought to an end in most cases with an allocation under Part 6.

11.8 The European Convention on Human Rights states in Article 8 that "Everyone has the right to respect for his private and family life, his home and correspondence". The Human Rights Act 1998 incorporates the Convention. Whilst it does not, however, mean that everyone has a right to a home, the provision by an Authority of a relevant and considered Allocations Policy does assist to reinforce the Article 8 principles.

11.9 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

11.10 In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

11.11 The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to advance equality of opportunity or foster good relations.

11.12 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

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

11.13 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

11.14 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

12 Crime and disorder implications

12.1 There are no crime and disorder implications arising from this report.

13 Equalities implications

13.1 An equality analysis assessment of the proposed changes is attached to this report at Appendix 2.

14 Environmental implications

14.1 There are no environmental implications arising from this report.

15 Background Documents and Report Originator

15.1 Appendix 1 – Detailed results of consultation

15.2 Appendix 2 –Equalities Analysis Assessment

15.3 The current Allocations Scheme is available here:

15.4 <https://www.lewisham.gov.uk/myserVICES/housing/find/Documents/Lewisham%20Housing%20Allocations%20Scheme.pdf>

15.5 The government has published Allocations Guidance which is available here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5918/2171391.pdf

15.6 If you have any queries relating to this report please contact Genevieve Macklin on 020 8314 6057.

Appendix 1 – Detailed response to the consultation

Local Connection

Consultation Responses

To what extent do you agree or disagree that Lewisham should increase the local connection criteria from two years to five?

| | |
|----------------------------|-----------------------|
| Strongly Agree | 32.64% - 47 responses |
| Agree | 36.11% - 52 responses |
| Neither Agree Nor Disagree | 10.42% - 15 responses |
| Disagree | 9.03% - 13 responses |
| Strongly Disagree | 10.42% - 15 responses |
| No Response | 1.39% - 2 responses |

To what extent do you agree or disagree that Lewisham should increase the local connection criteria, from two years to five?

Table .1

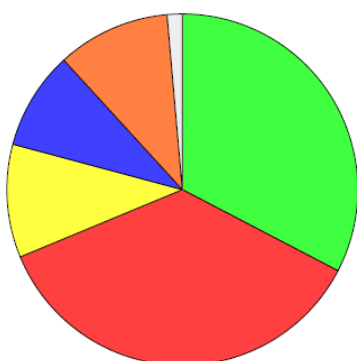


Table .2

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 32.64% | 33.10% | 47 |
| Agree | 36.11% | 36.62% | 52 |
| Neither Agree Nor Disagree | 10.42% | 10.56% | 15 |
| Disagree | 9.03% | 9.15% | 13 |
| Strongly Disagree | 10.42% | 10.56% | 15 |
| [No Response] | 1.39% | -- | 2 |
| Total | 100.00% | 100.00% | 144 |

Agree comments by category

| | | | |
|---|--|--|--------------------------|
| Same as neighbouring boroughs which makes it fair | Enables more priority for Lewisham residents and builds better communities | Good but no effect to residents moving between partners? | Will reduce waiting list |
| 5 | 2 | 1 | 1 |

Disagree Comments by category

| | | | |
|---|-----------------------------------|-------------------------------|-------------------|
| No effect on problem of need for housing, just reduces demand | Will increase street homelessness | It will increase waiting list | Delays inevitable |
|---|-----------------------------------|-------------------------------|-------------------|

| | | | |
|---|------------------|---|-------------------------|
| | / rough sleeping | | homelessness for people |
| 1 | 1 | 1 | 1 |

Other Comments by category

| | | | |
|---|--|---|---|
| Will increase stay in TA and unsuitable accommodation | 5 years is too long - 3 years would be a compromise? | How will it affect homeless persons leaving institutions who have previously lived in Lewisham? | What about people with no local connection? |
| 2 | 1 | 1 | 1 |

Over 68% of respondents either agreed or strongly agreed with this proposal, whilst fewer than 20% disagreed.

Bedroom Standard

The current Policy sets out how many bedrooms a household is entitled to:

“In calculating how many bedrooms you need, we will allow you:

- one bedroom or a studio for you and your partner, if you have one
- one bedroom for every two children of the same sex, aged under eighteen
- one bedroom for a child of the opposite sex to another child, if the child is aged over ten
- one bedroom for any other adult”

It is proposed to adopt the Department for Communities and Local Government’s guidance bedroom standard when determining the number of bedrooms required by an Applicant. This has been designed to take into account Housing Benefit regulations regarding bed sizes. The Bedroom Standard allocates a separate bedroom to each:

- married or cohabiting couple
- adult aged 21 years or more
- pair of adolescents aged 10-20 of the same sex
- pair of children aged under 10 regardless of sex

The policy will also be amended to note that under existing rules, applicants may be entitled for a home of one size but not be eligible for Housing Benefit at the same level.

Consultation responses

To what extent do you agree or disagree that Lewisham should adopt a new bedroom standard that increases the age to be considered an adult from 18 to 21?

| | |
|----------------|-----------------------|
| Strongly Agree | 20.83% - 30 responses |
| Agree | 27.08% - 39 responses |

| | |
|----------------------------|-----------------------|
| Neither Agree Nor Disagree | 7.64% - 11 responses |
| Disagree | 20.83% - 30 responses |
| Strongly Disagree | 21.53% - 31 responses |
| No Response | 2.08% - 3 responses |

To what extent do you agree or disagree that Lewisham should adopt a new bedroom standard that increases the age to be considered an adult from 18 to 21?

Table .1



Table .2

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 20.83% | 21.28% | 30 |
| Agree | 27.08% | 27.66% | 39 |
| Neither Agree Nor Disagree | 7.64% | 7.80% | 11 |
| Disagree | 20.83% | 21.28% | 30 |
| Strongly Disagree | 21.53% | 21.99% | 31 |
| [No Response] | 2.08% | -- | 3 |
| Total | 100.00% | 100.00% | 144 |

Agree Comments by category

| | | | | |
|--|---|---|---|--|
| Will encourage progression to higher education | Children mature at different ages, 18 not necessarily right age to leave home | Prevents people having children to get social housing | More fair in comparison to cost for comparative families in PRS | Manages impact of population increase and social housing reduction |
| 2 | 1 | 1 | 1 | 1 |

Disagree Comments by category

| | | | | |
|-------------------------------|---|-----------------------------------|--|---|
| No privacy/puberty/age issues | People will remain in unsuitable homes for longer | A person is an adult at 18 by law | Will increase refusals and difficulty in letting units | We shouldn't need to support adults over 18 |
| 6 | 2 | 2 | 1 | 1 |

Other Comments by category

| | |
|------------------------|--------------------------------|
| 18 is adult by law and | Won't manage incidents between |
|------------------------|--------------------------------|

| | |
|-------------------|--|
| deserve own space | children/step children of different parents? |
| 1 | 1 |

There was a range of views expressed in the consultation regarding this proposal. Whilst 47% agreed with the proposal, a significant minority of around 42% disagreed.

A number of respondents raised concerns regarding privacy as the proposed change will mean that the age at which an adult is entitled to their own room will increase from 18 to 21.

There are currently 347 households on the waiting list where there is at least one person aged 18-20 and where there is someone else of the same sex who is aged 10-17, which represents 3.7% of the housing register.

Rent Arrears

Consultation Responses

To what extent do you agree or disagree that Lewisham should change the policy to require applicants to have a clear rent account at the point of offer?

| | |
|----------------------------|-------------|
| Strongly Agree | 35.42% - 51 |
| Agree | 37.50% - 54 |
| Neither Agree Nor Disagree | 12.50% - 18 |
| Disagree | 6.25% - 9 |
| Strongly Disagree | 6.25% - 9 |
| No Response | 2.08% - 3 |

To what extent do you agree or disagree that Lewisham should change the policy to require applicants to have a clear rent account at the point of offer?

Table .1

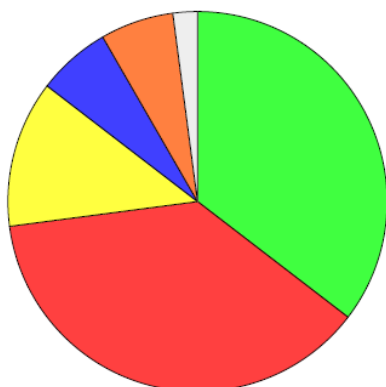


Table .2

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 35.42% | 36.17% | 51 |
| Agree | 37.50% | 38.30% | 54 |
| Neither Agree Nor Disagree | 12.50% | 12.77% | 18 |
| Disagree | 6.25% | 6.38% | 9 |
| Strongly Disagree | 6.25% | 6.38% | 9 |
| [No Response] | 2.08% | -- | 3 |
| Total | 100.00% | 100.00% | 144 |

Agree Comments by category

| | |
|--------------------|-------------------------------|
| Sensible incentive | Will help reduce waiting list |
| 1 | 1 |

Disagree Comments by category

| | |
|---|--------------------------------|
| Individual circumstances should be assessed | Adds to tenant's mental stress |
| 4 | 1 |

Other Comments by category

| | | |
|---|----------------------------------|-------------------------------------|
| Individual circumstances should be assessed | Landlords often can be the issue | Exemption policies need to be added |
| 2 | 1 | 1 |

Right to Move

Consultation Responses

Under the 2015 'Right to Move' regulations, which are intended to make it easier for social tenants to move if the need to for work reasons, we are proposing the introduction of a quota ensuring that at least one per cent of all lettings are to households eligible under the 'Right to Move' guidance.

| | |
|----------------------------|-------------|
| Strongly Agree | 25.69% - 37 |
| Agree | 45.83% - 66 |
| Neither Agree Nor Disagree | 19.44% - 28 |

| | |
|-------------------|-----------|
| Disagree | 3.47% - 5 |
| Strongly Disagree | 2.08% - 3 |
| No Response | 3.47% - 5 |

Under the 2015 'Right to Move' regulations, which are intended to make it easier for social tenants to move if the need to for work reasons, we are proposing the introduction of a quota ensuring that at least one per cent of all lettings are to households eligible under the 'Right to Move' guidance.

Question responses: 139 (96.53%)

Table .1

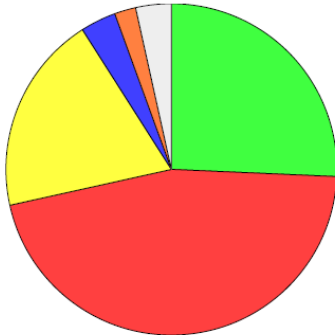


Table .2

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 25.69% | 26.62% | 37 |
| Agree | 45.83% | 47.48% | 66 |
| Neither Agree Nor Disagree | 19.44% | 20.14% | 28 |
| Disagree | 3.47% | 3.60% | 5 |
| Strongly Disagree | 2.08% | 2.16% | 3 |
| [No Response] | 3.47% | -- | 5 |
| Total | 100.00% | 100.00% | 144 |

Timescales Clarification

Consultation Responses

Clarify the likely timescales for Emergency Housing Panel cases to receive an offer. This would help manage expectations of service users and clarify timescales.

| | |
|----------------------------|-------------|
| Strongly Agree | 49.31% - 71 |
| Agree | 38.89% - 56 |
| Neither Agree Nor Disagree | 7.64% - 11 |
| Disagree | 0.69% - 1 |
| Strongly Disagree | 0.69% - 1 |
| No Response | 2.78% - 4 |

Table .3

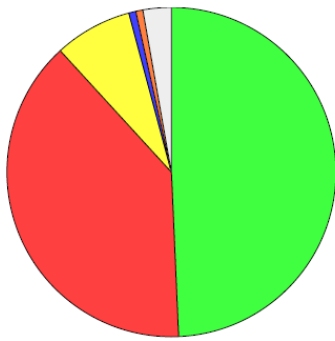


Table .4

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 49.31% | 50.71% | 71 |
| Agree | 38.89% | 40.00% | 56 |
| Neither Agree Nor Disagree | 7.64% | 7.86% | 11 |
| Disagree | 0.69% | 0.71% | 1 |
| Strongly Disagree | 0.69% | 0.71% | 1 |
| [No Response] | 2.78% | -- | 4 |
| Total | 100.00% | 100.00% | 144 |

Clarification of the temporary to permanent scheme

Consultation Responses

Clarification around the temporary to permanent scheme allowing households to be moved into properties more quickly.

| | |
|----------------------------|-------------|
| Strongly Agree | 52.08% - 75 |
| Agree | 37.50% - 54 |
| Neither Agree Nor Disagree | 5.56% - 8 |
| Disagree | 0.00% - 0 |
| Strongly Disagree | 1.39% - 2 |
| No Response | 3.47% - 5 |

Clarification around the temporary to permanent scheme allowing households to be moved into properties more quickly.

Question responses: 139 (96.53%)

Table .5

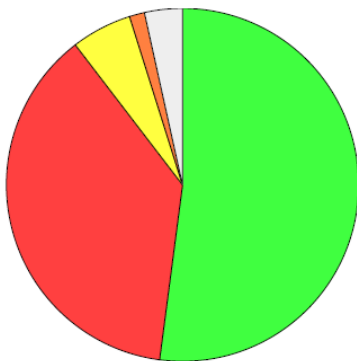


Table .6

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 52.08% | 53.96% | 75 |
| Agree | 37.50% | 38.85% | 54 |
| Neither Agree Nor Disagree | 5.56% | 5.76% | 8 |
| Disagree | 0.00% | 0.00% | 0 |
| Strongly Disagree | 1.39% | 1.44% | 2 |
| [No Response] | 3.47% | -- | 5 |
| Total | 100.00% | 100.00% | 144 |

Facilitate Chain Lettings

Consultation Responses

Allow officers to facilitate 'chain lettings' which free up larger properties for large households.

- Large majority for agree - Over 76% agree
- Less than 2% disagree

| | |
|----------------------------|-------------|
| Strongly Agree | 45.83% - 66 |
| Agree | 30.56% - 44 |
| Neither Agree Nor Disagree | 17.36% - 25 |
| Disagree | 2.08% - 3 |
| Strongly Disagree | 0.69% - 1 |
| No Response | 3.47% - 5 |

Allow officers to facilitate 'chain lettings' which free up larger properties for large households.

Question responses: 139 (96.53%)

Table .7

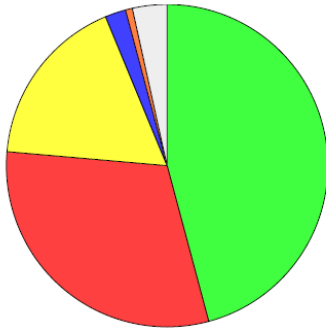


Table .8

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 45.83% | 47.48% | 66 |
| Agree | 30.56% | 31.65% | 44 |
| Neither Agree Nor Disagree | 17.36% | 17.99% | 25 |
| Disagree | 2.08% | 2.16% | 3 |
| Strongly Disagree | 0.69% | 0.72% | 1 |
| [No Response] | 3.47% | -- | 5 |
| Total | 100.00% | 100.00% | 144 |

Allocations Suspension

Consultation Responses

Allow applications to be suspended if applicants on the waiting list continually reject offers, causing delays in letting the properties and creating additional cost.

| | |
|----------------------------|-------------|
| Strongly Agree | 46.53% - 67 |
| Agree | 27.08% - 39 |
| Neither Agree Nor Disagree | 14.58% - 21 |

| | |
|-------------------|-----------|
| | |
| Disagree | 6.25% - 9 |
| Strongly Disagree | 4.17% - 6 |
| No Response | 1.39% - 2 |

Allow applications to be suspended if applicants on the waiting list continually reject offers, causing delays in letting the properties and creating additional cost.

Question responses: 142 (98.61%)

Table .9

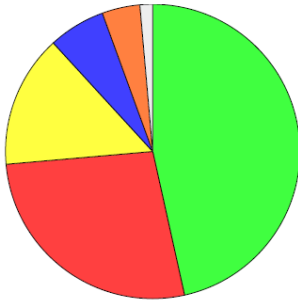


Table .10

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 46.53% | 47.18% | 67 |
| Agree | 27.08% | 27.46% | 39 |
| Neither Agree Nor Disagree | 14.58% | 14.79% | 21 |
| Disagree | 6.25% | 6.34% | 9 |
| Strongly Disagree | 4.17% | 4.23% | 6 |
| [No Response] | 1.39% | -- | 2 |
| Total | 100.00% | 100.00% | 144 |

Medical Assessments

Consultation Responses

Clarify that medical assessments may recommend an extra bedroom only on medical grounds.

| | |
|----------------------------|-------------|
| Strongly Agree | 43.06% - 62 |
| Agree | 34.03% - 49 |
| Neither Agree Nor Disagree | 15.28% - 22 |
| Disagree | 4.86% - 7 |
| Strongly Disagree | 0.00% - 0 |
| No Response | 2.78% - 4 |

Clarify that medical assessments may recommend an extra bedroom only on medical grounds.

Question responses: 140 (97.22%)

Table .11



Table .12

| | % Total | % Answer | Count |
|----------------------------|---------|----------|-------|
| Strongly Agree | 43.06% | 44.29% | 62 |
| Agree | 34.03% | 35.00% | 49 |
| Neither Agree Nor Disagree | 15.28% | 15.71% | 22 |
| Disagree | 4.86% | 5.00% | 7 |
| Strongly Disagree | 0.00% | 0.00% | 0 |
| [No Response] | 2.78% | -- | 4 |
| Total | 100.00% | 100.00% | 144 |

Equalities Information of Respondents

Age Group

| | |
|--------------------|-----------|
| 18-24 | 5.56% 8 |
| 25-29 | 15.28% 22 |
| 30-34 | 12.50% 18 |
| 35-39 | 16.67% 24 |
| 40-44 | 5.56% 8 |
| 45-49 | 11.81% 17 |
| 50-54 | 9.72% 14 |
| 55-59 | 6.94% 10 |
| 60-64 | 4.86% 7 |
| 65+ | 0.69% 1 |
| I'd rather not say | 6.94% 10 |

Please select your age group

Table .1

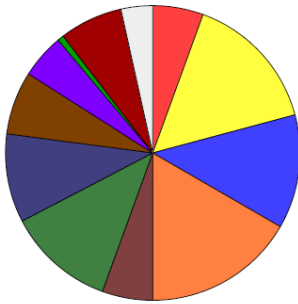


Table .2

| | % Total | % Answer | Count |
|--------------------|---------|----------|-------|
| Under 18 years | 0.00% | 0.00% | 0 |
| 18-24 | 5.56% | 5.76% | 8 |
| 25-29 | 15.28% | 15.83% | 22 |
| 30-34 | 12.50% | 12.95% | 18 |
| 35-39 | 16.67% | 17.27% | 24 |
| 40-44 | 5.56% | 5.76% | 8 |
| 45-49 | 11.81% | 12.23% | 17 |
| 50-54 | 9.72% | 10.07% | 14 |
| 55-59 | 6.94% | 7.19% | 10 |
| 60-64 | 4.86% | 5.04% | 7 |
| 65+ | 0.69% | 0.72% | 1 |
| I'd rather not say | 6.94% | 7.19% | 10 |

Ethnicity

| | |
|---|-------------|
| White English/Welsh/Scottish/Northern Irish/British | 31.94% - 46 |
| Irish | 2.08% - 3 |
| Gypsy or Irish Traveller | 0.00% - 0 |
| Any other White background | 7.64% - 11 |
| White and Black African | 0.69% - 1 |
| White and Black Caribbean | 2.78% - 4 |
| Any other mixed/multiple ethnic background | 1.39% - 2 |
| Bangladeshi | 0.69% - 1 |
| Pakistani | 0.69% - 1 |
| Indian | 0.69% - 1 |
| Any other Asian background | 2.08% - 3 |
| African | 13.19% - 19 |
| Caribbean | 17.36% - 25 |
| Any other Black/ African | 1.39% - 2 |
| Other ethnic group | 0.69% - 1 |

| | |
|--------------------|-------------|
| I'd rather not say | 12.50% - 18 |
| No Response | 4.17% - 6 |

What is your ethnic group?

Table .1

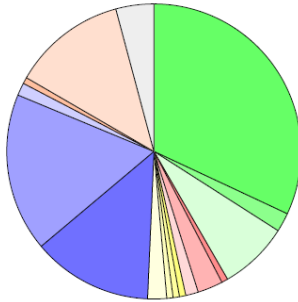


Table .2

| | % Total | % Answer | Count |
|---|----------------|----------------|------------|
| White | | | |
| English/Welsh/Scottish/Northern Irish/British | 31.94% | 33.33% | 46 |
| Irish | 2.08% | 2.17% | 3 |
| Gypsy or Irish Traveller | 0.00% | 0.00% | 0 |
| Any other White background | 7.64% | 7.97% | 11 |
| Mixed/Multiple Ethnic Groups | | | |
| White and Asian | 0.00% | 0.00% | 0 |
| White and Black African | 0.69% | 0.72% | 1 |
| White and Black Caribbean | 2.78% | 2.90% | 4 |
| Any other mixed/ multiple ethnic background | 1.39% | 1.45% | 2 |
| Asian/Asian British | | | |
| | % Total | % Answer | Count |
| Chinese | 0.00% | 0.00% | 0 |
| Bangladeshi | 0.69% | 0.72% | 1 |
| Pakistani | 0.69% | 0.72% | 1 |
| Indian | 0.69% | 0.72% | 1 |
| Any other Asian background | 2.08% | 2.17% | 3 |
| Black/ African/ Caribbean/ Black British | | | |
| African | 13.19% | 13.77% | 19 |
| Caribbean | 17.36% | 18.12% | 25 |
| Any other Black/ African/ Caribbean background | 1.39% | 1.45% | 2 |
| Any other ethnic group | | | |
| Arab | 0.00% | 0.00% | 0 |
| Other ethnic group | 0.69% | 0.72% | 1 |
| I'd rather not say | 12.50% | 13.04% | 18 |
| [No Response] | 4.17% | -- | 6 |
| Total | 100.00% | 100.00% | 144 |

Gender

| | |
|--------------------|-------------|
| Male | 20.83% - 30 |
| Female | 63.19% - 91 |
| I'd rather not say | 9.03% - 13 |
| No Response | 6.94% - 10 |

Are you:

Table .1

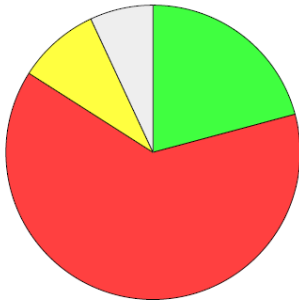


Table .2

| | % Total | % Answer | Count |
|--------------------|---------|----------|-------|
| Male | 20.83% | 22.39% | 30 |
| Female | 63.19% | 67.91% | 91 |
| I'd rather not say | 9.03% | 9.70% | 13 |
| [No Response] | 6.94% | -- | 10 |
| Total | 100.00% | 100.00% | 144 |

Disability

| | |
|--------------------|--------------|
| Yes | 8.33% - 12 |
| No | 77.78% - 112 |
| I'd rather not say | 9.72% - 14 |
| No Response | 4.17% - 6 |



Housing Allocations Policy Review

Equalities Analysis Assessment

Introduction

Public bodies such as local authorities are legally required to consider the three aims of the Public Sector Equality Duty (set out in the Equality Act 2010) and document their thinking as part of the process of decision making. The Act sets out that public bodies must have regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation;
- advance equality of opportunity between people who share a protected characteristic and those who do not share that characteristic;
- foster good relationships between those who share a protected characteristic and those who do not share that characteristic.

Background and Context

Housing Allocations schemes are governed by legislation which requires housing authorities to determine and publish a lettings scheme setting out how it will prioritise applications for social housing. It is a requirement that certain groups are given “reasonable preference” within the policy. These groups include:

- People who are homeless within the meaning of Part 7 of the Housing Act 1996
- People who are owed a duty under the homelessness legislation
- Those living in unsatisfactory housing, e.g. overcrowded or lacking amenities
- Those who need to move on medical or welfare grounds
- In addition, other legislation imposes rehousing obligations in relation to those owed a duty under other relevant legislation such as where a closing order is made on a property.

Allocations policies must give preference to these groups above others. There is no requirement to give an equal weighting to all of the reasonable preference categories

Identification of the aims/objectives

The proposed changes to the Allocations policy seek to achieve a number of ends. Many of the recommendations are clarifying the existing policy and formalising the approach that the borough is taking. Other recommendations are seeking to improve the process by providing tools to facilitate the letting process and through disincentives to behaviour that restricts the ability of the council to let property. The changes also seek to build on the policy to ensure that those most in-need are able to access the Housing Register.

The most significant change proposed is to change the local connection rule from two years to five years for new applicants as a way of managing demand.

Assessment of relevant data and research

The key data needed for this Equalities Assessment is the profile of service users. Much of this information is provided as part of a housing application and can be sourced from the in-house system. Analysis has been undertaken into the profile of applicants who are on the Housing Register as at November 2016. Where key data is not available this will be clearly stated alongside the action that will be taken to minimise any potential negative impact.

Analysis of Protected Characteristics

Age

Age of the Primary Applicant on the Housing Waiting List as at November 2016

| Age Band | Number on Waiting List | % |
|--------------|------------------------|-----|
| Under 20 | 68 | 1% |
| 20-24 | 407 | 4% |
| 25-39 | 3349 | 36% |
| 40-59 | 4113 | 44% |
| 60+ | 1492 | 16% |
| Total | 9430 | |

London Borough of Lewisham – Census 2011

| Age Band | Total | % |
|--------------|----------------|-----|
| Under 20 | 70,058 | 25% |
| 20-24 | 20,883 | 8% |
| 25-39 | 79,338 | 29% |
| 40-59 | 69,668 | 25% |
| 60+ | 35,921 | 13% |
| Total | 275,868 | |

Key considerations/potential impacts:

44% of main applicants on the housing waiting list are aged between 40 and 59, and a further 36% are aged between 25 and 39. These age groups are over-represented when comparing the waiting list to the population of the borough, however this is reflective of those age groups which are more likely to be the lead applicant seeking rehousing through the housing list.

The policy document recommends changes to the age criteria at which a household member would be classed as an adult from 18 years old to 21 years old. This would have an impact on

the number of bedrooms that a household would be eligible for. Over 1,200 households on the register have an 18-21 year old included in their application and would be immediately impacted by this change, although the number of households which would see a change in their bedroom entitlement is much smaller as this is dependent on the composition of the household. There are currently 347 households on the waiting list where there is at least one person aged 18-20 and where there is someone else of the same sex who is aged 10-17, which represents 3.7% of the housing register.

Whilst there may be a negative impact on 18-21 year olds as the proposal could mean that they were no longer entitled to their own bedroom, this would be mitigated by the increased likelihood of the household being able to successfully bid for a property due to the larger number of smaller properties available.

Clarification of the wording and timescales around households accepted through the Emergency Housing Panel is likely to have a positive impact on all, by clearly setting out the steps that will be taken to assist those prioritised through this method and to ensure that those approved through the housing panel are aware of the pressures on the housing register and the likely timeframes involved.

Disability

Over 2,100 households recorded either the primary applicant or the joint applicant as having an impairment, representing 23% of the Housing Register. This suggests that disabled people are likely to be overrepresented among applicants on the council’s waiting list.

Number of Households on the waiting list in November 2016 and their disability

| Nature of Impairment | Number of Households | % of Register |
|---|----------------------|---------------|
| Learning disability or Cognitive impairment | 117 | 1% |
| Long-standing illness or health condition | 606 | 6% |
| Physical impairment | 456 | 5% |
| Sensory impairment | 98 | 1% |
| Mental health condition | 354 | 4% |
| Other | 1171 | 13% |

The above table captures the number of households where either the primary applicant or the joint applicant recorded that they have an impairment and the nature of this impairment. Over 500 households recorded more than multiple impairments.

Key considerations/potential impacts:

The proposed changes include a provision that an additional bedroom can be recommended by the medical advisor on medical grounds. This is a clarification of existing policy and will result in no substantive change in the impact of the policy towards those with a disability.

Proposed changes to the bedroom standard might have an impact on aged those between 18 and 21 who have a disability and who would no longer be automatically entitled to a bedroom because of age. This is mitigated by the clarification of the policy with regards to the medical officer and their authority to permit an extra bedroom on medical grounds.

Clarification of the wording and timescales around households accepted through the Emergency Housing Panel is likely to have a positive impact on those with a disability, by clearly setting out the steps that will be taken to assist those prioritised through this method and to ensure that those approved through the housing panel are aware of the pressures on the housing register and the likely timeframes involved.

Changes proposed to suspend applicants from the register where they refuse a number of properties could impact on those with a disability. To mitigate this, there should be clear warnings noting this policy change and officers should be clear and consistent in the application of this as well as taking appropriate steps to explain the policy to those applicants whose disability may affect their understanding.

Individuals applying to be on the Housing Register are asked whether they consider themselves to be a disabled person and if so, what type of impairment they have. The service should continue to monitor the impact of the policy and any changes on those who consider themselves to be disabled and to take measures to mitigate any impact.

Gender reassignment

Over 90 applicants on the Housing Register recorded themselves as transgender, representing almost 1% of the register.

Key considerations/impacts:

The proposed changes to the bedroom standard may have an impact on those who have a different gender identity to that assigned at birth, as those aged between 18 and 20 will be required to share a bedroom with any other member of the household of the same sex who is aged 10 to 17. The service should ensure that any applications including transgender household member are allocated a number of bedrooms based on the application of the policy in accordance with the gender which the household member identifies as rather than the gender they were assigned at birth.

Individuals applying to be on the Housing Register are asked whether their gender identity is different to the gender they were assigned at birth. The service should continue to monitor the impact of the policy and to take measures to mitigate the impact on those who are transgender.

Marriage and Civil Partnership

Whilst no specific marital status data is captured when an individual is applying to join the Housing Register, the application requests that the relationship between the primary applicant and household members is recorded for those present within the household.

1,210 household members were described as having a relationship of Husband or Wife with the main applicant, broken down as below.

Number of Household members on the Housing Register that are husband or wife to the primary applicant

| Relationship | Number of Household Members |
|--------------|-----------------------------|
| Husband | 636 |
| Wife | 574 |

Key considerations/impacts:

The proposed changes to the bedroom standard may have an impact on household members who are married and not the main or joint applicant, as the marital status of those who are not the core applicants is not considered when determining the bedroom allocation of a household.

The service should continue to monitor the impact of the policy and to take measures to mitigate the impact on those who are married or in a civil partnership.

Maternity and Pregnancy

192 households on the Housing Register are recorded as having a pregnancy as at November 2016.

Key considerations/impacts:

The proposed changes will result in no disproportionate change in the impact of this policy on households with a pregnancy. The service should continue to monitor the impact of the policy and to take measures to mitigate the impact on pregnant households.

Race

Ethnicity of the Primary Applicant for all Households on the Housing Register

| Ethnicity | Primary Applicants | % |
|--|---------------------------|----------|
| African | 980 | 10% |
| Any other Asian background | 125 | 1% |
| Any other Black/ African/ Caribbean background | 190 | 2% |
| Any other ethnic group | 176 | 2% |
| Any other mixed/ multiple ethnic background | 74 | 1% |
| Any other White background | 282 | 3% |
| Arab | 17 | 0% |
| Bangladeshi | 31 | 0% |
| Caribbean | 915 | 10% |
| Chinese | 68 | 1% |
| English/Welsh/Scottish/Northern Irish/British | 1392 | 15% |
| Indian | 25 | 0% |
| Irish | 56 | 1% |
| Not disclosed | 4894 | 52% |
| Pakistani | 23 | 0% |
| White and Asian | 11 | 0% |
| White and Black African | 38 | 0% |
| White and Black Caribbean | 133 | 1% |
| Total | 9430 | |

London Borough of Lewisham – Census 2011

| Ethnicity | Total | % |
|------------------------|----------------|----------|
| White | 147,684 | 54% |
| Mixed | 20,468 | 7% |
| Asian or Asian British | 25,533 | 9% |
| Black or Black British | 74,933 | 27% |
| Other Ethnic Groups | 7,251 | 3% |
| Total | 275,869 | |

Key considerations/impacts:

For 52% of households that are on the Housing Register we do not have information as to their ethnicity, either due to this data not being part of the form at the time of application or due to non-disclosure by the applicant.

Of those who have provided a response there is a greater proportion of households from BME groups than in the borough as a whole. The proposed changes will result in no disproportionate change in the impact of this policy on households from a BME group. The service should continue to monitor the impact of the policy and to take measures to mitigate the impact on applicants from BME groups.

Religion or belief

| Religion | Primary Applicants | % |
|-------------------------------|--------------------|-----|
| Any other religion/belief | 62 | 1% |
| Buddhist | 36 | 0% |
| Christian (all denominations) | 1596 | 17% |
| Hindu | 22 | 0% |
| Jewish | 1 | 0% |
| Muslim | 316 | 3% |
| None | 610 | 6% |
| Not disclosed | 6747 | 72% |
| Prefer not to say | 37 | 0% |
| Sikh | 3 | 0% |
| Total | 9430 | |

London Borough of Lewisham – Census 2011

| Religion | Total | % |
|---------------------|----------------|-----|
| Christian | 145,580 | 53% |
| Buddhist | 3,664 | 1% |
| Hindu | 6,561 | 2% |
| Jewish | 643 | 0% |
| Muslim | 17,760 | 6% |
| Sikh | 531 | 0% |
| Other Religion | 1,478 | 1% |
| No religion | 75,149 | 27% |
| Religion not stated | 24,503 | 9% |
| Total | 275,868 | |

Key considerations/impacts:

For 72% of households that are on the Housing Register we do not have information as to their religion, either due to this data not being part of the form at the time of application or due to non-disclosure by the applicant

The proposed changes to the bedroom standard may have an impact on those who express a religion or belief and who are aged between 18 and 20 with another household member of the same sex aged 10 to 17. The reduction in bedroom allocation for those identifying as having a religion or belief could have an impact on their ability to freely express this.

The service should continue to monitor the impact of the policy and to take measures to mitigate the impact on applicants based on their religion or belief.

Sex

| Sex | Primary Applicant | Joint Applicant |
|------------|--------------------------|------------------------|
| Female | 6836 | 1278 |
| Male | 2471 | 1401 |

Key considerations/impacts:

The vast majority of primary applicants are female, therefore any changes to the Allocations Scheme will have a larger impact on women than on men.

The majority of cases considered by the Emergency Housing Panel involve female applicants. However the proposed change is intended to provide further clarity around this process, in particular as regards timings. It will not change the workings of the panel nor the level of service received. Therefore this is likely to be a positive change.

Sexual orientation

| Sexual Orientation | Primary Applicant | Joint Applicant |
|---------------------------|--------------------------|------------------------|
| Bisexual | 15 | 2 |
| Gay/Lesbian | 11 | 2 |
| Not disclosed | 3633 | 1163 |
| Other | 10 | 0 |
| Prefer not to say | 53 | 12 |
| Straight/Heterosexual | 2903 | 624 |

Key considerations/impacts:

A large number of applicants have not informed the service of their sexual orientation, so the data presented is unlikely to give a true picture of the current waiting list.

The service should take steps to improve the quality of the data held, and continue to monitor the impact of the policy and to take measures to mitigate the impact on applicants based on their sexual orientation.

Overall assessment of impact on service users

The proposed change in the local connection criteria from 2 to 5 years potentially means that there are households in significant housing need but whom the council will be unable to help into social housing. In general terms the adverse impact of this change is likely to impact disproportionately on any group which is overrepresented among rehousing applicants, including disabled people, women and BME households. The main justifications for this adverse impact are directing housing towards those households with the greatest connection with the local area and managing demand in circumstances where demand for social housing greatly outstrips supply. By way of mitigation, those with a settled residence elsewhere can apply for rehousing within their area of residence.

It is also expected that the existing exceptions will ensure that households who have the most pressing housing needs are not prevented from applying for social housing due to lacking the five years' residence required, in particular because of exceptions for duty accepted homeless households and for care givers and receivers.

The matrix on page 10 details the mitigating actions that will need to be taken relating to the proposed changes. In particular, officers will need to monitor the impact of changes where data held may be incomplete or not current.

Action plan and timetable

| Activity | Details | Timescale |
|--|--|--|
| Monitor the impact of policy changes | Ensure that the proposed changes do not have any equalities implications which have not already been accounted for and mitigated | Ongoing, every three months |
| Ensure staff have had recent training on equalities issues | Ensure that adequate training is made available to all officers and monitor completion of the training to ensure compliance | Within 12 months |
| Ensure equality analysis is cascaded to all staff | Provide this equalities analysis to all staff within the service alongside the revised policy. | Within four weeks of date revised policy is approved |
| Regular discussion of equalities issues at staff briefings | Ensure that a discussion of equalities monitoring and assessment of impact is a standing item for service meetings | At every team meeting |

Publication of Results

The results of this EAA will be reported on the Council's web pages as part of wider equalities data reporting appropriate.

Monitoring

The EAA Action plan and timeline for the proposed policy changes will be monitored through the project reporting structures.

| Matrix of changes and mitigating actions | | | |
|--|--|---|---|
| Proposed change | Equalities Category | Assessment of impact | Actions/Mitigation |
| Change in Local Connection | Age Disability Sex Race | <p>This change will only apply to new applicants, and the length of time they have lived in the borough is not directly linked to any protected characteristic.</p> <p>However, this change means that there are households with significant housing needs whom the council will not help due to their lack of settled residence. The adverse impact of this change is likely to impact disproportionately on any group which is overrepresented among rehousing applicants. It is expected that the existing exceptions will ensure that households who have the most pressing housing needs are not prevented from applying for social housing.</p> | <p>Officers will need to make reasonable adjustments where necessary to support people to provide appropriate evidence of a local connection.</p> <p>Monitoring of equality data relating to households disqualified on residence grounds to ensure that any equality impact is not disproportionate.</p> |
| Bedroom standard | Age Gender reassignment Marriage/civil partnership Disability Religion or belief | <p>This proposed change will mean that some people aged 18-20 will have to share a bedroom with another household member of the same sex aged 10-20. Under the current policy they would be given their own room and thus potentially enjoy greater privacy.</p> | <p>Officers to ensure that appropriate action is taken to ensure that the protected characteristics of a household or an individual household member are taken into account where these are affected by this policy change in a way that might unduly impact on said characteristic.</p> |
| Rent arrears | All | <p>Households who are in rent arrears will no longer be prevented from bidding for a property, however they must clear their arrears before being accepted for a property.</p> <p>This change will provide clarity to households on the register.</p> | <p>This will have a positive impact on all households as they will not be prevented from bidding for properties if they are in rent arrears, and the requirement will be to clear rent arrears upon successfully bidding for a property.</p> <p>The Housing Needs Group Service Manager will still retain the delegated authority to permit a move despite arrears where necessary.</p> |
| Right to Move | Disability | <p>New statutory guidance was introduced in March 2015 to introduce the 'Right to Move'. The intention behind this was to make it easier for social tenants to move if they need to for work reasons. The implications of the regulation is that local authorities are prevented from applying a local connection test that could disadvantage tenants who need to move across local authority boundaries for work related reasons.</p> | <p>This change will have a positive overall impact in allowing households that are eligible for social housing to join the register and access a quota of properties in the locale to which their employment has moved.</p> |
| Timescales clarification for Emergency Housing Panel cases | Disability Age Sex | <p>It is proposed to change the wording of section 2.2.3 in relation to the 12 week period in which Housing Panel and Supported Housing Priority cases may bid for themselves. The change will reflect that</p> | <p>This proposed change will have a positive impact as it will provide more clarity and help to manage the expectations of residents. This formalises existing practice and the actual operation of the panel at present.</p> |

| | | | |
|--|------------|--|---|
| | | this does not guarantee that an offer will be made or a bid will be successful in that time, and that the actual waiting time for a property may be longer dependent on availability and demand for properties. | |
| Clarification of temporary to permanent scheme | All | It is proposed to change the wording of section 3.4.5 of the policy. Currently this states that appropriate households in eligible properties may be signed up for permanent tenancies in those properties after 12 months has elapsed. The changes would permit this to be done within 12 months where appropriate. | The proposed change will have an impact in reducing the number of properties that are available to let to the general housing register through Choice-Based lettings. However, this is mitigated by allowing homeless applicants to settle more quickly and to facilitate a speedier transition to long-term, suitable accommodation. |
| Facilitate chain lettings | All | It is proposed to change the wording of section 3.4.6 of the policy. The proposed changes would allow properties that become available through Chain Lettings to be advertised for a specific purpose. | By enabling properties to be advertised for a specific purpose when they have been made available through a chain let, this will have a positive impact on all groups. This will allow the service to respond to the needs of its customers and to respond to demand drivers as and when they occur. |
| Applications suspension | Disability | There is currently no provision within the policy to limit the number of bids that a part 6 applicant can refuse (outside of the one offer policy categories). It is proposed that part 6 applicants who refuse 3 properties which they bid successfully for are suspended from bidding for 12 months | Officers to ensure that the process is clear to all users and that an appropriate warning system is in place to advise households of the potential outcome of refusing a number of properties. Take appropriate steps to explain the policy to those applicants whose disability may affect their understanding. |
| Medical assessments | Disability | This change formalises and clarifies the process whereby the medical officer may allocate an extra bedroom to a household where there is suitable medical grounds to do so, and only on this basis. | This change will have a positive impact as it formalises existing procedure and clarifies the grounds on which a household may be eligible for an extra bedroom. |

Appendix 3 Changes to Lewisham's Allocations Scheme

1. The Local Connection rule be changed from two years to five years, subject to the exceptions to the local connection rule already set out in the policy.
2. The current bedroom standard stated in the scheme be replaced by the following:

A separate bedroom to each of:

- married or cohabiting couple
 - adult aged 21 years or more
 - pair of adolescents aged 10-20 of the same sex
 - pair of children aged under 10 regardless of sex
3. The policy regarding rent arrears changed so that applicants must have a rent account balance of zero as well as no outstanding former tenant arrears at the point of being offered social housing. This will be subject to the exceptions already set out in the policy.
 4. A 'Right to Move' quota to be introduced to the Allocations Scheme stating that at least one per cent of all lettings are made available to households eligible under the 2015 'Right to Move' guidance published by the Department for Communities and Local Government.
 5. To clarify the Allocations Scheme regarding the One Offer Only policy and Emergency Housing Panel and Supported Housing Priority cases to make clear that the waiting time for a property will be dependent on what properties become available.
 6. Change the policy regarding Direct Lets to remove the requirement that a household in temporary accommodation must have lived there for not less than 12 months before they can be offered a permanent tenancy.
 7. To change the section regarding Chain Lettings so that these properties can be offered to any priority group on the housing register, so as to maximise the number of chain lets that can be facilitated.
 8. To change the Allocations Scheme so that an applicant who rejects three offers may be suspended from the register for 12 months. Not attending an appointment to make an accompanied viewing of a property will be considered as a rejected offer.
 9. To clarify in the Allocations Scheme that the Council's housing medical advisor may recommend that a household requires an extra bedroom on medical grounds.

Agenda Item 6

| | |
|--|-------------------------------------|
| Chief Officer Confirmation of Report Submission | |
| Report for: | |
| Mayor | <input type="checkbox"/> |
| Mayor and Cabinet | <input checked="" type="checkbox"/> |
| Mayor and Cabinet (Contracts) | <input type="checkbox"/> |
| Executive Director | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |
| Part 1 | <input checked="" type="checkbox"/> |
| Part 2 | <input type="checkbox"/> |
| Key Decision | <input type="checkbox"/> |

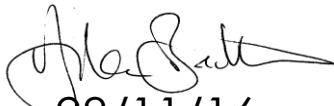
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| Date of Meeting | 7 December 2016 |
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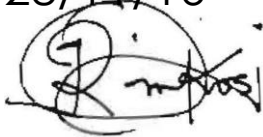
| | |
|------------------------|---|
| Title of Report | Draft Air Quality Action Plan 2016 – 2021 |
|------------------------|---|

| | | |
|-----------------------------|--------------------|-------------------|
| Originator of Report | Christopher Howard | Ext. 46418 |
|-----------------------------|--------------------|-------------------|

At the time of submission for the Agenda, I confirm that the report has:

| Category | Yes | No |
|--|-----|----|
| Financial Comments from Exec Director for Resources | X | |
| Legal Comments from the Head of Law | X | |
| Crime & Disorder Implications | X | |
| Environmental Implications | X | |
| Equality Implications/Impact Assessment (as appropriate) | X | |
| Confirmed Adherence to Budget & Policy Framework | X | |
| Risk Assessment Comments (as appropriate) | | |
| Reason for Urgency (as appropriate) | | |

Signed  Director/Head of Service
 Date 28/11/16

Signed  Cabinet Member
 Date 24/11/16

Control Record by Committee Support

| Action | Date |
|---|------|
| Listed on Schedule of Business/Forward Plan (if appropriate) | |
| Draft Report Cleared at Agenda Planning Meeting (not delegated decisions) | |
| Submitted Report from CO Received by Committee Support | |
| Scheduled Date for Call-in (if appropriate) | |
| To be Referred to Full Council | |

| MAYOR AND CABINET | | | |
|--------------------------|--|----------|-----------------|
| Report Title | Draft Air Quality Action Plan 2016 – 2021 | | |
| Key Decision | Yes | Item No. | |
| Ward | All wards however focus on wards north of A205 where Air Quality Management Areas have been declared | | |
| Contributors | Executive Director for Community Services, Executive Director for Resources and Regeneration and the Head of Law | | |
| Class | Part 1 | Date: | 7 December 2016 |

1. Summary

- 1.1. An Air Quality Action Plan (AQAP) is required where an Air Quality Management Area (AQMA) is declared, detailing the measures that will be employed to help improve air quality within that area.
- 1.2. An AQMA is needed where air pollution is above the thresholds set by government.
- 1.3. AQMAs have been declared in all wards north of the A205 South Circular together with areas adjacent to certain main roads in the south within the borough, the most recent AQMA was declared in August 2013 within Brockley Park, Crofton Park and Honor Oak Park.
- 1.4. The pollutant that fails to meet the government targets is nitrogen dioxide (NO₂).
- 1.5. Lewisham already has an existing AQAP, which was previously updated in 2008. This new AQAP has been produced to meet requirement where a new AQMA is declared. The AQAP has also been updated to follow recent London Local Air Quality Management guidance produced by the GLA.
- 1.6. There has been an on-line questionnaire for residents and businesses, along with a consultation on the full draft AQAP to statutory consultees (Appendix A).

2. Purpose

- 2.1. The purpose of this report is to provide information on the local authority's statutory requirements with regards to air quality and the proposal for the approval of a draft AQAP 2016–2021 in meeting the Council's statutory requirements.

3. Recommendations

- 3.1. That the Mayor is asked to approve the draft AQAP (Appendix B), which includes recommendations made by the Sustainable Development Select Committee on 25 October 2016. **Page 55**

4. Policy context

4.1. The AQAP supports the following Council Priority:

- Clean, Green and Liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.

4.2. The AQAP also support the following Sustainable Community Strategy priority:

- Clean, green and liveable – where people live in high-quality housing and care for and enjoy their environment.

4.3. The AQAP provides actions that work towards the above priorities, promoting sustainable transport infrastructure that supports behavioural change and increasing opportunities for walking and cycling, which is also a goal of Lewisham's Transport Local Implementation Plan (LIP). 'Public health and awareness raising' is one of the action category areas within this AQAP and supports the Health and Wellbeing Strategy. It will have a positive influence on mental health and wellbeing and with lifestyle changes in transport could bring improvements to the level of obesity within the borough. Improving local air quality is also part of the Lewisham Local Development Framework Core Strategy.

5. Background

5.1. European legislation (Directive 2008/50/EC) details the pollutants that occur in ambient air which have the potential to impact on human health. The Directive sets concentration values for each pollutant and a date by which the limit values should be achieved. Failure to meet the limit values by the deadlines can result in fines being levied against an EU member state by the European Commission.

5.2. Local authorities in the UK have a statutory duty to manage local air quality under Part IV of the Environment Act 1995. Following this Act, a National Air Quality Strategy was published in 1997 (reviewed in 2007) and the Air Quality (England) Regulations 2000 set objectives for several pollutants including NO₂. The dates for compliance with limit values in the Air Quality Directive on, EU deadlines, was extended for NO₂, to January 2015. The UK has failed to meet these limit values.

5.3. A European Supreme Court ruling on the Government's breach of NO₂ limits required work on a comprehensive plan to meet pollution limits as soon as possible. The Department of the Environment, Fisheries and Rural Affairs (DEFRA) submitted an Air Quality Action Plan to the European Commission for their assessment at the end of 2015. This provided extra powers to the Mayor of London to manage air quality within London.

- 5.4. The Mayor of London has recently introduced the London Local Air Quality Management (LLAQM) framework, which is the statutory process used by London local authorities to review and improve air quality within their areas and replaces the previous requirement for yearly reporting to DEFRA.
- 5.5. London boroughs are required to refer to the London Local Air Quality Management Policy and Technical Guidance 2016 as issued by the Mayor from time to time, rather than national statutory guidance. This Air Quality Action Plan has followed this guidance including the Air Quality Actions as presented in their Air Quality Action Matrix (Appendix C).
- 5.6. Each local authority has to assess the levels of each air pollutant in the Regulations within its area and compare the levels to the Air Quality Objectives. If the level is below the objective, there is compliance. If the level is above, there is non-compliance and this is called an 'exceedance'.

| Pollutant | Air Quality Objective | |
|--|--|--------------|
| | Concentration | Measured as |
| Nitrogen dioxide | 200 µg/m ³ not to be exceeded more than | 1 hour mean |
| | 40 µg/m ³ | Annual mean |
| Particulate Matter (PM ₁₀) | 50 µg/m ³ not to be exceeded more than 35 | 24 hour mean |
| | 40 µg/m ³ | Annual mean |

* See glossary at the end of the report for explanation of terminology

- 5.7. Under Section 83 (1) of the Environment Act 1995, where it is identified that an objective will not be met, and members of the public are exposed to the elevated levels of pollutants, the local authority is required to declare an Air Quality Management Area (AQMA) for the specific pollutants that are exceeding.
- 5.8. Where an AQMA is declared, the local authority is then required to develop an Air Quality Action Plan detailing the measures that will be employed to help meet the air quality objectives within that area.
- 5.9. Five AQMAs were declared in Lewisham in June 2001 in relation to exceedances in Nitrogen Dioxide and PM₁₀, and the further sixth AQMA was declared in 2013 in relation to Nitrogen Dioxide only. These areas cover all the borough above the A205 and areas adjacent to certain main roads in the south.
- 5.10. The main source of the exceedances identified in recent review and assessments is in relation to Nitrogen Dioxide ONLY. PM₁₀ is no longer showing exceedances. With PM_{2.5}, there is no statutory limit but there is however an annual mean objective of 25µg/m³ by 2020 that has been proposed by the government which the Council is meeting. The current Greater London Authority (GLA) guidance requires boroughs however to work towards reducing emissions and concentrations of PM_{2.5} further.

- 5.11. The Council has an existing AQAP that was approved by Mayor and Cabinet in 2008. With the declaration of a sixth AQMA the Council is legally required to update the AQAP. Also the Council is required to follow the recent London Local Air Quality Management guidance. The new AQAP for the period 2016 – 2021, follows this guidance.
- 5.12. The areas of Air Quality Action presented in the GLA guidance are within the following categories:
- Controlling emissions from development and buildings (including construction);
 - The involvement of Public Health and raising public awareness on air quality;
 - Reducing emissions from delivery servicing and freight (including Councils procurement);
 - Reducing our own Borough fleet vehicle emissions; and
 - Actions that encourage and enable transport modal shifts away from conventional car use (with the necessary infrastructure).
- 5.13. Guidance from GLA provides each London borough with Focus Areas; this allows for an enhanced focus on problem areas within a wider AQMA. Some areas have been identified within the AQAP but it is anticipated that further actions will be introduced during the course of the 5 year period as and when funding is made available. The S106, CIL and LIP funding are being considered for resourcing future actions within these Focus Areas.
- 5.14. The Council was successful in a London Mayor Air Quality Funding (MAQF) bid for £200,000 for the production, implementation and monitoring of a Framework Construction Logistic Plan along the Evelyn Corridor. This is to bring reduction in emissions from construction traffic in an area where a lot of development is taking place. It also falls within one of the boroughs designated Focus Areas. This action has been included in the AQAP.
- 5.15. To be successful in any future bids for MAQF money we must maintain our Cleaner Air Borough Status (CABS). The criteria for CABS is grouped under six themes: political leadership; taking action; leading by example; using the Planning system; informing the public; integrating air quality into the public health system. It requires a continued commitment to air quality monitoring.
- 5.16. All of the air quality action areas required consultation across many teams and agreed sign off for the actions being implemented. A steering group with specific working groups was set up review the actions and consider the implementation and monitoring, in line with the GLA guidance. The teams involved were, Transport Planning, Road Safety and Sustainable Transport, Parking, Highways, Planning Policy, Development Control, Sustainable Resources, Procurement and the Public Health.
- 5.17. A full draft AQAP for consultation was sent to the statutory consultees, i.e. GLA, Transport for London (TfL), Environment Agency, Secretary of State (DEFRA) and neighbouring boroughs and details of the responses received are recorded (Appendix A)

- 5.18. Although not statutorily required a resident and business consultation, seeking opinion on relevant aspects of the AQAP was carried out and resulted in 303 completed residents surveys and 9 completed business surveys. (Appendix A).
- 5.19. The Sustainable Development Select Committee met on 25 October 2016 and resolved to advise Mayor and Cabinet of the following:
- The Committee commends the air quality action plan. However, it believes that an additional point should be added to the plan, which tasks Lewisham's political leadership with championing the issue of air quality inside and outside of the borough.
 - The Committee welcomes the proposed increase in charging points for electric vehicles. The Committee recommends that the Council carries out a campaign to encourage usage.
 - The Committee also recommends that there be a proactive and high profile anti-idling campaign, which sets out the importance good air quality to the whole community.
- 5.20. Additional actions have been added to the AQAP, presented in Appendix B to incorporate these recommendations. See Action ID 8A, 28A and 35A. At the committee members also wanted consideration of air quality within the design of developments, particularly in relation to new schools/rebuild. This has been raised with planning and guidance will be reviewed to ensure appropriate consideration.

6. Financial Implications

- 6.1. Costs will be funded from the original budget, but will require additional funding through S106 or CIL and Lip (see glossary for terms). Many of the actions within the Action Plan are transport projects which the Council is already committed too, and where LIP funding has already been allocated. In relation to costs and as an example, the Council has committed cost from LIP to the sum of £2.5 million for the Quietways project, which is identified as a priority area for the Air Quality Action Plan delivering associated air quality improvements; £1.2 million committed costs from LIP for the 20 mph remedial intervention, which has the potential for bringing air quality improvements by reducing congestion. There is in the region of £2 million LIP funding/year of which some projects will provide wider air quality benefits and integration of this Action Plan with LIP is being considered to maximise funding, particularly in the GLA identified Air Quality Focus Areas. The MAQF project along the Evelyn Corridor (see 5.14) is within one of the Air Quality Focus Areas and has been match funded through Transport funding to provide an additional £100,000 over the 3 year period 2016-19.
- 6.2. In relation to other areas of air quality actions to be delivered, the S106/CIL is currently being considered as a potential source of funding, over the five year term of this Action Plan, and with the Mayor and Cabinet approval, will give the necessary political focus required to consider allocation of funds for appropriate actions.

- 6.3. There is also a need to maintain our existing air quality monitoring commitment which requires ongoing maintenance and replacement costs. This is currently partly being covered through the S106 funding process (which is limited to expenditure on monitoring at locations where a large development is taking place), but there has been a bid to the Regeneration and Capital board for a more guaranteed funding stream for replacement of old equipment and for future further air quality monitoring requirements.

7. Legal Implications

- 7.1. Section 82 of the Environment Act 1995 provides that every local authority is under a duty to review the air quality within its area. Section 83 of the 1995 Act requires local authorities to formally designate an air quality management area (AQMA) where air quality objectives are not being achieved, or are not likely to be achieved within the relevant period, as set out in the Air Quality (England) Regulations 2000.
- 7.2. Following designation of an AQMA, an air quality “Action Plan” should be completed. With the newly adopted London Local Air Quality Management process, London Boroughs are to provide Annual Status Reports to the GLA on progress with Air Quality Actions and reporting on air quality monitoring. Previously Progress Reports were submitted to DEFRA.
- 7.3. In the Mayor of London’s Policy Guidance 2016 (LLAQM.PG (16)) it states the following: ‘The establishment of the LLAQM system reflects the fact that the Mayor has broad powers of intervention under section 85 of the 1995 Act... Specifically, under section 85(5), the Mayor may give directions to boroughs requiring them to take such steps specified in the directions as he considers appropriate for the implementation of any European Union air quality obligations (e.g. under relevant EU directives). This is particularly relevant in the context of the current breach of NO₂ air quality objectives and limit values under the EU Ambient Air Quality Directive (2008/ 50/ EC) in parts of London.’ Also the Localism Act 2011, enables the Government, if a fine is imposed on the UK by the European Court of Justice, to require public bodies it considers responsible for the infraction to pay a financial penalty. The Mayor of London’s Policy Guidance states: ‘Proper participation in the LLAQM system and compliance with the relevant Mayoral advice and guidance should render statutory intervention by the Mayor unnecessary.’

8. Crime and Disorder Implications

- 8.1. There are no crime and disorder implications associated with this report.

9. Equalities Implications

- 9.1. The majority of the AQMAs declared are to the north of A205, encompassing all of the north of the borough.
- 9.2. Poor air quality is often associated with areas of deprivation and consequently tends to disproportionately affect the health of the most disadvantaged. There is

no data on the specific households affected by the exceedances of NO₂ within the AQMAs but the Index of Multiple Deprivation suggests that there are many areas to the north of the borough that are deprived which fall within an AQMA.

- 9.3. The AQAP will apply across the areas designated as AQMAs. Measures aimed at tackling poor air quality however tend to have wider benefits and actions introduced will also improve air quality throughout the borough. Therefore, there are no adverse equality implications associated with this report.

10. Environmental Implications

- 10.1. The approval of the Air Quality Action Plan will allow the local authority to fulfil its statutory obligations under the Environment Act 1995 which are aimed at improving air quality.
- 10.2. An Air Quality Action Plan will have positive benefits for the environment. A synergy exists between actions aimed at improving the quality of the air we breathe locally and tackling carbon emissions and improving public health and well-being.

11. Conclusion

- 11.1. Following approval by Mayor and Cabinet, the finalised AQAP will be sent to the GLA and the subsequent actions will be reported on a yearly basis through the Annual Status Report.
- 11.2. The Steering Group set up to compile this AQAP will continue to meet on a 6 monthly basis to ensure the relevant implementation and monitoring of the actions set out in the AQAP are being followed and our statutory obligations are being met. Also this AQAP is a live document and further actions may be included during the 5 yearly period, as funding becomes available, particularly in GLA Air Quality Focus Areas.

GLOSSARY

Particulate Matter – Dust, soot, and other tiny bits of solid materials that are released into and move around in the air. Particulate matter sources include burning of diesel fuels, road construction, and industrial processes. Particulates 10 microns or less in diameter (approximately seven times smaller than human hair) are classified as PM₁₀. PM_{2.5} is potentially more hazardous and is defined as particulate matter smaller than 2.5 microns.

Nitrogen Dioxide – It is a product of combustion, with sources including petrol and diesel fuels. It has a variety of environmental and health impacts. It is a respiratory irritant which may exacerbate asthma and possibly increase susceptibility to infections.

µg/m³ - A measure of concentration in terms of mass per unit volume. A concentration of 1 µg/m³ means that one cubic metre of air contains one

microgram (millionth of a gram) of pollutant.

Annual Mean - The annual mean is the average concentration of a pollutant measured over one year. This is normally for a calendar year.

S106 – Is a funding agreement mechanism, which make a development proposal acceptable in planning terms, that would not otherwise be acceptable.

CIL - Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver to support the development of their area.

LIP – Local Implementation Plan is TfL allocated money to the London boroughs to spend on projects which support the Mayor's Transport Strategy.

Background documents

Appendix A – Summary of Consultation Responses

Appendix B – draft Air Quality Action Plan for Mayor and Cabinet approval

Appendix C – GLA Air Quality Actions included in their Matrix

If there are any queries on this report please contact Christopher Howard, Senior Environmental Protection Officer, at christopher.howard@lewisham.gov.uk or on 020 8314 6418.

Appendix A

Summary of Consultation Resident's Consultation Responses

(303 Resident consultation responses completed)

Over 50% of respondents felt that Air Quality had got worse compared to a year ago.

Nearly all respondents saw traffic as being a main source of the problem and 70% of respondents identifying construction as a source, with industry and domestic/commercial fuel use identified as a source but to a lesser extent.

Traffic was identified as a main priority for the AQAP with emissions specifically from commercial delivery vehicles and freight being particularly important for consideration.

In relation to Emissions from developments and buildings; Localised solutions; Public health and awareness raising 40-50% respondents identified these as being Very Important

Over 69% of respondents were likely or very likely to introduce further energy efficiency measures within their home.

Respondents were asked whether they wished to receive information on Boiler Cashback information and 60 respondents replied requesting information.

Over 16% of respondents have a diesel cars that are older than September 2014, pre-Euro 6 engines, required when the Ultra Low Emission Zone is introduced.

Nearly 20% of those that had this aged diesel car answered that they are very likely or quite likely to purchase a more environmentally friendly car if cheaper resident parking and controlled parking zone parking was introduced for cars that complied with modern pollution standards. See Table 1 and 2, for details on responses received.

When asking whether respondents currently have a motor vehicle, 62.58 % said YES, with 36.09 replying NO and 1.32% with no response.

Only 1.66% owned a zero emission vehicle. The main reason for not purchasing one was the cost and the availability of the infrastructure i.e. electric charging points.

If discounted parking meter charges were introduced for zero-emission cars, nearly 25 % indicated that they were very likely or quite likely to purchase a zero-emissions car in the future.

See Table 3 and 4, for details on response received.

Over 85% of respondents thought the introduction of night-time deliveries, where noise disturbance to residents can be minimised, was a very good or good idea.

43% of respondents reported that there was someone in their household that has a health condition affected by poor air quality.

101 respondents requested further information about AirText, a free text and phone application service which provides alerts where high levels of pollution are forecast and relevant health advice for those with breathing conditions.

Nearly 80% of respondents were not aware of the free service available.

Likely to introduce measures

Question responses: 286 (94.70%)

If discounted parking meter charges were introduced for zero-emission cars, how likely would you be to purchase a zero-emissions car in the future?

Table. 1

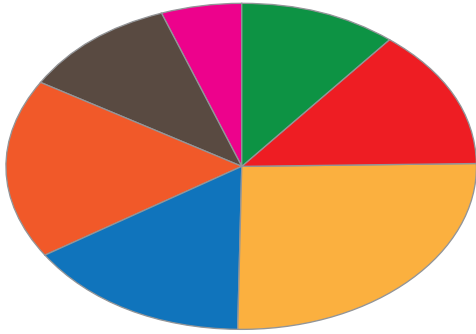


Table. 2

| | | % Total | % Answer | Count |
|---------------|--------------|--|----------|-------|
| Very likely | | 10.93% ■ | 11.54% | 33 |
| Quite likely | | 13.91% ■ | 14.69% | 42 |
| Neutral | | 25.50% ■ | 26.92% | 77 |
| Unlikely | | 15.56% ■ | 16.43% | 47 |
| Very unlikely | | 17.88% ■ | 18.88% | 54 |
| Don't know | | 10.93% ■ | 11.54% | 33 |
| [No Response] | | 5.30% ■ | -- | 16 |
| | Total | 100.00% | 100.00% | 302 |

Question responses: 163 (53.97%)

If yes to 'Do you have a diesel car that is older than September 2014': If cheaper resident parking and controlled parking zone parking was introduced for cars that complied with modern pollution standards, would you be likely to purchase a more environmentally friendly car?

Table. 3

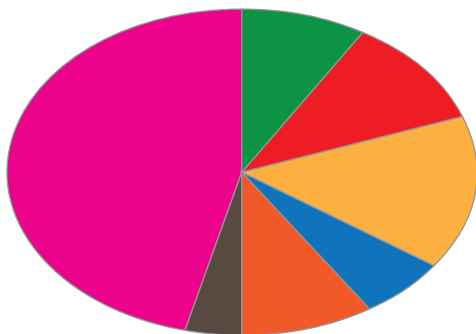


Table. 4

| | | % Total | % Answer | Count |
|---------------|--------------|--|----------|-------|
| Very likely | | 8.61% ■ | 15.95% | 26 |
| Quite likely | | 10.93% ■ | 20.25% | 33 |
| Neutral | | 15.23% ■ | 28.22% | 46 |
| Unlikely | | 6.29% ■ | 11.66% | 19 |
| Very unlikely | | 8.94% ■ | 16.56% | 27 |
| Don't know | | 3.97% ■ | 7.36% | 12 |
| [No Response] | | 46.03% ■ | -- | 139 |
| | Total | 100.00% | 100.00% | 302 |

Additional consultation response from Lewisham Cyclist Group

Generally the group felt that the consultation questionnaire focused on questions around the motor car and didn't consider alternative active modes of travel such as walking and cycling, particularly as significant numbers of Lewisham residents and households do not have access to a motor car.

The cyclist group would have liked a question that might have identified how many people would choose to cycle if they had somewhere secure to store cycles.

The group stated that, we are currently working with the council in the preparation of a cycling strategy which considers pollution and public health. We would welcome the opportunity to discuss this issue further with council officers.

Response: The questionnaire focus was to pick up specific areas of the GLA Air Quality Action Matrix, where residents could have an input into shaping the actions (see Appendix 3). The AQAP has identified one of the four Air quality priorities in Lewisham as 'Expanding the Council's Sustainable Transport Infrastructure' see 2.2 of the AQAP (Appendix B). This includes work being carried out as part of the 'North Lewisham Links Project' and the 'Quiet Ways' project, both of which are providing infrastructure for cycling and walking (active modes of transport). It has therefore considered the concerns raised by the cyclists group but it is accepted that the specific questions didn't seek to find out how many more people would like to choose an active mode of travel and what would help them to do so. The response however has been shared with our Transport Team as they develop the cycling strategy.

As a result of discussion with the Transport team and the consultation response a further two actions were added specifically relating to cycling. Action 39 to develop a 'stand-alone' Cycling Strategy for the borough and Action 40 to increase cycle parking (see Appendix B).

Statutory Consultation Responses

Greater London Authority and Transport for London

Dear Chris,

Thank you for the opportunity to comment on your Air Quality Action Plan (AQAP). This response represents a combined response between the GLA and TfL.

Thank you for the acknowledgement of the LLAQM templates resources and support in the forward from your Cabinet Member, Cllr Onikosi. I'm very glad that we have been able to be of help!

The report provides a very good level of local information, especially with regards to existing and planned air quality projects, and it is good that you added additional local projects into the action plan alongside the Matrix actions.

We have a number of specific points:

- Suggest the maps on page 9 and 10 should be shrunk and rotated so that they are orientated the same way as the rest of the document.
- It is very positive that you are looking to allocate S106 funding for action in focus areas. We look forward to the outcome of your review of focus areas in April 2017.
- The pie charts look a bit stretched – they seem like they might need reformatting.
- Suggest that (certainly for the online version) the action table is either condensed to portrait or that the orientation of the document is changed in this section to landscape so that the table is the correct way round.
- Action 1 – the statement that it will be monitored via the “good practice guidance” is not clear – what does this mean?
- Action 2 and most of the other actions. With regards to monitoring it would be useful to state what internal processes will be in place to monitor these. For example, for Action 2 could it be “number of NRMM conditions recorded, and all sites checked on the NRMM database once construction begins” or similar?
- Actions - It would be beneficial if some (if not all) of the actions had specific targets/measurables/objectives against them, so it will be clear what you aim to deliver as well as how you aim to deliver them.
- Finally, we suggest it would be good if you also considered/added an action around the new opportunity to work with TfL, GLA and London Councils to deliver additional charging points and ultra low emission car club vehicles through the Go Ultra Low City scheme funding from OLEV. Please do let me know if you would like more information on this.

Response: All changes were considered at the September AQAP Steering Group and relevant changes incorporated within the draft AQAP.

Statutory Consultation Responses (Cont)

Environment Agency

(copy of response is available through the Environmental Protection Team):

The EA suggested adding an action to identify and manage the impact of growth and regeneration on waste management and industrial process regulated under the Environmental Permitting Regulations. This was for the purpose of managing the impact of the air quality emissions from EA managed sites.

Response: This action was not incorporated within the AQAP, as it is predominantly relating to Planning Policy and EA management of emissions from their own regulated sites.

The EA suggested adding an action to review and enforce emission management control techniques at facilities the Council regulates under the Environmental Permitting Regulations.

Response: The contribution to the background levels of air pollution from processes regulated by the Council is minimal. Information on Part B processes in Lewisham are provided to DEFRA on a yearly basis in order that their emissions can be included in the London Air Emission Inventory (LAEI) database. The majority of Part B processes in the Borough are dry cleaning installations and petrol filling stations. Lewisham will continue to carry out regular and detailed inspections to ensure that emissions from Part B processes do not exceed national air quality objectives and any emissions produced are minimised as far as is practicably possible. This will however be done through the Environmental Permitting Regulations as it isn't considered necessary to include as an additional action within this new draft AQAP.

The EA requested details and rational within the AQAP on air quality monitoring being undertaken.

Response: This draft AQAP has been produced to identify actions to reduce emissions, particularly Nitrogen Dioxide. The monitoring results from Lewisham's air quality monitoring network is required to be submitted on a yearly basis to the GLA as part of the LLAQM process via the Annual Status Report (ASR).

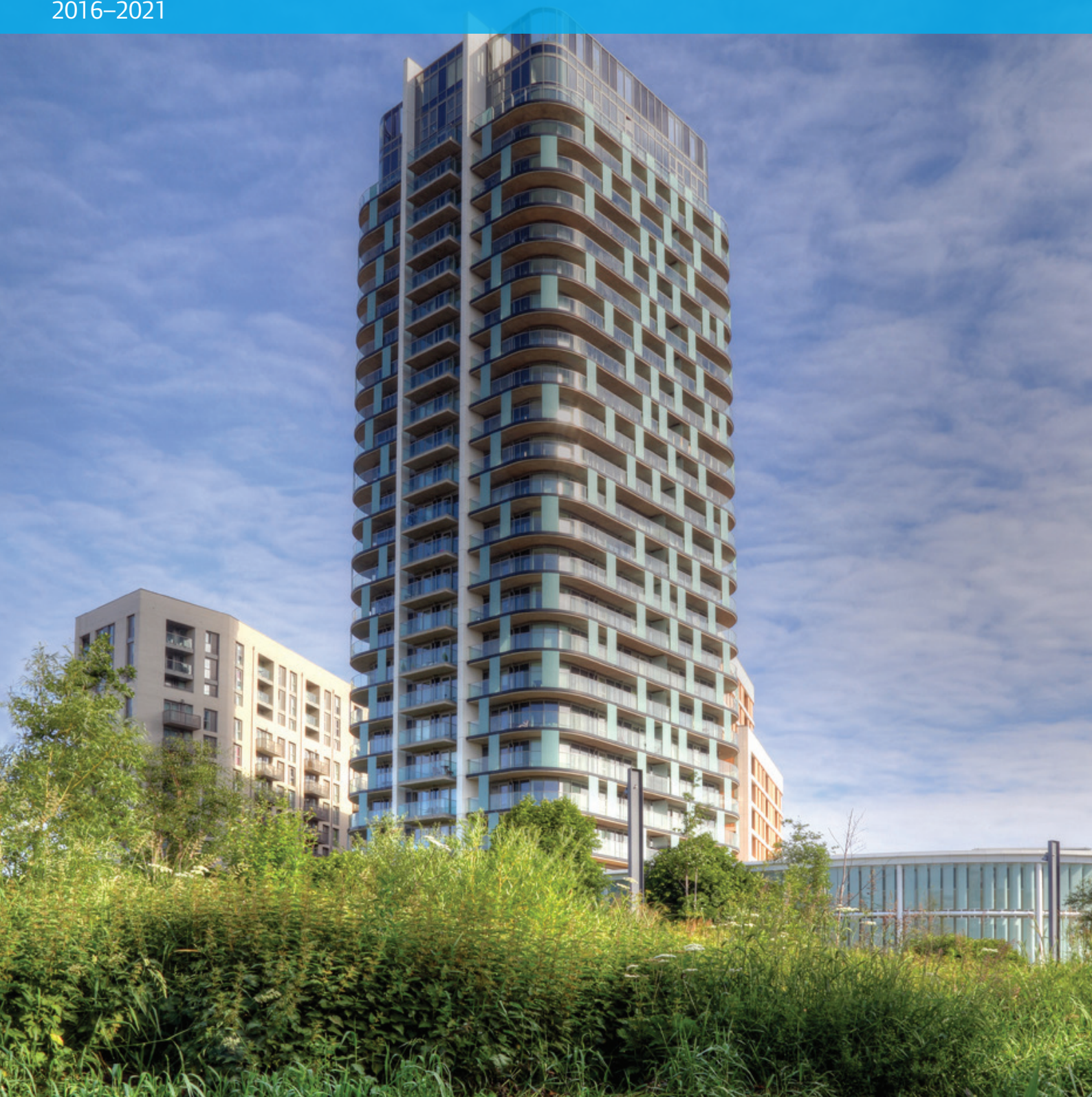
Appendix B

Draft Air Quality Action Plan for Mayor and Cabinet approval

London Borough of Lewisham Draft air quality action plan



2016–2021



Document for Mayor and Cabinet approval Page 70

Cornmill Gardens: Image courtesy of Bill Green Photography, used with permission

London Borough of Lewisham

Draft Air Quality Action Plan (2016–2021)

Summary

This draft Air Quality Action Plan (AQAP) has been produced as part of our duty to London Local Air Quality Management. It outlines the action we will take to improve air quality in the London Borough of Lewisham between 2016–2021.

This draft action plan, once approved, will replace the previous action plan which was issued in 2008 with yearly updated progress on actions reported to DEFRA. Highlights of successful projects delivered through the past action plan include:

- Plans for the expansion of the electric vehicle charging points throughout the borough,
- 20 mph speed limit being introduced on all of Lewisham’s highways,
- The North Lewisham links project which is improving walking and cycling routes across Deptford and New Cross, which also includes the Quietways project (cycle routes through quieter side streets and parks, aimed at encouraging less-confident cyclists)
- Planning Policy that is providing car-free developments
- Reducing our own emissions in our fleet vehicle selection.
- Lewisham has also been raising awareness on this important issue through school programmes and a public art project.

Air pollution is associated with a number of adverse health impacts, it is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children and older people, and those with heart and lung conditions. There is also often a strong correlation with equalities issues, because areas with poor air quality are also often the less affluent areas^{1,2}.

The annual health costs to society of the impacts of air pollution in the UK is estimated to be roughly £15 billion³. The London Borough of Lewisham is committed to reducing the exposure of people in Lewisham to poor air quality in order to improve health.

¹ Environmental equity, air quality, socioeconomic status and respiratory health, 2010.

² Air quality and social deprivation in the UK: an environmental inequalities analysis, 2006.

³ Defra. Air Pollution: Action in a Changing Climate, March 2012.

We have developed actions that can be considered under six broad topics:

- Emissions from developments and buildings: emissions from buildings account for about 15% of the NO_x emissions across London so are important in affecting NO₂ concentrations;
- Public health and awareness raising: increasing awareness can drive behavioural change to lower emissions as well as to reduce exposure to air pollution;
- Delivery servicing and freight: vehicles delivering goods and services are usually light and heavy duty diesel-fuelled vehicles with high primary NO₂ emissions;
- Borough fleet actions: our fleet includes light and heavy duty diesel-fuelled vehicles such as mini buses and refuse collection vehicles with high primary NO₂ emissions. Tackling our own fleet means we will be leading by example;
- Localised solutions: these seek to improve the environment of neighbourhoods through a combination of measures; and
- Cleaner transport: road transport is the main source of air pollution in London. We need to incentivise a change to walking, cycling and ultra-low emission vehicles (such as electric) as far as possible.

Our priorities are:

- to control emissions from new developments, through Planning and enforcement, including construction (sites and traffic). Lewisham will, through a Mayor's Air Quality Funded (MAQF) project, produce and implement a Zonal Construction Logistics Plan for the developments taking place in the area around the Evelyn Street corridor. This is a GLA focus area (further details on this MAQF can be found in 2.1) and an Opportunity Area within the London Plan.
- to work with partners, i.e. Blue Point and TfL to increase the number of electric vehicle charging points accessible to residents and businesses within the borough, see 2.2.
- to work with Public Health in awareness raising, through school projects and establishing links with local businesses, see 2.3.
- to work with the GLA and other local boroughs in new air quality initiatives/ opportunities, where appropriate, see 2.4.

You will see in this report that we have worked hard to engage with stakeholders and communities which can make a difference to air quality in the borough. We would like to thank all those who have worked with us in the past and we look forward to working with you again as well with new partners as we deliver this new action plan over the coming years.

In this AQAP we outline how we plan to effectively use local levers to tackle air quality issues within our control.

However, we recognise that there are a large number of air quality policy areas that are outside of our influence (such as Euro standards, national vehicle taxation policy, taxis and buses), and so we will continue to work with and lobby regional and central government on policies and issues beyond Lewisham's influence.

Responsibilities and commitment

This draft AQAP was prepared by the Environmental Protection Team of Lewisham Council with the support and agreement of the following teams and departments: Development Control, Planning Policy, Project Management, GreenScene, Public Health, Procurement and Legal, Energy and Efficiency, Travel Demand Management, Fleet Services, Transport Planning (including Sustainable Transport).

Once approved the AQAP will be subject to an annual review, appraisal of progress. Progress each year will be reported in the Annual Status Reports produced by the London Borough of Lewisham, as part of our statutory London Local Air Quality Management duties.

If you have any comments on this AQAP please send them to Christopher Howard at:

E-mail: Christopher.howard@lewisham.gov.uk and
Environmentalprotection@lewisham.gov.uk

Tel: 020 8314 6418

Address: London Borough of Lewisham,
Environmental Health,
9 Holbeach Road,
Catford, SE6 4TW

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Abbreviations

| | |
|-------------------|---|
| AQAP | Air Quality Action Plan |
| AQMA | Air Quality Management Area |
| AQO | Air Quality Objective |
| BEB | Buildings Emission Benchmark |
| CAB | Cleaner Air Borough |
| CAZ | Central Activity Zone |
| EV | Electric Vehicle |
| GLA | Greater London Authority |
| LAEI | London Atmospheric Emissions Inventory |
| LAQM | Local Air Quality Management |
| LLAQM | London Local Air Quality Management |
| NRMM | Non-Road Mobile Machinery |
| PM ₁₀ | Particulate matter less than 10 micron in diameter |
| PM _{2.5} | Particulate matter less than 2.5 micron in diameter |
| TEB | Transport Emissions Benchmark |
| TfL | Transport for London |

Foreword



Through this Air Quality Action Plan, Lewisham Council is working to bring improvements to air quality within its borough. Air Quality is a London wide issue primarily affected by road transport.

There are actions that the Council can make which are detailed in this Plan, but since air quality is a London wide problem it requires a regional response with appropriate and effective action in order to bring a sustainable resolution. It is therefore with great anticipation that we await the outcome of the London Mayor's consultation proposals for tackling air quality in London which includes extending the Ultra-Low Emission zone (ULEZ) to include parts of the London borough of Lewisham. If implemented, the ULEZ will control the vehicles entering Lewisham, where higher air quality standards for vehicles will be required. Lewisham welcomes this as an approach to reduce air pollution in areas the Council has already identified as Air Quality Management Areas. As much of the pollution comes from Transport for London (TfL) managed roads this is an important step for the Greater London Authority (GLA) to pursue. There will undoubtedly be future media communication from the GLA on the timescale for introducing the ULEZ, the extent and the implications on those of us that live, work, learn and visit the London Borough of Lewisham.

This document sets out the Council's action plan in order to improve air quality within the Borough; it considers all the areas under Lewisham's control. We are seeking to minimise emission from new developments, through effective planning. We have been successful in winning a London Mayor's Air Quality Fund bid for 2016-2019 to fund a project that will manage the construction traffic in an area where there is large scale planned development. We are expanding the Council's sustainable transport infrastructure, improving links for walking and cycling and increasing the number of electric vehicle charging points within the borough. We are raising public health and awareness, working with Public Health, Lewisham is providing a joined up approach, recognising that air quality within the borough is an important health determinant. It is also important that Lewisham continues to collaborate with the GLA and other London boroughs on air quality initiatives in order to maximise the work and funding available ensuring best practice and innovation.

Finally this Air Quality Action Plan, which runs for a five year period 2016-2021, is a working document and within the time period there will be further actions added. These actions and progress made are reported on a yearly basis to the GLA. We have used their template and documentation in producing this document and acknowledge with thanks their valuable contribution to this plan.

A handwritten signature in black ink, appearing to read 'Onikosi'.

Cllr Onikosi, Cabinet Member Public Realm

Foreword



Tackling air quality will have a substantial impact on the health and wellbeing of Lewisham residents. This Air Quality Action Plan will take a major step forward in addressing this important public health issue. The effects of air pollution are felt most strongly by the most vulnerable, including the young, the elderly and those with heart and lung diseases.

By working together, we can create a healthier environment in Lewisham which will deliver many health gains: longer health expectancy, reduced obesity, reduced sickness absence, greater social connectedness and improved wellbeing.

I welcome the actions being taken by the Council to address and improve the air quality both within the borough and in London as a whole.

A handwritten signature in black ink, appearing to be 'DR' followed by a long horizontal stroke.

Dr Danny Ruta MBBS MSc MFPH
Director of Public Health, Lewisham Council

Introduction

This report outlines the actions that London Borough of Lewisham will deliver between 2016-2020 in order to reduce concentrations of pollution, and exposure to pollution; thereby positively impacting on the health and quality of life of residents and visitors to the borough.

It has been developed in recognition of the legal requirement on the local authority to work towards air quality objectives under Part IV of the Environment Act 1995 and relevant regulations made under that part and to meet the requirements of the London Local Air Quality Management statutory process⁴.

1. Summary of current air quality in London Borough of Lewisham

The UK Air Quality Strategy (AQS), released in July 2007, provides the overarching strategic framework for air quality management in the UK and contains national air quality standards and objectives established by the Government to protect human health. The AQS objectives take into account EU Directives that set limit values which member states are legally required to achieve by their target dates.

London Borough of Lewisham is meeting all of the national AQS objectives other than for the gas Nitrogen Dioxide (NO₂). Lewisham is meeting the current objectives for Particulate Matter (PM₁₀ and PM_{2.5}) but as this pollutant is damaging to health at any level, this remains a pollutant of concern.

The following Figures, 1 to 3 present the modelled air quality in the borough. The figures are based on the London Atmospheric Emissions Inventory (LAEI) 2013 data which is the latest version. The Nitrogen Dioxide and Particulate, PM₁₀ Limit, of 40 µg/m³ annual mean is shown on Figure 1 and Figure 2 respectively and colours below the limit line show levels of exceedance. There are currently no statutory limit values for PM_{2.5} however an annual mean objective of 25 µg/m³ by 2020 has been proposed by the government.

⁴ LLAQM Policy and Technical Guidance.

www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/working-boroughs

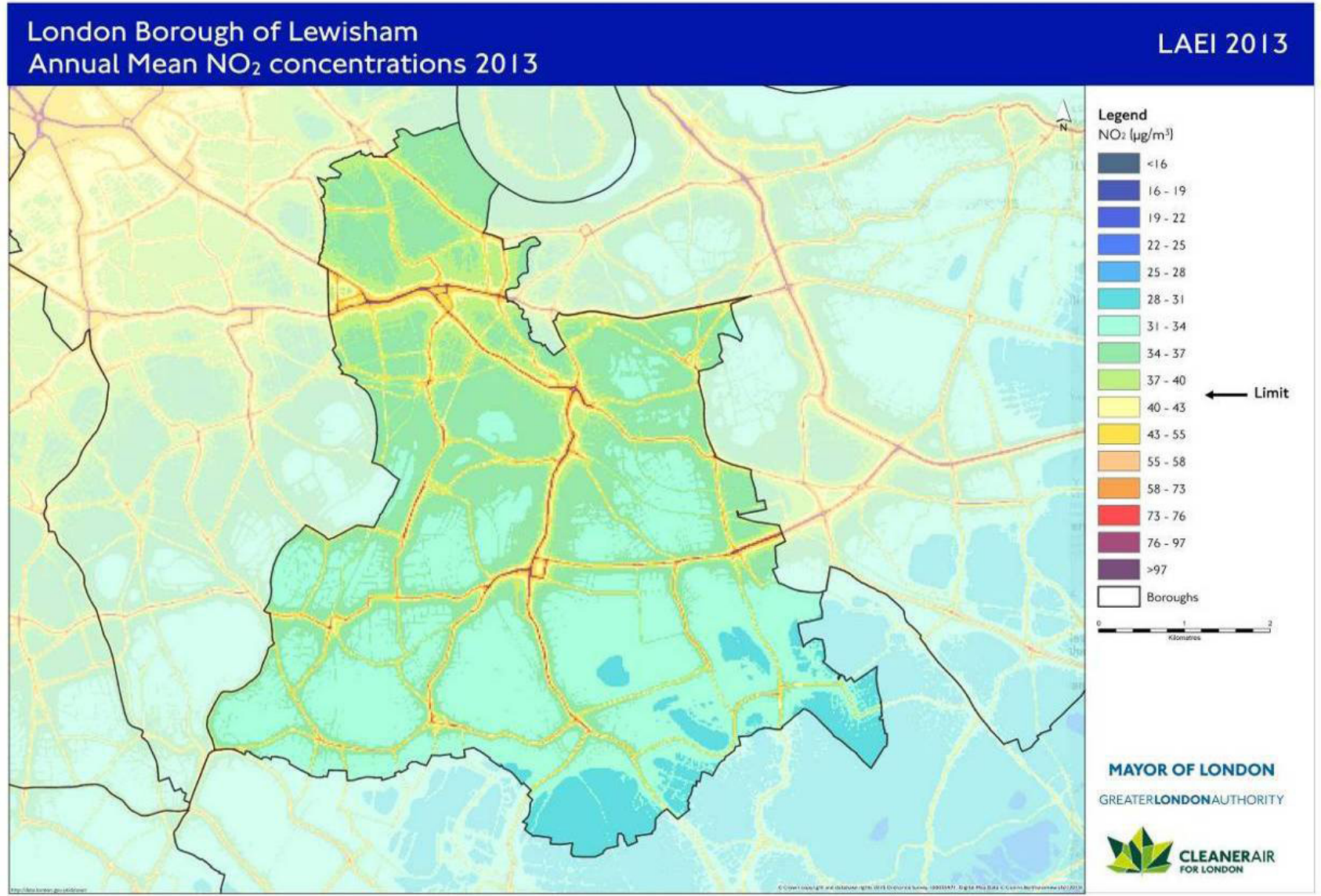


Figure 1 Modelled map of annual mean NO₂ concentrations (from the LAEI 2013)

London Borough of Lewisham
Annual Mean PM₁₀ concentrations 2013

LAEI 2013

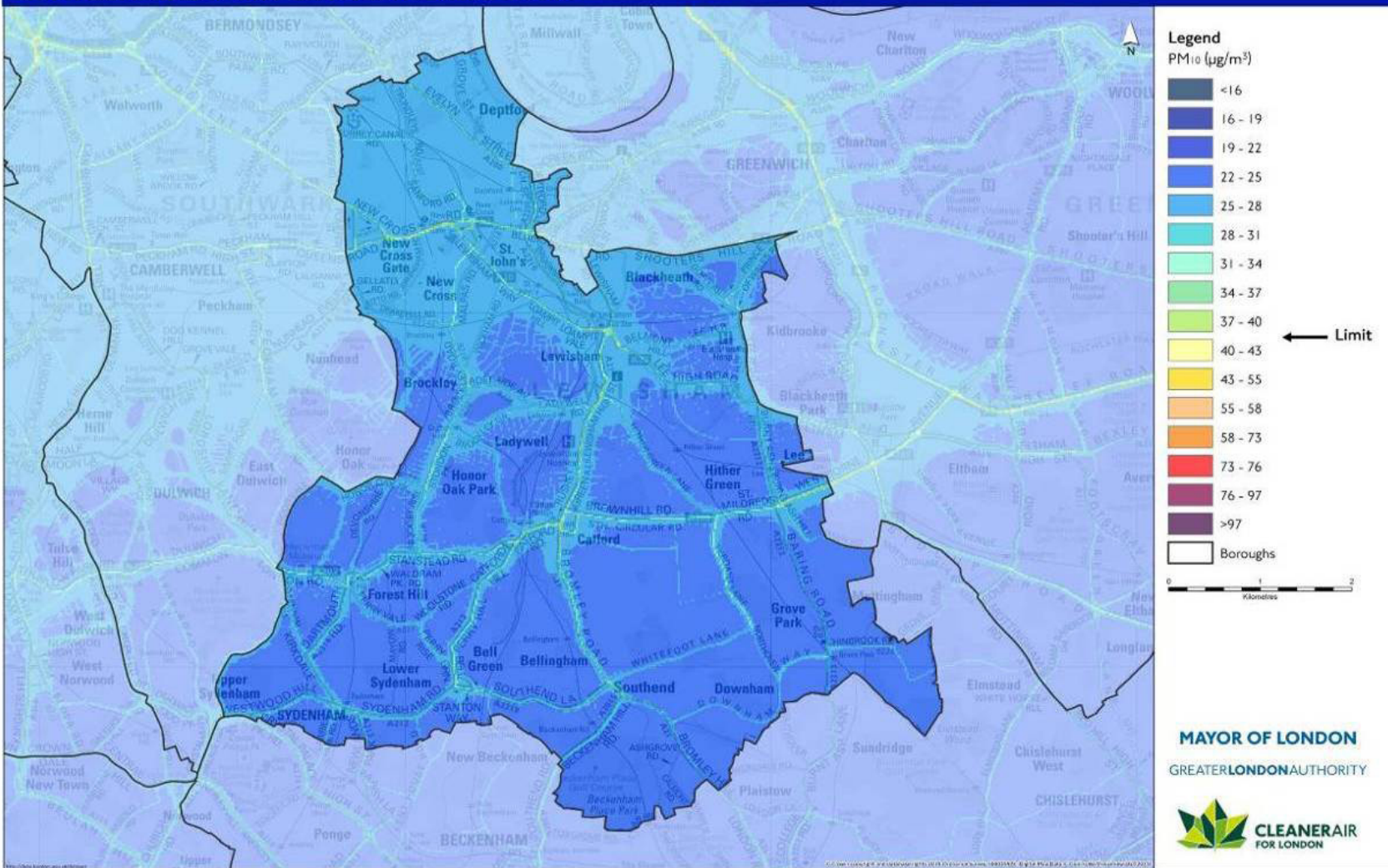


Figure 2 Modelled map of annual mean PM₁₀ (from the LAEI 2013)

London Borough of Lewisham
Annual Mean PM_{2.5} concentrations 2013

LAEI 2013

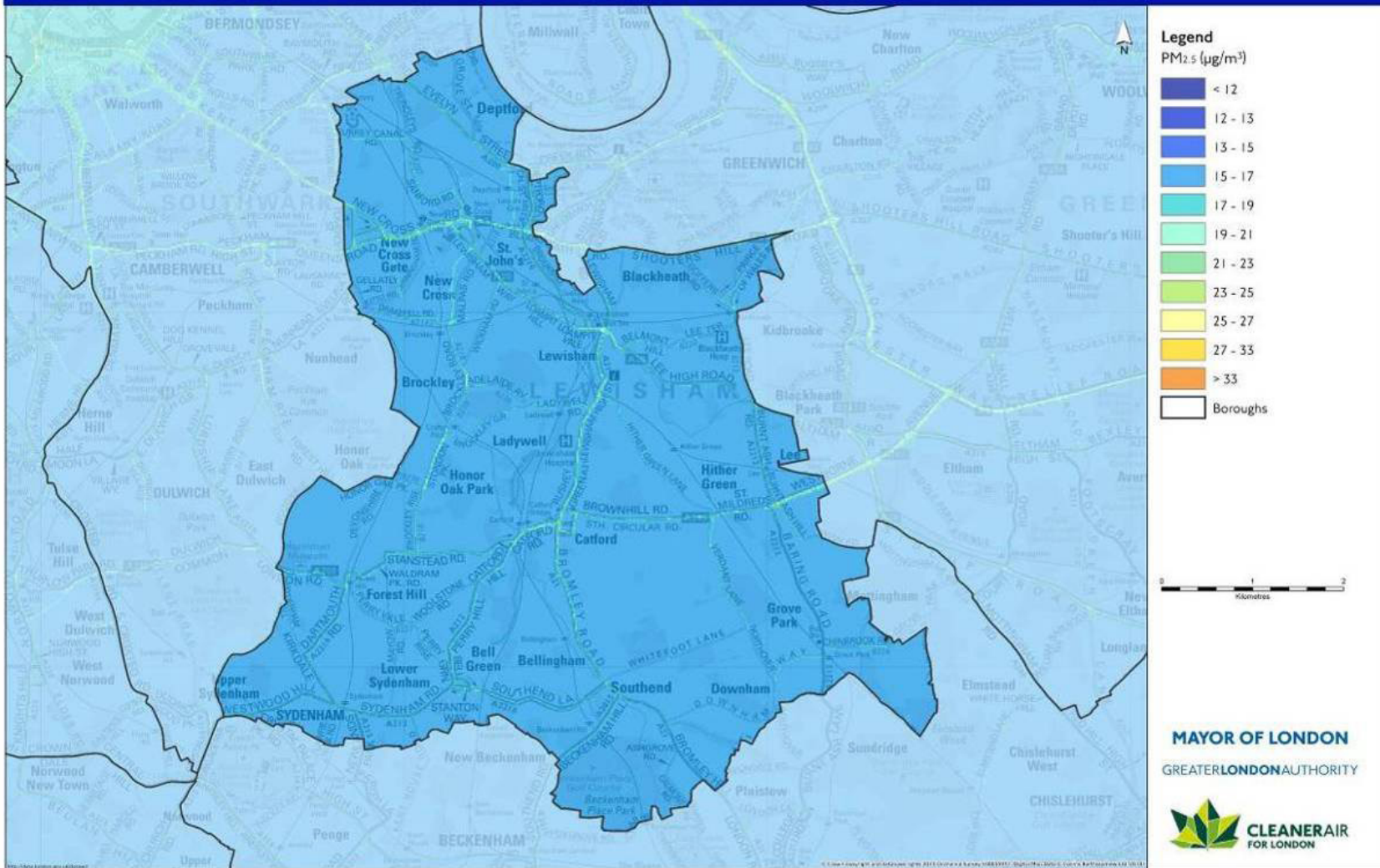


Figure 3 Modelled map of annual mean PM_{2.5} (from the LAEI 2013)

1.1 AQMAs and Focus areas

Air Quality Management Area (AQMA)s have been declared in the areas presented in Figures 4 below:

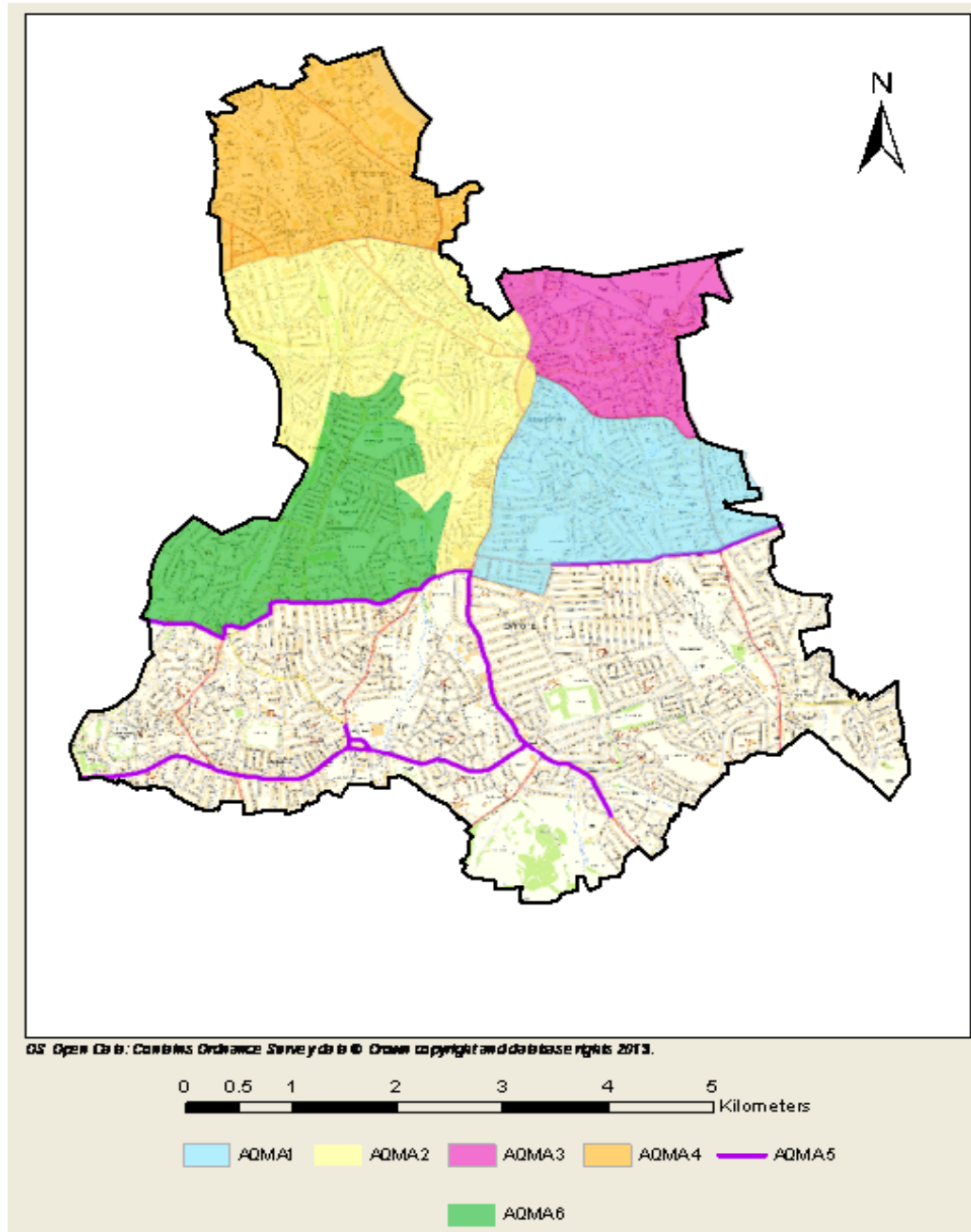


Figure 4: Air Quality Action Plan Areas

The AQMA has been declared for the following pollutant/s:

Nitrogen Dioxide because we are failing to meet the EU annual average limit of $40 \mu\text{g}/\text{m}^3$ for this pollutant at some of our monitoring stations and modelling indicates it is being breached at a number of other locations, and

Particulate Matter (PM₁₀) because although we are meeting EU Limits of 40 µg/m³ annual average, we are exceeding World Health Organisation air quality guideline of 20 µg/m³ annual average for this pollutant), and we have a formal responsibility to work towards reductions of PM_{2.5}, which is a fraction of PM₁₀. An air quality Focus Area is a location that has been identified as having high levels of pollution and human exposure. There are 8 focus areas in the borough as shown on Figure 5 below:

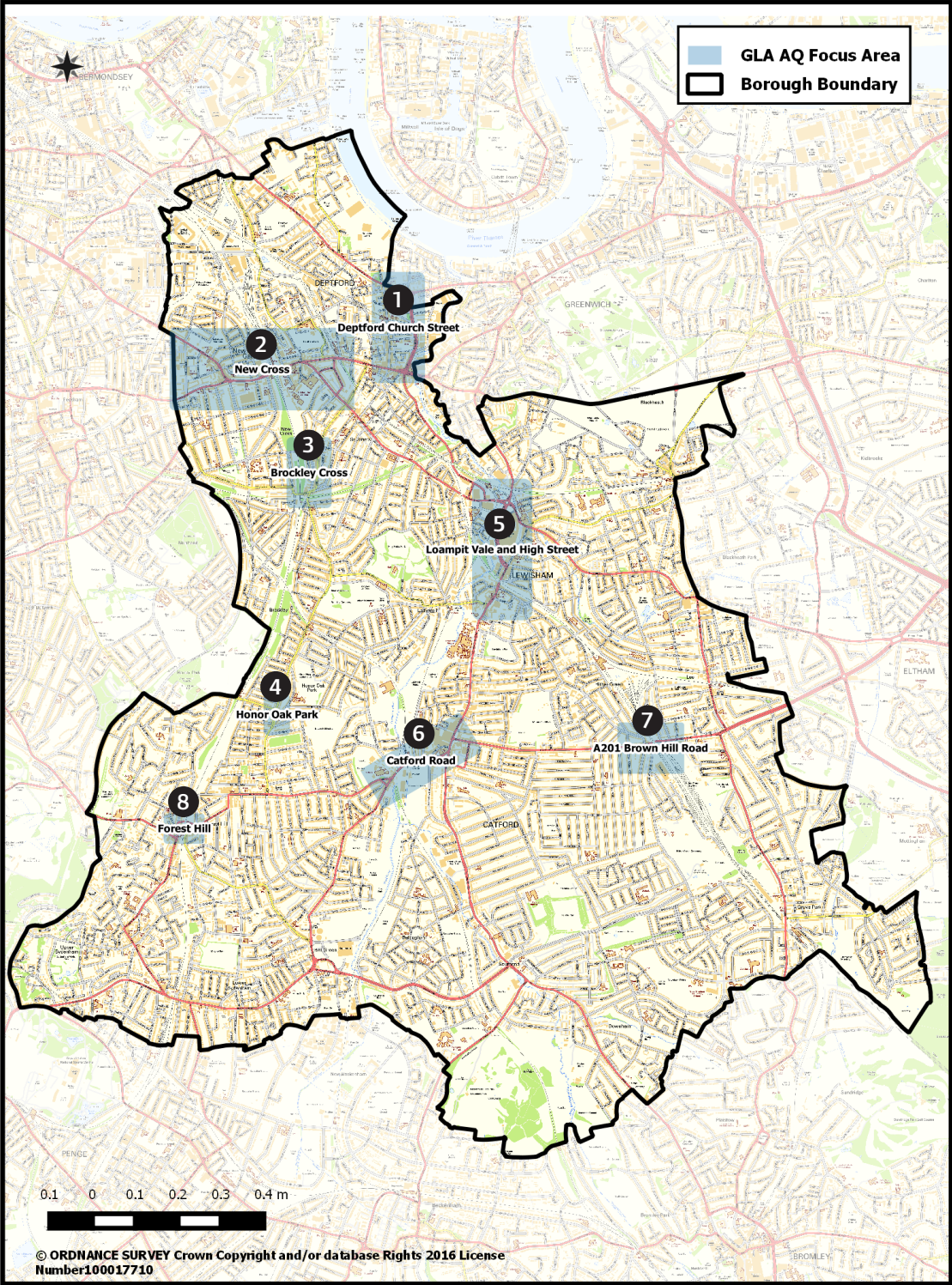


Figure 5: GLA Air Quality Focus Areas in Lewisham

As part of the Air Quality Action Plan, the Focus areas will be considered when reviewing specific actions. Currently 4 of the GLA AQ focus areas (1, 2, 3 and 4), have direct actions which are currently happening or are planned. Lewisham will report through the ASRs on further actions being incorporated within these designated areas, as and when available. There will be a review of all these areas by April 2017 with the potential of actions. This will need to take into account available funding and the Council will seek S106 funds for future actions in these areas.

1.2 Sources of Pollution in Lewisham

Pollution in Lewisham comes from a variety of sources. This includes pollution from sources outside of the borough, and, in the case of particulate matter, a significant proportion of this comes from outside of London and even the UK.

Of the pollution that originates in the borough the main sources of NO₂ are diesel vehicles and boilers, and the main sources of particulate matter are diesel vehicles and localised construction sites, including re-suspension. In relation to exposure, Figure 1 provides a more accurate picture, as this represents the ground level concentrations, with the road transport network identified as the main source.

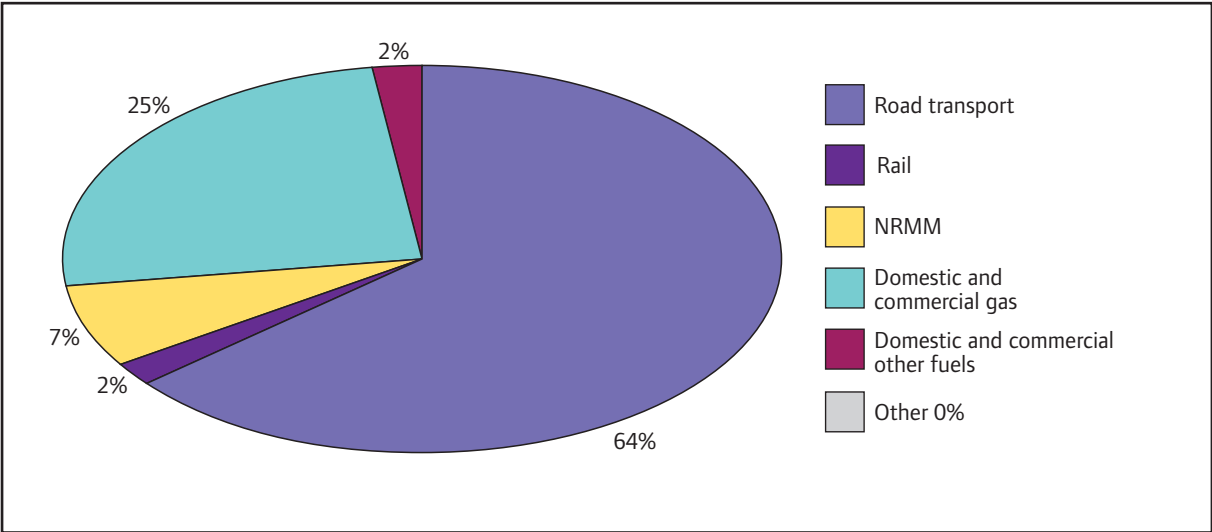


Figure 6a NO_x Emissions by source (from the LAEI 2013)
 This excludes industrial sources, as the Nitrogen Oxide emissions are dispersed at high level and will not have any significant contribution to residents exposure.

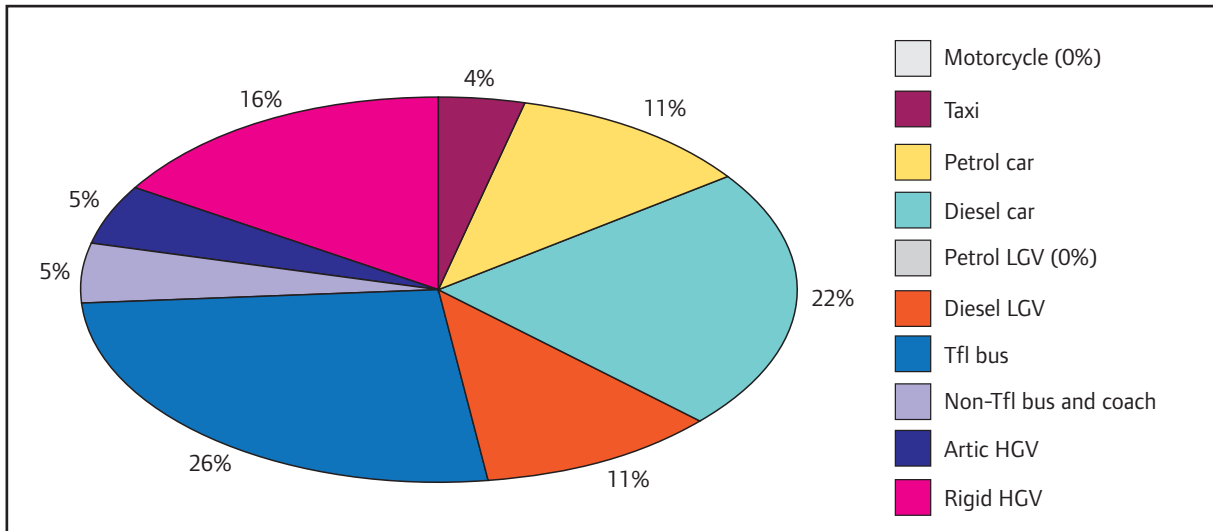


Figure 6b NOx Emissions by vehicle type (from the LAEI 2013)

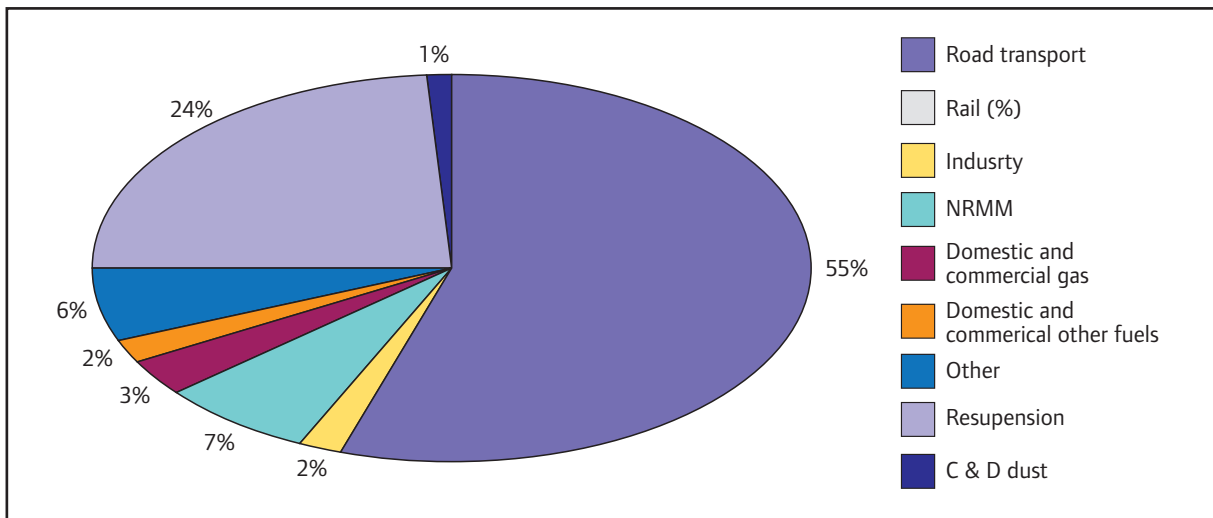


Figure 7a PM₁₀ Emissions by source (from the LAEI 2013)

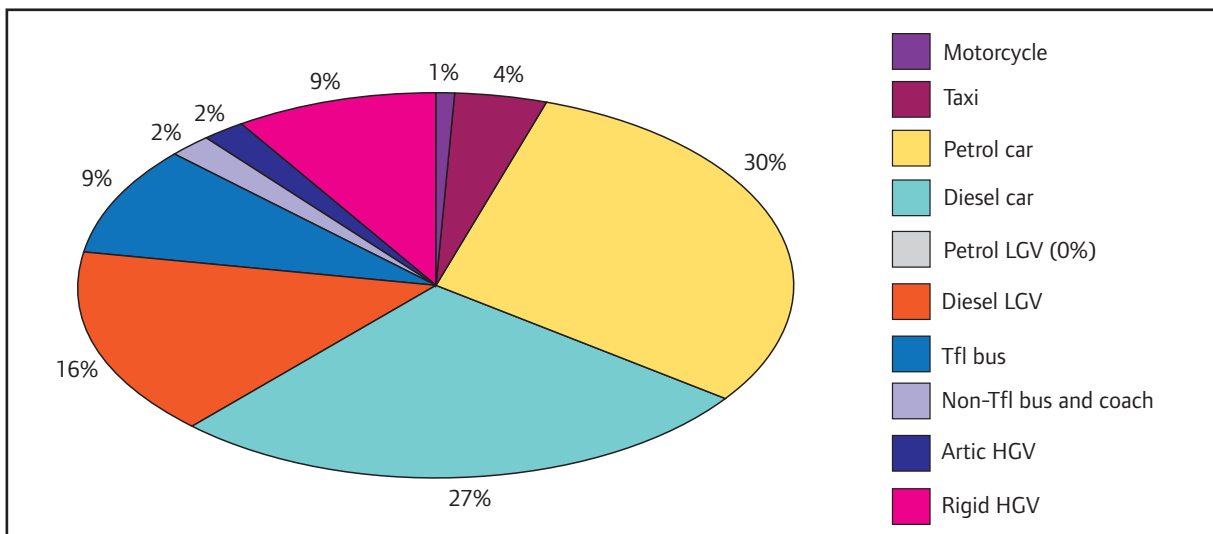


Figure 7b PM₁₀ Emissions by vehicle type with total emissions from brake, tyres and exhaust (from the LAEI 2013)

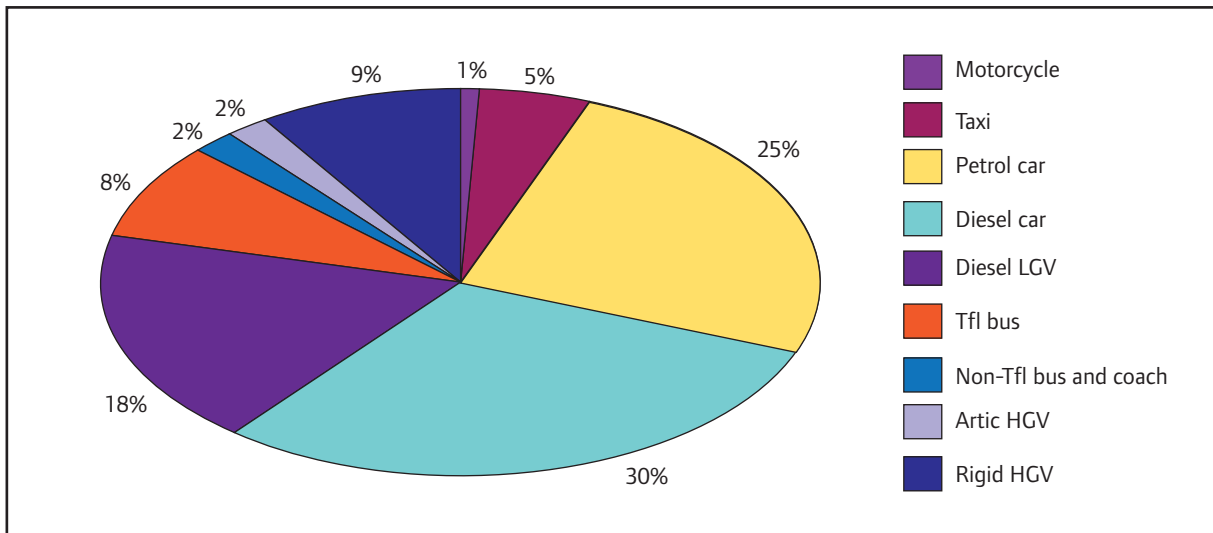


Figure 8a PM_{2.5} Emissions by source from the LAEI 2013)

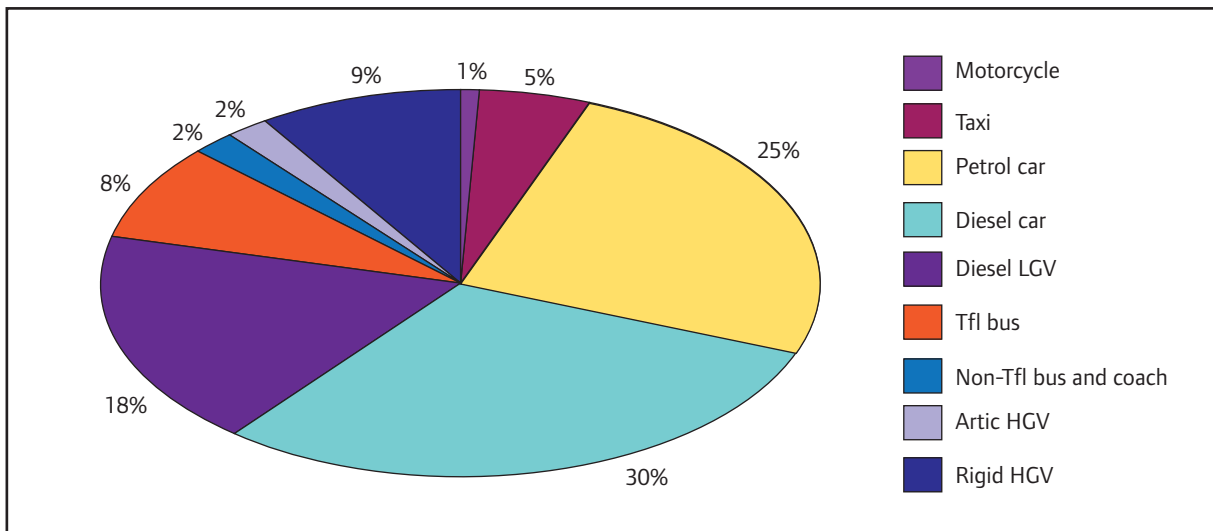


Figure 8b PM_{2.5} Emissions by vehicle type with total emissions from brake, tyres and exhaust (from the LAEI 2013)

2. London of Borough of Lewisham's Air Quality Priorities

2.1 Minimising emissions from New Developments

The borough is currently undergoing significant regeneration with residential, commercial, utilities and transport network improvements, particularly in the Thames Gateway area. Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary.

In Lewisham's Core Strategy⁵ one of the visions of the borough is that by 2026:

'The north of the borough will have been transformed by the regeneration of large strategic sites that will provide new places for people to enjoy, and new facilities to support existing and new communities.' 4.14 Lewisham Council's Core Strategy

A major area of development for the next 5 year period of this AQAP will be the Evelyn St Corridor (which corresponds to the Deptford Church Street/Broadway/Evelyn Street and part of the New Cross GLA air quality focus area).

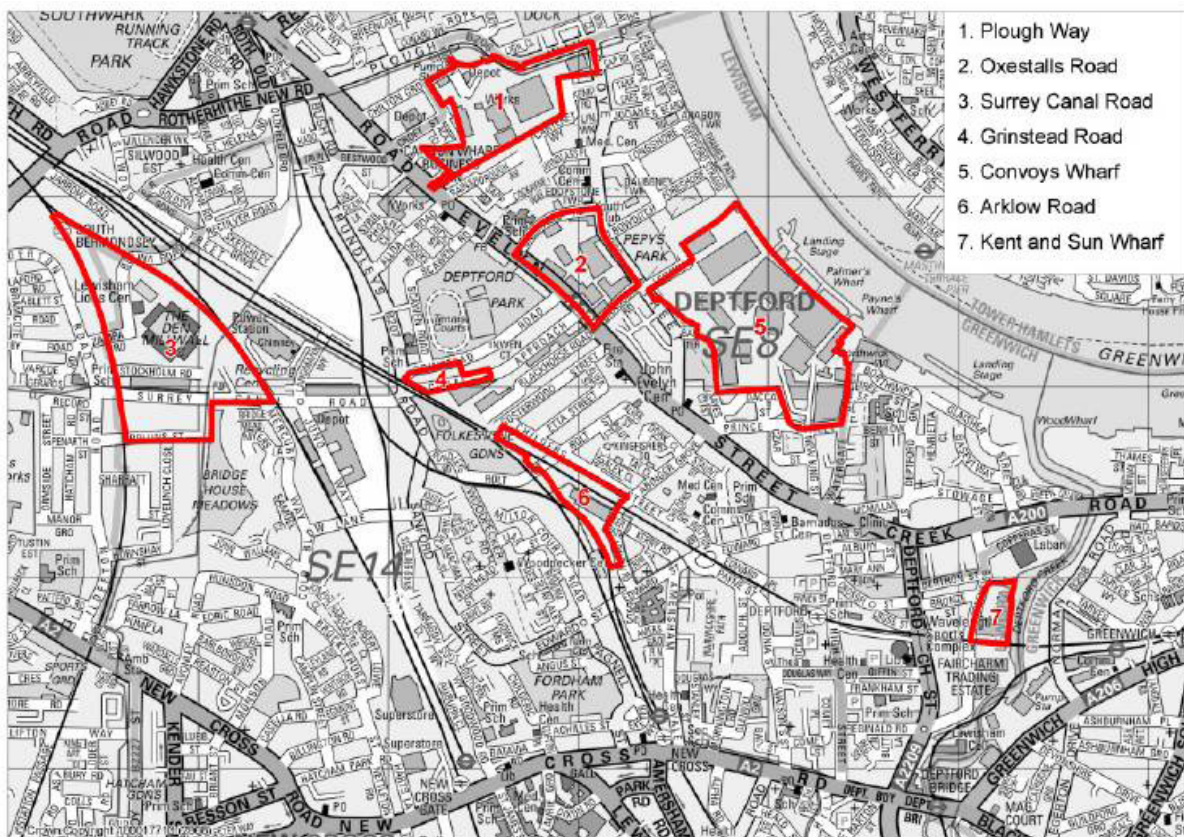


Figure 9 Anticipated redevelopment major locations in Evelyn St Corridor (Lewisham local development framework)

⁵ Lewisham Council's Core Strategy, www.lewisham.gov.uk/myservices/planning/policy/Documents/CoreStrategyAdoptedVersion.pdf

Of the five strategic sites identified in the Council's core strategy, four are in the Evelyn Street Corridor area (providing 8,500 homes), along with Thames Tideway works and the potential Cycle Superhighway. It is also identified as an Opportunity Area within the London Plan.

A priority for this AQAP is therefore to provide development, through construction and build, which minimises emissions through effective planning policy, development control and environmental protection enforcement. As part of this priority Lewisham, through London's Mayor Air Quality Funding (MAQF), is seeking to establish, monitor and enforce a Zonal Framework Construction Logistics Plan for the Evelyn and New Cross area. This will seek to reduce the impact and emissions from vehicle movements to and from construction sites in the area.

2.2 Expanding the Council's Sustainable Transport Infrastructure

Lewisham is prioritising the reduction of emissions from road traffic and to that end supports the necessary infrastructure required to support the uptake of ultra low emission vehicles, and also to facilitate cycling, walking and the use of public transport. The Council is working with partners to increase the number of electric vehicle charging points accessible to residents and businesses within the borough. Lewisham currently has 10 EVCP locations (with 2 to 3 charging points per location) within the borough, assessable to all residents who are registered with Source London www.sourcelondon.net. This will be expanding by a further 14 locations, planned to be available from March 2017. Usage is continually reviewed and identification of new locations will consider residents requests through Source London (www.sourcelondon.net/).

The North Lewisham Links Project is a programme of works aiming to improve walking and cycling routes across Deptford and New Cross (see Figure 10) in order to encourage residents to live more active lives and make better use of local amenities and public transport. It is also in the same area where the Council is seeking to deliver the, MAQF funded, Framework CLP. Additionally, changes are being planned to a 3km stretch in the north of the borough to make it more attractive to new or less-experienced cyclists, as part of the Quietway project which will connect Surrey Canal Road in the far north-west of the borough to Creekside in the far north-east.

2.3 Raising Public Health and Awareness

Lewisham has already produced a Joint Strategic Needs Assessment (JSNA) for Air Quality, which as part of this Action Plan will be periodically reviewed. The Public Health and Environmental Protection Teams will work together in raising awareness on air quality issues. As part of the last MAQF a public art project to raise awareness on air quality, in the Brockley and Crofton Park area has been developed and will be implemented by the end of 2016, www.tompearman.co.uk/brockley-corridor-arts. Also in the same area, a series of school lessons were taken over 2015, raising awareness of air quality at 5 local primary schools.

We will continue to engage with schools and the local community and over the period of this Action Plan will also develop links with businesses.

2.4 Collaboration with the GLA and other London Boroughs on Air Quality Initiatives

Lewisham is part of the London Low Emission Construction Partnership, which is an MAQF project, which aims to reduce emissions from the construction industry. It is also part of the South London Cluster Group, where Local Authority Officers meet and considers cross borough working on air quality projects. We will seek to maintain and strengthen links with others, including the GLA, where it is of benefit to bringing improvement to the residents of Lewisham.

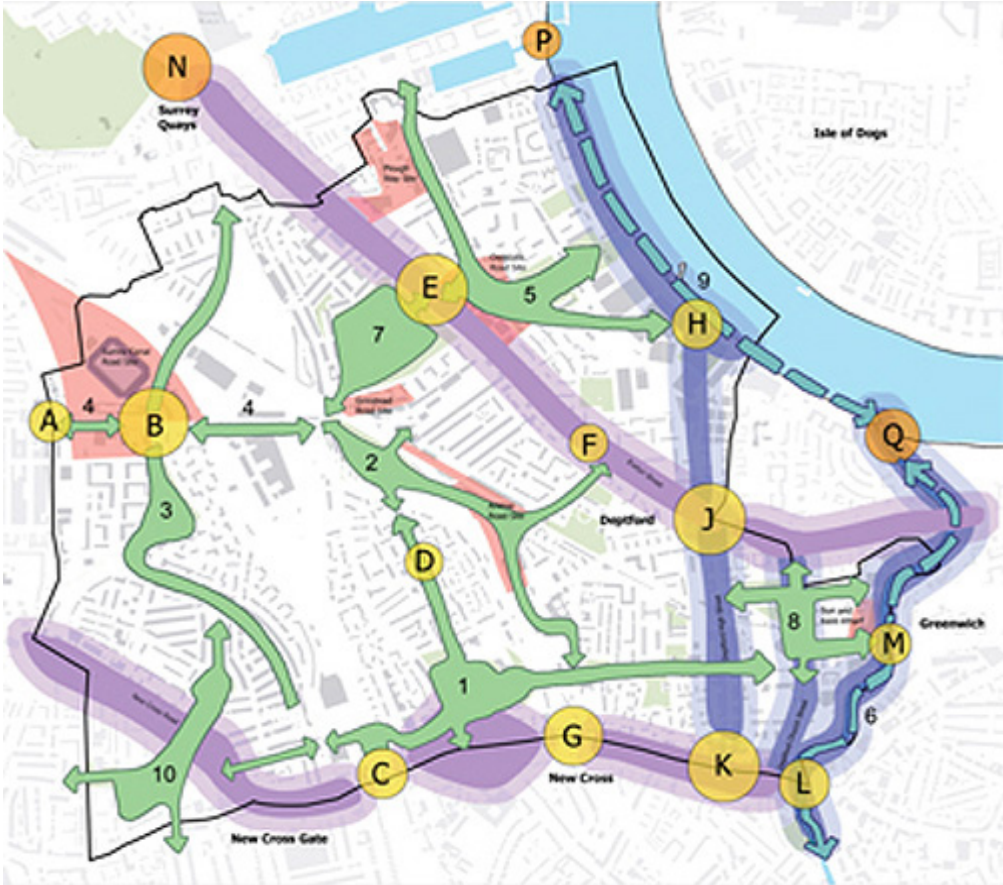


Figure 10: North Lewisham Links Project

Key

- 1. Kender To The Creek
- 2. Central Deptford
- 3. The Western Connection
- 4. Surrey Canal Road
- 5. Towards the river
- 6. Deptford Creek
- 7. Deptford Park
- 8. High Street to Creek
- 9. Riverside
- 10. New Cross Gate improvements

3. Development and Implementation of London Borough of Lewisham AQAP

3.1 Consultation and Stakeholder Engagement

In developing/updating the action plan we have worked with other local authorities, agencies, businesses and the local community to improve local air quality. Schedule 11 of the Environment Act 1995 requires local authorities to consult the bodies listed in Table 3.1. In addition we have undertaken the following stakeholder engagement:

- On line questionnaire to local residents and businesses to seek opinions on actions.
- Stall at Lewisham’s People’s Day event, used to obtain views from residents.
- Updated Lewisham’s website to raise Air Quality issues and engagement.
- Healthy Lungs tent, at the 2016 OnBlackheath festival, raising issues and highlighting Council’s action

The response to our consultation stakeholder engagement is given in Appendix A.

Table 3.1 Consultation
As part of the consultation on this draft we will consult the following organisations

| Consultee |
|--|
| the Secretary of State |
| the Environment Agency |
| Transport for London and the Mayor of London (who will provide a joint response) |
| all neighbouring local authorities |
| other public authorities as appropriate |

3.2 Steering Group

The following teams were engaged through a Steering Group and specialist Working Groups: Development Control, Planning Policy, Project Management, GreenScene, Public Health, Procurement and Legal, Energy and Efficiency, Travel Demand Management, Fleet Services, Transport Planning (including Sustainable Transport).

The purpose of the meeting was to consider all the actions proposed by the GLA and to review the potential for incorporating these within Lewisham’s AQAP. The meetings were also used to highlight existing and potential future projects that are being carried out (or considered) by other teams which could have air quality benefits and scope for inclusion in this AQAP.

It was a good opportunity to build relationships between teams, and for responsibility for different actions to be owned by relevant teams. This will assist with the yearly reporting of actions and it is anticipated that the Steering Group will meet on a 6 monthly basis to provide input and feedback and ensure communication channels are maintained.

The challenge was in providing realistic monitoring criteria that can be managed resource wise and we will be working with GLA in refining this aspect during the Action Plan period.

4. AQAP Progress

Table 4.1 shows the London Borough of Lewisham's AQAP. It contains:

- a list of the actions that form part of the plan;
- the responsible individual and departments/organisations who will deliver this action;
- estimated cost to the council;
- expected benefit in terms of emissions and concentration reduction;
- the timescale for implementation; and
- how progress will be monitored.

Table 4.1 Air Quality Action Plan

The actions have been grouped into six categories: Emissions from developments and buildings; Public health and awareness raising; Delivery servicing and freight; Borough fleet actions; Localised solutions; and Cleaner transport.

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|---|-----------|---|--|--|---|---|---|---|
| Emissions from developments and buildings | 1 | Ensuring emissions from construction are minimised | Planning and Environmental Protection and Transport Team | Ongoing resource required from Transport and Environmental Protection to review and make recommendations regarding the discharge of conditions. Planning Officer time taken to discharge conditions. | n/a (Benefits potentially significant but unquantifiable) | Already in operation. Impact of reduction will be ongoing. | Number of applications for the discharge of the Construction Logistics Plan and the Construction Environmental Management Plan approved | Local Policy and Local List requirement. |
| Emissions from developments and buildings | 2 | Ensuring enforcement of Non Road Mobile Machinery (NRMM) air quality policies | Planning and Environmental Protection Team | Ongoing resource required from Environmental Protection to review. Planning Officer time taken to condition | n/a (Benefits potentially significant but unquantifiable) | Condition already introduced. Impact of reduction will be ongoing. | Number of NRMM conditions recorded, and all sites checked on the NRMM database once construction begins | Only used for Major sites. |
| Emissions from developments and buildings | 3 | Enforcing alternative clean and efficient energy supplies (to replace Enforcing CHP and biomass air quality policies) | Planning | Ongoing resource required from Sustainable Energy and Planning Team. | n/a (Benefits potentially significant but unquantifiable) | In operation however continuing to consider best practice and alternative heat and power supplies | Abatement conditions review via planning. Report back to GLA through ASRs | Only used in limited circumstances, where the tests for conditions are met. |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|---|-----------|---|-------------------------------|---|---|--|--|---|
| Emissions from developments and buildings | 4 | Enforcing Air Quality Neutral policies | Planning | Ongoing resource required from Environmental Protection and Planning Team. | n/a (Benefits potentially significant but unquantifiable) | Already in operation. Impact of reduction will be ongoing. | Report back to GLA through ASRs | Considered on a site by site basis as new development is proposed. (Core Strategy Policy 12) |
| Emissions from developments and buildings | 5 | Ensuring adequate, appropriate, and well located green space and infrastructure is included in new developments | Planning | Ongoing resource required from Parks to review and make recommendations regarding the discharge of conditions. Planning Officer time taken to discharge conditions. | n/a (Benefits potentially significant but unquantifiable) | Considered as part of the design of schemes that come forward. New green space and infrastructure will be as a result of good design and place making. | Through conditions the implementation and long term management and maintenance of landscaping and green roofs within development | Urban greening strategies. Considered on a site by site basis as new development is proposed. (Core Strategy Policy 12) |
| Emissions from developments and buildings | 6 | Ensuring that Smoke Control Zones are appropriately identified and fully promoted and enforced | Environmental Protection Team | Ongoing resource from EP Team | 2 | Whole of borough is already a Smoke Control Area. (Smoke Control Order 2010) | Respond and report on complaints and action taken. | There was specific publicity promotion at the time of the order in 2010, will review in April 2017 further publicity. |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|---|-----------|--|---|--|--|--|---|--|
| Emissions from developments and buildings | 7 | Promoting and delivering energy efficiency retrofitting projects in workplaces and homes, including through using the GLA RE:NEW and RE:FIT programmes, where appropriate, to replace old boilers / top-up loft insulation in combination with other energy conservation measures. | Energy Efficiency | Ongoing resource from Energy Efficiency Team | 1 | Ongoing. Review date of April 2017 for potential project. | The biannual Home Energy Conservation Act report is due in 2017 which will provide progress on measures and report back to GLA in ASRs. | Lewisham Council Corporate Sustainability Use of Resources Statement is provided on a periodic basis and could be used to provide input to monitoring. |
| Emissions from developments and buildings | 7A | Introduce a requirement for a minimum EPC rating for privately rented sector HMOs covered by both the mandatory and additional licensing schemes | Private Sector Housing (Environmental Health Residential) | Ongoing resource for Private Sector Housing (Environmental Health Residential) | 2 | April 2017, with monitoring of action considered after this date. | tbc | |
| Emissions from developments and buildings | 7B | Introduce a requirement for any works covered by the Disabled Facilities Grant or discretionary housing improvement grants to meet level D EPC rating in privately owned accommodation | Private Sector Housing (Grants) | Ongoing resource for Private Sector Housing (Grants) | 2 | December 2016, with monitoring of action considered after this date. | tbc | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------------------------|-----------|--|---|---|--|--|--|------------------------|
| Public health and awareness raising | 8 | Ensure that Directors of Public Health (DsPHs) have been fully briefed on the scale of the problem in your local authority area; what is being done, and what is needed. A briefing should be provided. | Environmental Protection and Public Health Team | | n/a (Benefits potentially significant but unquantifiable) | Already provided as part of the consultation for this document | Health Protection Committee will be required to sign off all Annual Status Reports | |
| Public health and awareness raising | 8A | The Council's political leadership will champion the issue of air quality inside and outside of the borough | Members of the Council, as designated | Ongoing resource for Members in exercising this role | n/a (Benefits potentially significant but unquantifiable) | Recommended by the Sustainable Development Scrutiny Committee and M&C to provide timescale | Report back to GLA on review and outcome with actions. | |
| Public health and awareness raising | 9 | Public Health Teams should be supporting engagement with local stakeholders (businesses, schools, community groups and healthcare providers). They should be asked for their support via the DsPH when projects are being developed. | Public Health Team | Ongoing resource for Public Health and other teams involved | n/a (Benefits potentially significant but unquantifiable) | Different initiatives being considered and developed over period of Action Plan. | Report back on projects to GLA through ASRs | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------------------------|-----------|--|--|--|--|---|--|------------------------|
| Public health and awareness raising | 10 | Director of Public Health to have responsibility for ensuring their Joint Strategic Needs Assessment (JSNA) has up to date information on air quality impacts on the population | Public Health and Environmental Protection | Ongoing resource for Public Health and Environmental Protection Team | n/a (Benefits potentially significant but unquantifiable) | Already have a JSNA. | Health Protection Committee will review at time of sign off, for the Annual Status Report. | |
| Public health and awareness raising | 11 | Strengthening co-ordination with Public Health by ensuring that at least one Consultant-grade public health specialist within the borough has air quality responsibilities outlined in their job profile | Public Health Team | Ongoing resources for Public Health Team | n/a (Benefits potentially significant but unquantifiable) | This is part of the health protection remit of one of the Consultants in Public Health. | Health and Wellbeing Strategy delivery plan will be reviewed for 2018 – 2020 to incorporate air quality. | |
| Public health and awareness raising | 12 | Director of Public Health to sign off Statutory Annual Status Reports and all new Air Quality Action Plans | Public Health Team | Ongoing resources for Public Health Team | n/a (Benefits potentially significant but unquantifiable) | Will be signed off at Health Protection Committee. | Through Health Protection Committee | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------------------------|-----------|--|---|---|--|---|--|---------------------------|
| Public health and awareness raising | 13 | Ensure that the Head of Transport has been fully briefed on the Public Health duties and the fact that all directors (not just Director of Public Health) are responsible for delivering them, as well as on air quality opportunities and risks related to transport in the borough. Provide a briefing which can be disseminated amongst the Transport team. | Environmental Protection and Public Health Team | Ongoing resources for Environmental Protection and Public Health Team | n/a (Benefits potentially significant but unquantifiable) | Already implemented as part of consultation for this document. | The Steering Group will meet on a 6 monthly basis to provide ongoing briefing, | |
| Public health and awareness raising | 14 | Engagement with businesses – Delivery and Servicing Plans (DSP) delivered through Planning process | Environmental Protection/ Public Health/ Transport/ Planning | Dependent on project initiated | 3 | DSP Condition already introduced. Impact of reduction will be ongoing. Different initiatives being considered and developed over period of Action Plan. | Number of applications for the discharge of the DSP condition approved. Report back on future projects to GLA through ASRs | |
| Public health and awareness raising | 15 | Promotion of availability of airTEXT | Environmental Protection Team | Ongoing resources for Environmental Protection Team. | 3 | Reviewing opportunities for communication by April 2017. | Report back on projects to GLA through ASRs | See consultation response |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------------------------|-----------|--|---|--|--|--|--|---------------------|
| Public health and awareness raising | 16 | Encourage schools to join the TfL STARS accredited travel planning programme by providing information on the benefits to schools and supporting the implementation of such a programme | Sustainable Transport Team | LiP funding from the LiP (TfL) | 2 | Already in operation with 80% of schools in the borough having an accreditation in 15/16 | Report back on projects to GLA through ASRs | |
| Public health and awareness raising | 17 | Air quality at schools – offer an air quality/ sustainability play for year 6 pupils at 28 schools. | Environmental Protection and Sustainable Transport Team | £12,000 LiP funded | 3 | Review ongoing opportunities for School engagement through action plan period. | Report back on projects to GLA through ASRs | |
| Delivery servicing and freight | 18 | Update local authority Procurement policies to include a requirement for suppliers with large fleets to have attained silver Fleet Operator Recognition Scheme (FORS) accreditation | Procurement Team | Ongoing resources for Procurement Team | 3 | Review policies including PPQ and ITT by April 2017 for implementation. | Report back on review and outcomes to GLA through ASRs | |
| Delivery servicing and freight | 19 | Update Procurement policies to ensure sustainable logistical measures are implemented (and include requirements for preferentially scoring bidders based on their sustainability criteria) | Procurement Team | Ongoing resources for Procurement Team and Energy Efficiency | 3 | Asset Management Strategy 2015-2020 produced. Procurement to review by April 2017 | Report back on review and outcomes to GLA through ASRs | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|--------------------------------|-----------|--|--------------------------------|--|--|---|--|------------------------|
| Delivery servicing and freight | 20 | Re-organisation of freight to support consolidation (or micro-consolidation) of deliveries, by setting up or participating in new logistics facilities, and/or requiring that council suppliers participate in these | Transport and Procurement Team | Ongoing resources for Transport and Procurement Team | 3 | Review construction freight consolidation by April 2017 for MAQF area. Review sites available for Council suppliers by April 2017 | Report back on review and outcomes to GLA through ASRs | |
| Delivery servicing and freight | 21 | Virtual Loading Bays and priority loading for ultra-low emission delivery vehicles | Parking Team | Ongoing resources for Parking Team | 1 | To be considered at next Parking review in 2017 | tbc | |
| Borough fleet actions | 22 | Join the Fleet Operator Recognition Scheme (FORS) for the borough's own fleet and obtain Gold accreditation | Fleet (S.G.M Environment) Team | Ongoing resources for Fleet Team | 2 | Applied for FORS membership. Reviewing accreditation April 2017 | Report back on review and outcomes to GLA through ASRs | |
| Borough fleet actions | 23 | Increasing the number of hydrogen, electric, hybrid, bio-methane and cleaner vehicles in the boroughs' fleet | Fleet (S.G.M Environment) Team | High Costs | 3 | Working with LoCITY to increase the availability and uptake of low emission commercial vehicles. | Report back on review and outcomes to GLA through ASRs | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-----------------------|-----------|---|-------------------------------------|---|--|---|---|---|
| Borough fleet actions | 24 | Accelerate uptake of new Euro VI vehicles in borough fleet | Fleet (S.G.M Environment) Team | High Costs | 3 | 49 trucks to be changed to Euro 6 by April 2017. | Report back on review and outcomes to GLA through ASRs | |
| Borough fleet actions | 25 | Smarter Driver Training, or equivalent, for drivers of vehicles in Borough Own Fleet i.e. through training of fuel efficient driving and providing regular re-training of staff | Fleet (S.G.M Environment) Team | Ongoing resources for Fleet Team | 3 | Already provided through 'Safe City Driving' course. | Report back on review and outcomes to GLA through ASRs | |
| Localised solutions | 26 | Improvement and Introduction of green spaces in new developments through the Planning process by conditions and S106 obligations. | Planning | Ongoing resource required from Parks to review and make recommendations regarding the discharge of conditions. Planning Officer time taken to discharge conditions. | 2 | Already in operation. Impact of reduction will be ongoing. | Greenspace provision is proportionate to scale of development and will be monitored through the approval & discharge of conditions & obligations. | Urban greening strategies. Considered on a site by site basis as new development is proposed. (Core Strategy Policy 12) |
| Localised solutions | 27 | Low Emission Neighbourhoods (LENs) | Environmental Protection for review | High | 1 | Not being considered for this Action Plan, unless specific resources made available | To be reviewed for future Round 3 MAQF bidding 2019-2022 | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------|-----------|--|---|--|--|---|--|--|
| Cleaner transport | 28 | Discouraging unnecessary idling by vehicles near schools | Environmental Protection and Sustainable Transport Team | Ongoing resource required from Environmental Protection Team and £3,000 from Road Safety and Sustainability Team | 2 | Run an 'anti idling' poster competition at 15 priority schools and provide each participating school with a road side banner for a summer campaign by April 2017. | Report back on review and outcomes to GLA through ASRs | |
| Cleaner transport | 28A | Carry out a Council wide anti-idling campaign discouraging unnecessary idling by vehicles | Environmental Protection, Sustainable Transport and Communications Team | Ongoing resource required from Environmental Protection and Communications Team | 2 | Review date by April 2017, coordinating with summer school campaign | Report back to GLA on review and outcome of campaign. | |
| Cleaner transport | 29 | Speed control measures e.g. lowering the legal speed limit to 20mph in built up residential areas | Transport Team | Ongoing resource from Transport Team | 2 | All Lewisham Roads to introduce 20 mph zone September 2016 | No plans for monitoring | |
| Cleaner transport | 30 | Expanding car clubs and increasing the proportion of electric, hydrogen and ultra low emission vehicles in Car Clubs | Transport/ Parking and Planning Team | Ongoing resource from Parking Team | 2 | Increasing number of car club bays through Planning process. Work with car clubs towards compliment of electric vehicles. Review April 2017. | Report back on review and outcomes to GLA through ASRs | Introduced as part of Travel Plans for new development |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------|-----------|--|--|--|--|---|--|------------------------|
| Cleaner transport | 31 | Very Important Pedestrian Days (e.g. no vehicles on certain roads on a Sunday) and similar initiatives | Sustainable Transport and Environmental Protection | Ongoing resource required from Sustainable Transport and Environmental Protection Team | 2 | Review opportunities through community groups by April 2017. | tbc after April 2017 review date | |
| Cleaner transport | 32 | Free or discounted parking charges at existing parking meters for zero emission cars | Parking Team | High | 2 | Only achieved through the cashless meter's model. To be considered at next Parking review in 2017 | tbc | |
| Cleaner transport | 33 | Free or discounted residential parking permits for zero emission cars | Parking Team | Ongoing resource from Parking Team | 3 | Discounted residential parking permits already available for zero emission vehicles. | The annual parking report provides a % against total permits issued and will be reported to GLA through ASRs | |
| Cleaner transport | 34 | Surcharge on diesel vehicles below Euro 6 standards for Resident and Controlled Parking Zone permits | Parking Team | Ongoing resource from Parking Team | 3 | To be considered at next Parking review in 2017 | tbc | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------|-----------|---|--|--|--|--|--|--|
| Cleaner transport | 35 | Installation of residential electric charge points | Planning, Parking and Transport Team | Ongoing resource from Planning, Parking and Transport | 1 | For all planning major site developments 20% active charging points and 20% passive installed. Through Source London, Blue Point maintain EVCPs and expanding network from 10 sites. By April 2017 to include at least an additional 14 locations. | Report back on review and outcomes to GLA through ASRs | Local Policy and Local List requirement. |
| Cleaner transport | 35A | Carry out a campaign to promote the use of electric charge points within the borough. | Planning, Parking, Transport, Environmental Protection and Communications Team | Ongoing resource from Parking, Transport, Environmental Protection and Communications Team | 1 | Coordinate the campaign with the increase of EVCPs planned for March 2017. | Report back to GLA on feedback to campaign and monitor increase in numbers of residents using EVCPs. | |
| Cleaner transport | 36 | Installation of rapid chargers to help enable the take up of electric taxis, cabs and commercial vehicles (in partnership with TfL and/or OLEV) | Transport and Parking Team | Ongoing resource from Transport and Parking | 2 | Already in communication with TfL in potential for establishing points. | Report back on progress to GLA through ASRs | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/ concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|-------------------|-----------|---|----------------------------|--|--|---|--|------------------------|
| Cleaner transport | 37 | Reprioritisation of road space; reducing parking at some destinations and or restricting parking on congested high streets and A roads to improve bus journey times, cycling experience, and reduce emissions caused by congested traffic | Transport and Parking Team | Ongoing resource from Transport and Parking | 2 | The proposed Controlled Parking Zone (CPZ) Programme will be approved annually at Executive Director level in line with its Parking policy. Cycle superhighway 4, Evelyn street corridor, developing designs 2016-18 for delivery 2018/19 | Lewisham's Annual Parking Report will provide progress and delivery of CPZs and will be reported to GLA through ASRs. Cycle superhighway reported to TfL through a LiP yearly report | |
| Cleaner transport | 38 | Provision of infrastructure to support walking and cycling | Transport and Planning | Ongoing resource from Transport and Planning. LiP funding. | 1 | Already have an existing programme for provision. See 2.2 for details. Quietway cycle routes along existing local cycle network alignments 21 and 22, upgrading to encourage new and less confident cyclists development 2016/17 build 2018 | Reported to TfL through a LiP yearly report. | |

| Action category | Action ID | Action description | Responsibility | Cost | Expected emissions/concentrations benefit | Timescale for implementation | How implementation will be monitored | Further information |
|--|-----------|--|--|---|---|---|--|---|
| Cleaner transport | 39 | Develop a 'stand-alone' Cycling Strategy for the borough. | Transport | Ongoing resource from Transport. | 1 | Being developed 2016/17 and published in 2018 | Internal reporting and LiP yearly reporting. | Focus on specific cycling related projects and issues |
| Cleaner transport | 40 | Increasing cycle parking | Transport | £100,000 Annual Lip funding | 1 | Ongoing. Already being provided but will be increased year on year. | Internal reporting and LiP yearly reporting on increase in parking | Residential, community and Rail station parking |
| GLA AQ FOCUS AREA 1 & 2 Cleaner Transport | 41 | Development of a Zonal Construction Logistic Framework for the Evelyn Street Corridor (including New Cross area) | Environmental Protection, Transport and Planning | £305,250 over 3 years 2016-2019. funded through MAQF R2 and part match funded by Lewisham Transport | 1 | Quarterly review with GLA on progress. Air Quality benefits to be quantified during progress. | Report back on progress to GLA through ASRs | |
| GLA AQ FOCUS AREA 3 & 4 Public health and awareness raising | 42 | Provision of public art along the Brockley Corridor to raise awareness on air quality (also bordering Honour Oak Park) | Culture Development, Environmental Protection and Planning | £17,000 provided as part of the MAQF R1 fund | 2 | Consultation with Local Assembly and local community, to be installed by the end of 2016 | Report back on progress to GLA through ASRs | |
| GLA AQ FOCUS AREA 3 Cleaner Transport | 43 | Road Layout changes along the Crofton Park area of the Brockley corridor | Transport, Environmental Protection | Originally part of the MAQF R1 funding, but now through Local Transport Fund | 2 | Works planned for 2017/18 | Report back on progress to GLA through ASRs | |

Actions for the other GLA Air quality Focus Areas will be reviewed in April 2017 and reported to GLA through ASRs (see page 9 for further information).

Magnitude of Air Quality Benefits

High = 1 Medium = 2 Low = 3

Appendix C

GLA Air Quality Actions included in their Matrix

| Action | Measure |
|--|--|
| Emissions from developments and buildings | |
| 1 | Ensuring emissions from construction are minimised |
| 2 | Ensuring enforcement of Non Road Mobile Machinery (NRMM) air quality policies |
| 3 | Enforcing CHP and biomass air quality policies |
| 4 | Enforcing Air Quality Neutral policies |
| 5 | Ensuring adequate, appropriate, and well located green space and infrastructure is included in new developments |
| 6 | Ensuring that Smoke Control Zones are appropriately identified and fully promoted and enforced |
| 7 | Promoting and delivering energy efficiency retrofitting projects in workplaces and homes using the GLA RE:NEW and RE:FIT programmes to replace old boilers /top-up loft insulation in combination with other energy conservation measures. |
| Public health and awareness raising | |
| 8 | Ensure that Directors of Public Health (DsPHs) have been fully briefed on the scale of the problem in your local authority area; what is being done, and what is needed. A briefing should be provided. |
| 9 | Public Health Teams should be supporting engagement with local stakeholders (businesses, schools, community groups and healthcare providers). They should be asked for their support via the DsPH when projects are being developed. |
| 10 | Director of Public Health to have responsibility for ensuring their Joint Strategic Needs Assessment (JSNA) has up to date information on air quality impacts on the population |
| 11 | Strengthening co-ordination with Public Health by ensuring that at least one Consultant-grade public health specialist within the borough has air quality responsibilities outlined in their job profile (as part of a wider role, not a dedicated air quality post) |
| 12 | Director of Public Health to sign off Statutory Annual Status Reports and all new Air Quality Action Plans |
| 13 | Ensure that the Head of Transport has been fully briefed on the Public Health duties and the fact that all directors (not just Director of Public Health) are responsible for delivering them, as well as on air quality opportunities and risks related to transport in the borough. Provide a briefing which can be disseminated amongst the Transport team. |
| 14 | Engagement with businesses |
| 15 | Promotion of availability of airTEXT |
| 16 | Encourage schools to join the TfL STARS accredited travel planning programme by providing information on the benefits to schools and supporting the implementation of such a programme |
| 17 | Air quality at schools |

| Action | Measure |
|---------------------------------------|--|
| Delivery servicing and freight | |
| 18 | Update local authority Procurement policies to include a requirement for suppliers with large fleets to have attained silver Fleet Operator Recognition Scheme (FORS) accreditation |
| 19 | Update Procurement policies to ensure sustainable logistical measures are implemented (and include requirements for preferentially scoring bidders based on their sustainability criteria) |
| 20 | Re-organisation of freight to support consolidation (or micro-consolidation) of deliveries, by setting up or participating in new logistics facilities, and/or requiring that council suppliers participate in these |
| 21 | Virtual Loading Bays and priority loading for ultra-low emission delivery vehicles |
| Borough fleet actions | |
| 22 | Join the Fleet Operator Recognition Scheme (FORS) for the borough's own fleet and obtain Gold accreditation |
| 23 | Increasing the number of hydrogen, electric, hybrid, bio-methane and cleaner vehicles in the boroughs' fleet |
| 24 | Accelerate uptake of new Euro VI vehicles in borough fleet |
| 25 | Smarter Driver Training for drivers of vehicles in Borough Own Fleet i.e. through training of fuel efficient driving and providing regular re-training of staff |
| Localised solutions | |
| 26 | Green Infrastructure |
| 27 | Low Emission Neighbourhoods (LENs) |
| Cleaner transport | |
| 28 | Discouraging unnecessary idling by taxis, coaches and other vehicles (e.g. through anti-idling campaigns or enforcement activity) |
| 29 | Speed control measures e.g. lowering the legal speed limit to 20mph in built up residential areas |
| 30 | Increasing the proportion of electric, hydrogen and ultra low emission vehicles in Car Clubs |
| 31 | Very Important Pedestrian Days (e.g. no vehicles on certain roads on a Sunday) and similar initiatives |
| 32 | Free or discounted parking charges at existing parking meters for zero emission cars |
| 33 | Free or discounted residential parking permits for zero emission cars |
| 34 | Surcharge on diesel vehicles below Euro 6 standards for Resident and Controlled Parking Zone permits |
| 35 | Installation of residential electric charge points |
| 36 | Installation of rapid chargers to help enable the take up of electric taxis, cabs and commercial vehicles (in partnership with TfL and/or OLEV) |
| 37 | Reallocation of road space; reducing parking at accessible destinations and/or restricting parking on congested high streets and busy roads to improve bus journey times, cycling experience, and reduce emissions caused by congested traffic |
| 38 | Provision of infrastructure to support walking and cycling |

| Mayor and Cabinet | | |
|--------------------------|---|-----------------|
| Title | Comments of the Sustainable Development Select Committee on the air quality action plan | |
| Contributor | Sustainable Development Select Committee | Item |
| Class | Part 1 (open) | 7 December 2016 |

1. Summary

- 1.1 This report informs Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions held on the Council's proposed air quality action plan at the Committee's meeting on 25 October 2016.

2. Recommendation

- 2.1 Mayor and Cabinet is recommended to note the views of the select committees as set out in this report and ask the Executive Director for Community Services to provide a response.

3. Sustainable Development Select Committee views

- 3.1 On 25 October 2016, the Sustainable Development Select Committee considered an officer report on air quality in Lewisham.
- 3.2 The committees resolved to advise Mayor and Cabinet of the following:
- The Committee commends the air quality action plan. However, it believes that an additional point should be added to the plan, which tasks Lewisham's political leadership with championing the issue of air quality inside and outside of the borough.
 - The Committee welcomes the proposed increase in charging points for electric vehicles. The Committee recommends that the Council carries out a campaign to encourage usage.
 - The Committee also recommends that there be a proactive and high profile anti-idling¹ campaign, which sets out the importance good air quality to the whole community.

4. Financial implications

- 4.1 There are no financial implications arising out of this report per se; but there may financial implications arising from carrying out the action proposed by the Committee.

5. Legal implications

- 5.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from

¹ Idling: when a motor vehicle is stationary but the engine is still running.

the relevant Executive Director; and report back to the Committee within two months (not including recess).

6. Further implications

- 6.1 At this stage there are no specific environmental, equalities or crime and disorder implications to consider. However, there may be implications arising from the implementation of the Committee's recommendations.

Background papers

Report to the Sustainable Development Select Committee on air quality

<http://councilmeetings.lewisham.gov.uk/documents/s45996/05%20Air%20quality%20action%20plan%20251016.pdf>

If you have any questions about this report, please contact Timothy Andrew (Scrutiny Manager) on 02083147916 or email timothy.andrew@lewisham.gov.uk

Agenda Item 7

| | | |
|--|---|---|
| Chief Officer Confirmation of Report Submission | | |
| Cabinet Member Confirmation of Briefing | | |
| Report for: Mayor | | |
| Mayor and Cabinet | | X |
| Mayor and Cabinet (Contracts) | | |
| Executive Director | | |
| Information <input type="checkbox"/> | Part 1 <input checked="" type="checkbox"/> | Part 2 <input type="checkbox"/> |
| | | Key Decision <input checked="" type="checkbox"/> |

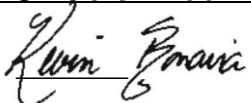
| | |
|------------------------|-------------------------------|
| Date of Meeting | 7 th December 2016 |
|------------------------|-------------------------------|

| | |
|------------------------|--------------------------------------|
| Title of Report | Council Tax Reduction Scheme 2017/18 |
|------------------------|--------------------------------------|

| | | |
|-----------------------------|-----------------|-----------------------------|
| Originator of Report | Ralph Wilkinson | Ext. 46040 |
|-----------------------------|-----------------|-----------------------------|

At the time of submission for the Agenda, I confirm that the report has:

| Category | Yes | No |
|--|-----|----|
| Financial Comments from Exec Director for Resources | X | |
| Legal Comments from the Head of Law | X | |
| Crime & Disorder Implications | X | |
| Environmental Implications | X | |
| Equality Implications/Impact Assessment (as appropriate) | X | |
| Confirmed Adherence to Budget & Policy Framework | X | |
| Risk Assessment Comments (as appropriate) | | |
| Reason for Urgency (as appropriate) | | |

Signed:  Executive Member

Date: _____ 28.11.16 _____

Signed:  Director/Head of Service

Date _____ 28.11.16 _____

Control Record by Committee Support

| Action | Date |
|---|------|
| Listed on Schedule of Business/Forward Plan (if appropriate) | |
| Draft Report Cleared at Agenda Planning Meeting (not delegated decisions) | |
| Submitted Report from CO Received by Committee Support | |
| Scheduled Date for Call-in (if appropriate) | |
| To be Referred to Full Council | |

| Mayor and Cabinet | | | |
|--------------------------|--|-----------------|-----------------|
| Report Title | Council Tax Reduction Scheme 2017/18 | | |
| Ward | All | Item No. | |
| Contributors | Executive Director for Customer Services and Head of Public Services | | |
| Class | Open | Date | 7 December 2016 |

1. Purpose

- 1.1 To agree Lewisham's Council Tax Reduction Scheme (CTRS) for 2017/18.

2. Executive summary

- 2.1 On 1 April 2013 the Council implemented a local CTRS which passed on the government cut in grant of £3.28m in full to 24,648 working age households previously in receipt of Council Tax Benefit. Pensioners are protected from the changes under legislation maintaining their support at least in line with Council Tax Benefit levels.
- 2.2 At the end of the financial year 2015/16 the Council Tax collection percentage for customers in receipt of CTRS was 82.54% fractionally down on the previous financial year but substantially better than the original estimate of 50% when the scheme was introduced. Year to date collection for 2016/17 is 46.20%, 2.57% above the 96% profile for all Council Tax debt.
- 2.3 It is proposed that no changes are made to the CTRS for 2017/18 and that the Council continues to pass on the government cut in funding to working age claimants. Consultation was undertaken with local residents, stakeholders and preceptor during August and September 2016.
- 2.4 The consultation sought views on the proposal that the Council continues to pass on the shortfall in government funding in 2017/18 and the approach to take when calculating CTR awards for employed Universal Credit recipients.
- 2.5 The majority (65%) of those responding to the consultation agreed that the Council should continue to pass on the shortfall in government funding to deliver a CTRS for 2017/18.
- 2.6 Those who responded to the question of means-testing employed Universal Credit (UC) recipients, were also mostly in agreement (77%) with the proposed approach.

3. Recommendations

It is recommended that the Mayor agrees to:

- 3.1 Note the outcomes of the consultation set out in appendix 1.
- 3.2 Retain a local CTRS from 1 April 2017 that passes on any reduction in government funding, reflecting the Council's financial position following the announcement of the Autumn Statement and the provisional Local Government Financial Settlement (LGFS) in December.
- 3.3 Introduce a means-test for employed, working-age UC recipients to ensure consistency of CTR awards within the scheme.

- 3.4 Continue to deliver additional support to the most vulnerable residents through use of the existing provision within Section 13A(1)(c) of the 1992 Local Government Finance Act.

4. Policy context

- 4.1 One of the primary functions of the Council is to promote the social, economic and environmental wellbeing of the borough and its people. In discharging this important role the Council has a specific duty to safeguard the most vulnerable from harm and to regulate access to public services and to provide social protection for those that might otherwise be put at risk.
- 4.2 As Council funding is provided through public resources (grants from central Government; Business Rates and Council Tax) the local authority must also demonstrate both responsibility and accountability in the stewardship of public resources.
- 4.3 The overarching policy and decision making framework for the discharge of the Council's many functions and duties is Lewisham's Sustainable Community Strategy. The Strategy contains two overarching principles which are:
- reducing inequality – narrowing the gap in outcomes; and
 - delivering together efficiently, effectively and equitably – ensuring that all citizens have appropriate access to and choice of high quality local services.
- 4.4 Also contained within this overarching policy framework are the Council's ten priorities. These priorities describe the specific contribution that the local authority will make to the delivery of the Sustainable Community Strategy.

5. Council Tax Reduction Scheme background

- 5.1 In 2013/14, the Government allocated a total of £25.8m for CTRS in Lewisham which was split between the Council of £19.9m and the GLA of £5.9m. The allocation was £3.28m less than the 2012/13 funding and the Council agreed to pass on this cut in Government funding to 24,648 working age claimants.
- 5.2 As a part of the local government finance settlement for 2014/15, the Government announced that the resources for the CTRS would be rolled into the Council's overall formula grant, commonly known as the Settlement Funding Assessment (SFA), from 2014/15 onwards. This means that it is no longer possible to establish individual authority allocations for CTRS. For 2014/15, it was assumed that the comparative shortfall would be at a similar level to the previous year. For 15/16, the budget available was reduced to reflect the SFA reduction for the Council for the previous year.
- 5.3 Consideration had been given to absorbing the cut in grant. The use of reserves was discounted as the majority of reserves are earmarked for other purposes with the remainder needed for any urgent one-off unavoidable expenditure. The alternative would have meant either making further savings from other services or raising Council Tax to all payers, the impact of which was likely to be in excess of the threshold set by the Secretary of State beyond which a binding Council Tax referendum would need to be held.
- 5.4 As in previous years, the scheme agreed for 2016/17 is based on the established Council Tax Benefit scheme which had been in use since 1993. However, there is one significant difference that enables the Council to continue to deliver a scheme that accounts for the cut in grant. This is that maximum awards of Council Tax

Reduction do not meet the full Council Tax liability for working age households, who are expected to contribute a minimum 3.00% towards their Council Tax for 2016/17.

- 5.5 When Lewisham's 2013/14 CTRS was drafted, there were 33,875 households receiving Council Tax Benefit of which 24,648 were working age and 9,227 were pensioners.
- 5.6 The 2016/17 caseload (households receiving an award of Council Tax Reduction) stands at 26,218. However, the breakdown between working age and elderly remains similar at 69% (18,217) and 31% (8,001) respectively when compared with the 72% and 28% in 2013/14.
- 5.7 Although there has been a reduction in the number of households receiving support and the value of support they receive, there has been a minimal impact on overall collection rates. The end of year collection rate for 2015/16 was 82.54% was slightly below the previous years, but the year to date collection for 2016/17 is 46.20%, 2.57% above the 96% profile for all Council Tax debt.
- 5.8 It should be noted that whilst the Council Tax collection rate gives an indication as to how well the CTRS has worked, it is not a totally reliable indicator as it comprises of 'won't payers' as well as 'can't payers'. So far this year 13,580 reminder letters have been sent to customers in receipt of CTR because of non-payment.
- 5.9 Unlike some other authorities the Council received no challenges to the scheme in the Courts or appeals about decisions to the Tribunal.
- 5.10 The Council worked with the voluntary sector in the creation of the CTRS and continues to work closely with them on specific cases and how we administer the scheme.

6. Council Tax collection

- 6.1 At the commencement of the CTRS many local authorities had low expectations about the level of Council Tax that would be collected from claimants in receipt of CTR and were concerned about the impact it would have on the Council's overall budget position. Accordingly, many authorities set low in-year collection targets for this group, some in the region of 50-60% of the amount due for the year.
- 6.2 Outturn collection results for the majority of London authorities have been better than expected with many far exceeding the initial predicted levels. Action to recover outstanding debt from CTRS recipients follows the same format as that of non CTRS residents, in line with the Local Government Finance Act 1992.
- 6.3 Lewisham's outturn collection results for 2015/16 for those households in receipt of CTR was 82.54%, having collected £5.8m of the £7m due for the year, a far better result than the 50% predicted at the commencement of the scheme. As at 30 September 2016 the Council has collected 46.20% against the profiled cumulative target of 43.63%, 2.57% above the profile and 8.27% above the same point in September 2015.

7. Universal Credit

- 7.1 In February 2016, Lewisham and Forest Hill jobcentres commenced delivering UC and since then there have been 1276 successful UC claims made in the borough. Of these, 512 claimants are in employment and the remainder are not employed.
- 7.2 Lewisham's 2016/17 CTRS treats all those in receipt of UC and of working-age, regardless of their employment status, as being entitled to the maximum Council Tax

Reduction without the need for a means-test – this means covering 97% of their Council Tax liability. Until UC those working have had their income means-tested to determine the amount of Council Tax Reduction that they receive. The CTRS needs to be amended to maintain a consistent approach where everyone of working age who has earnings - including those in receipt of UC – has their income means tested to determine the level of support with Council Tax payments.

- 7.3 If the CTRS is not amended, not only would the treatment of earned income for those not receiving UC compared to those who do be inequitable, it would also result in increased CTR expenditure as UC rollout continues in Lewisham. Whilst it is difficult to estimate the precise nature of the increase, estimates suggest it could be in the region of an additional £1.87m per year over the course of the UC rollout which is due to complete in 2021.
- 7.4 In view of the existing and future pressures on the Council's budget, it was agreed by Mayor and Cabinet that consultation should take place to explore an alternative calculation of the CTR award for those of working-age, receiving UC and who are in employment. Of those who responded to this element of the consultation, 77% agree with the proposed approach to align the calculation of CTR for claimants receiving UC and those who do not.
- 7.5 The proposed calculation would apply the same means test as the one already in place for those of working-age and in employment but not receiving UC. In this calculation, for every £1.00 of income received above an applicable amount representing the household circumstances, the claimant contributes £0.20 towards their Council Tax liability.

8 Hardship Scheme

- 8.1 In the first two years of the CTR scheme a fund of £100k was made available to households suffering financial hardship. In 2015/16, the Council replaced the separate cash-limited pot with the existing provision under Section 13A(1)(c) of the 1992 Local Government Finance Act 1992 which gives it the power to provide support to any households encountering exceptional financial hardship. To date, no applications have been made under Section 13A(1)(c) of the Local Government Finance Act but it is proposed that this provision will remain in place for the CTRS in 2017/18.

9. Consultation on the CTRS for 2017/18

- 9.1 A consultation exercise was undertaken between 26 August and 30 September 2016. Our approach was to engage with a sample of Council Tax payers as well as those currently in receipt of CTR. This provided all those with an interest in this matter an opportunity to share their feedback.
- 9.2 The consultation was intentionally proportionate in approach. The proposals for the 2017/18 scheme remain unchanged from the initial scheme that was introduced in 2013/14, for which a comprehensive consultation and Equalities Analysis Assessment were undertaken.
- 9.3 Responses to the consultation on the proposed CTRS for 2017/18 were promoted through the following methods:
- A self-completion survey was publicised across the Council's website

- A hard copy format was made available upon request for those without access to the internet.
- A letter was sent out to 1,000 households inviting them to participate in the survey. This was done in proportion to whether people were in receipt of CTR - 25% to those in receipt of CTR and 75% to those not in receipt of CTR.
- Briefings were provided to Council Tax, Housing Benefits and Customer Service Centre staff to promote the survey during all relevant customer contacts.
- Paper surveys were available to customers visiting the Customer Service Centre at Laurence House during the period of the consultation.
- The consultation on the Council Tax Reduction Scheme was communicated promoted via the Council's website (26 August – 30 September 2016).

9.4 The principal focus of the survey sought to clarify:

- a) Whether or not the Council should maintain the current CTRS for 2017/18, where working age residents pay a contribution to their Council Tax bill to account for the cut in Government funding;
- b) Whether awards of CTR for employed, working-age Universal Credit recipients should be calculated using the means-tested method applied to other employed and working-age applicants.
- c) If respondents disagreed with either of the two proposals detailed above, what alternatives they thought the Council should use to deal with the shortfall in funding.

9.5 The headlines from the consultation were as follows:

- Around two thirds (65%) of all respondents agreed that the Council should maintain the current scheme where working age residents pay a contribution to their Council Tax bill to account for the cut in Government funding.
- Of respondents who answered the question about alternatives to maintaining the current CTRS, 58% proposed that all Council Tax bills were increased, 22% proposed that reserves were used to deal with the cut in government funding, 9% proposed that the Council spends less on other services and 11% proposed that something else is done.
- 77% of respondents agreed with the proposed approach to introduce a consistent approach in calculating CTR awards for employed, working-age claimants.

9.6 In conclusion, the majority of consultation respondents agreed with the proposals that the Council should maintain the current CTRS scheme for 2017/18 and introduce a means-test for employed, working-age recipients of UC.

9.7 A more detailed analysis of the consultation results can be found within appendix 1.

10. Implementation timetable

| Date | Action |
|------|--------|
|------|--------|

| | |
|-----------------|---|
| 7 December 2016 | Mayor and Cabinet agree CTRS scheme for 2016/17 |
| 18 January 2017 | Full council agree CTRS scheme for 2017/18 |
| January 2017 | CTRS scheme agreed as part of budget process and before 31 January 2016 |
| February 2017 | Council sets its budget |
| March 2017 | Council Tax bills issued |

11. Financial implications

- 11.1 The Council set aside £23.1m for the CTRS in 2016/7 and is currently projecting to spend £21.9m.
- 11.2 When setting the budget for 2017/18 and beyond, the Council will need to consider:
- Reductions in the council's budget resulting from the Autumn Statement and the provisional Local Government Financial Settlement (LGFS) in December;
 - The impact of changes on demand brought about by changes to welfare regulations;
 - The use of any surplus balance from 2016/17 that may be available.
 - The longer term impact arising from the CSR in December.

12. Legal implications

- 12.1 Section 33 of the Welfare Reform Act 2012 abolished Council Tax Benefit. The Local Government Finance Act 2012 amends the Local Government Finance Act 1992 to make provision for council tax support through locally adopted Council Tax Reduction Schemes ("CTRS"s).
- 12.2 Section 13A of the 1992 Act requires every local authority to adopt a CTRS. Paragraph 2 of s. 13A sets out the two principal factors which are determined by the CTRS; namely, "eligibility" and "reductions". A CTRS therefore defines the amount of council tax paid by residents of a local authority by reference to i) those persons who are defined as eligible for a reduction in council tax liability and ii) the extent of that reduction.
- 12.3 Paragraph 5 of Schedule 1A sets out the obligations imposed on the Council in respect of revising and replacing a CTRS. Para 5(1) "For each financial year, each billing authority must consider whether to revise its scheme or to replace it with another scheme. Para 5(2) provides that "The authority must make any revision to its scheme... no later than 31 January in the financial year preceding that for which the revision ...is to have effect."
- 12.4 Paragraph 3 of Schedule 1 contains obligations in respect of consultation. It applies to an authority when revising a scheme as it applies to an authority when making a scheme. (para. 5(5). Para. 3 requires the authority, before [revising a] scheme to, "...a) consult any major precepting authority which has power to issue

a precept to it, b) publish a draft scheme in such manner as it thinks fit, and c) consult such other persons as it considers are likely to have an interest in the operation of the scheme.”.

- 12.5 The Supreme Court Judgement R –v- London Borough of Haringey (29.10.14) is “*on point*” with the subject of this Report and it makes it clear that whilst consultation needs always to be proportionate, “even when the subject of the requisite consultation is limited to the preferred option, fairness may nevertheless require passing reference to be made to arguable yet discarded alternative options.” (Lord Wilson Para. 28,)
- 12.6 By way of explanation, it is stated within the said judgment (at para. 41 by Lady Hale and Lord Clarke) that while there need not be “...a detailed discussion of the alternatives or of the reasons for their rejection. The consultation required in the present context is in respect of the draft scheme, not the rejected alternatives; and it is important, not least in the context of a public consultation exercise, that the consultation documents should be clear and understandable, and therefore should not be unduly complex or lengthy. Nevertheless, enough must be said about realistic alternatives, and the reasons for the local authority’s preferred choice, to enable the consultees to make an intelligent response in respect of the scheme on which their views are sought.”
- 12.7 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 12.8 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 12.2 above.
- 12.9 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 12.10 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The

guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

12.11 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- [The essential guide to the public sector equality duty](#)
- [Meeting the equality duty in policy and decision-making](#)
- [Engagement and the equality duty: A guide for public authorities](#)
- [Objectives and the equality duty. A guide for public authorities](#)
- [Equality Information and the Equality Duty: A Guide for Public Authorities](#)

12.12 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

13. Crime and disorder implications

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

14. Equalities implications

14.1 In the discharge of their functions, the Equality Act 2010 places a Duty on public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation;
- foster good relations between those who share a protected characteristic and those who do not share that characteristic; and
- advance equality of opportunity between those who share a protected characteristic and those who do not share that characteristic.

14.2 The Council's obligations under the Equality Duty have been considered as part of the overall consultation analysis on the CTRS for 2017/18. More specifically, appendices 2 and 3 include analysis of respondent characteristics.

14.3 A detailed Equalities Analysis Assessment was performed in 2012/13 for the current year's CTRS. As there is no evidence to date of particular groups being impacted by the scheme and no changes are proposed to the scheme for 2017/18, no further assessment is required at present.

15. Environmental implications

15.1 There are no environmental implications arising from this report.

16. Background papers and report author

Mayor and Cabinet Report 13 July 2016: Council Tax Reduction Scheme – consultation proposal for 2017/18.

If you require further information about this report, please contact Ralph Wilkinson, Head of Public Services, on 020 8314 6040.

Appendix 1 - Consultation report on CTRS 2017/18

Introduction

1. The Council Tax Reduction Scheme (CTRS) consultation ran from 26th August 2016 to 30th September 2016. This report outlines the responses to this consultation survey.

Summary of results

2. In total there were 79 responses to the local CTRS questionnaire. Of these, 51 (65%) of all respondents agreed with the proposal that the Council should maintain the current CTR scheme for 2017/18, where working age residents pay a contribution to their Council Tax bill to account for the cut in Government funding.
3. The remaining 28 respondents did not agree and were asked to indicate which of the following four options they thought the council should use to deal with the shortfall instead: increase all Council Tax bills; use reserves to deal with the cut in government funding; spend less on other services; something else;
4. Further details regarding the survey responses and the consultation more broadly are presented below.

Overall survey responses

5. A breakdown of responses to the questions contained within the survey on the proposed CTRS for 2016/17 can be found below:

Q1) The Council's proposal is to continue to pass on the shortfall in government funding to all those of working age receiving council tax reduction. This will mean that everyone of working age will have to contribute towards their Council Tax. [Please tell us whether you agree with this approach by ticking one of the boxes below]

| | Yes | No | No response | Total |
|-------|-----|----|-------------|------------|
| % | 65 | 35 | 1 | 100 |
| Count | 51 | 28 | 1 | 79 |

6. A total of 65 respondents (65%) agreed that the Council should maintain the current scheme. A total of 28 respondents (35%) disagreed, with one no response.

Q2) The Council is proposing to retain the same Council Tax Reduction calculation for those of working-age who receive Universal Credit and earnings. This will ensure that the calculation of Council Tax Reduction awards is consistent for all working-age households. Please tell us whether you agree with this approach by ticking one of the boxes below.

| | Yes | No | No response | Total |
|--------------|-----|----|-------------|------------|
| % | 77 | 22 | 1 | 100 |
| Count | 61 | 17 | 1 | 79 |

7. A total of 61 respondents (77%) agreed that the Council should maintain the current scheme for those of working-age who receive Universal Credit and earnings. A total of 17 respondents (22%) disagreed, with one no response.

Q3) [For those that answered No to Question 1] Please tell us which of the following alternatives you think the Council should use to deal with the shortfall in funding? [Please tick 1 box only]

| | % | Count |
|--|-----|-------|
| Increase all Council Tax bills | 58 | 46 |
| Use reserves to deal with the cut in government funding | 22 | 17 |
| Spend less on other services | 9 | 7 |
| Something else | 11 | 9 |
| No Response | 0 | 0 |
| Total | 100 | 79 |

8. Of those respondents that answered the question, 58% thought the Council should increase all Council Tax bills to deal with the shortfall in funding.

Appendix 2 - Demographic breakdown of survey respondents

The demographic breakdown of the 79 survey respondents is presented below:

| Age | % | Count |
|-------------------|-----|-------|
| Under 18 | 0 | 0 |
| 18-24 | 0 | 0 |
| 25-29 | 6 | 5 |
| 30-34 | 13 | 10 |
| 35-39 | 13 | 10 |
| 40-44 | 4 | 3 |
| 45-49 | 10 | 8 |
| 50-54 | 16 | 13 |
| 55-59 | 13 | 10 |
| 60-64 | 9 | 7 |
| 65+ | 13 | 10 |
| Prefer not to say | 6.8 | 5 |
| No response | 4 | 3 |

| | | |
|-------|-----|----|
| Total | 100 | 79 |
|-------|-----|----|

| Gender | % | Count |
|-------------------|-----|-------|
| Male | 20 | 16 |
| Female | 62 | 49 |
| Prefer not to say | 13 | 10 |
| No response | 5 | 4 |
| Total | 100 | 79 |

| Ethnic group | % Total | Count |
|---|---------|-------|
| White | 59 | 47 |
| Mixed / multiple ethnic groups | 5 | 3 |
| Asian / Asian British | 1 | 1 |
| Black / African / Caribbean / Black British | 15 | 12 |
| Any other ethnic group | 2 | 2 |
| Prefer not to say | 11 | 9 |
| No response | 6 | 5 |
| Total | 100.0 | 74 |

| Respondent type | % | Count |
|--|----|-------|
| A resident in the borough of Lewisham | 19 | 15 |
| A Council Tax payer in the borough of Lewisham | 56 | 44 |
| A resident that currently receives Council Tax Reduction | 3 | 2 |
| A resident who has received Council Tax Reduction or Council Tax Benefit in the past | 3 | 2 |
| A person receiving state pension credit | 0 | 0 |
| A person receiving state pension | 6 | 5 |
| A full-time student | 1 | 1 |
| A full-time employee | 3 | 2 |
| A part-time employee | 3 | 2 |
| Self-employed | 1 | 1 |
| Unemployed | 4 | 3 |
| A lone parent | 4 | 3 |
| An unpaid carer for children or adults | 1 | 1 |
| A paid carer for children or adults | 0 | 0 |
| A representative of a charity based in Lewisham | 0 | 0 |
| A representative of a community group based in Lewisham | 0 | 0 |
| A landlord for properties in Lewisham | 0 | 0 |
| Other | 0 | 0 |
| No Response | 1 | 1 |

(Note: respondents may have selected multiple options from the above list)

Chief Officer Confirmation of Report Submission
Cabinet Member Confirmation of Briefing

Report for: Mayor
 Mayor and Cabinet
 Mayor and Cabinet (Contracts)
 Executive Director
 Information Part 1 Part 2 Key Decision

Date of Meeting: 7th December 2016

Title of Report: Planning Service Annual Monitoring Report 2015-16

Originator of Report: Angela Steward Ext.43885

At the time of submission for the Agenda, I confirm that the report has:

| Category | Yes | No |
|--|-----|----|
| Financial Comments from Exec Director for Resources | Yes | |
| Legal Comments from the Head of Law | Yes | |
| Crime & Disorder Implications | Yes | |
| Environmental Implications | Yes | |
| Equality Implications/Impact Assessment (as appropriate) | Yes | |
| Confirmed Adherence to Budget & Policy Framework | Yes | |
| Risk Assessment Comments (as appropriate) | n/a | |
| Reason for Urgency (as appropriate) | n/a | |

Signed:  Executive Member

Date: 28/11/16

Signed:  Director/Head of Service

Date: 29/11/16

Control Record by Committee Support

| Action | Date |
|---|------|
| Listed on Schedule of Business/Forward Plan (if appropriate) | |
| Draft Report Cleared at Agenda Planning Meeting (not delegated decisions) | |
| Submitted Report from CO Received by Committee Support | |
| Scheduled Date for Call-in (if appropriate) | |
| To be Referred to Full Council | |

| MAYOR AND CABINET | | |
|--------------------------|--|-----------------------|
| Report Title | Planning Service: Annual Monitoring Report 2015-16 | |
| Key Decision | Yes | Item No. |
| Ward | All | |
| Contributors | Executive Director of Resources and Regeneration | |
| Class | Part 1 | Date: 7 December 2016 |

1. Summary

- 1.1 The Planning Service is required by law to prepare and publish a report each year reviewing the performance of planning in the borough. The Planning Service does this on an annual basis in the Annual Monitoring Report (AMR) and considers the development that has been completed and approved in the borough and reports on the progress of Local Plan preparation against the timetable set out in the Local Development Scheme and monitors a range of planning activities relating to the Community Infrastructure Levy, Neighbourhood Planning, the Duty to Co-operate and performance in determining planning applications and Prior Approvals.
- 1.2 The AMR reports on the last financial year, that is, the period from 1st April 2015 up to 31st March 2016. A summary of the AMR is set out in section 6 of this report and the AMR 2015-16 is attached at Annex 1.

2. Purpose

- 2.1 This report advises the Mayor and Cabinet of the Planning Service activities for the monitoring year 2015-16, as required by law.

3. Recommendations

- 3.1 The Mayor is recommended to note the content of the AMR 2015-16 and approve its publication and placement on the Council's website.

4. Policy Context

- 4.1 The content of this report is consistent with the Council's policy framework, namely the Core Strategy and the Sustainable Community Strategy (SCS). The Core Strategy is closely related to the SCS, as it sets out the physical implementation of the SCS. This report supports the following SCS objectives:
- *Empowered and responsible*: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.

- *Clean, green and liveable*: where people live in affordable, high quality and adaptable housing, have access to green spaces and take responsibility for their impact on the environment.
- *Healthy, active and enjoyable*: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- *Safer*: where people feel safe throughout the borough and are able to live lives free from crime, anti-social behaviour and abuse.
- *Dynamic and prosperous*: where people are part of vibrant and creative localities and town centres, well-connected to London and beyond.

4.2 The AMR is particularly relevant to two of the Council's policy objectives - strengthening the local economy and providing decent homes for all.

4.3 Local Planning Authorities are required to produce a monitoring report, having collected information during the monitoring year, and to make it available to the public via the Council's website (on both the Planning Policy webpage and the Community Infrastructure Levy webpage). The AMR should report on the progress of local plan preparation against the timetable set out in the Local Development Scheme and monitor activities relating to the Community Infrastructure Levy (CIL), Neighbourhood Planning, the Duty to Co-operate and Prior Approvals.

5. Background

5.1 The Council has produced an AMR annually for the last 11 years and this one, like past years, will also be placed on the Council's website. This year's AMR is divided into six chapters:

Chapter 1: Introduction and Context explains the preparation of the AMR, relevant legislation and trends relating to population, housing, the economy and deprivation.

Chapter 2: Development in 2015-16 provides an overview of the type and amount of development that has taken place during 2015-16. It also assesses whether Core Strategy and London Plan targets have been met.

Chapter 3: Future Development provides an overview of the type and amount of development approved for the future. It gives an overview of the Regeneration and Growth Areas and the progress made on the strategic sites. It also considers the likely housing land supply for the future, based on a housing trajectory.

Chapter 4: The Value of Planning highlights the funding secured through Section 106 Agreements (S106), Community Infrastructure Levy (CIL) and the Government's New Homes Bonus. It also summarises the investment taking place in the borough and highlights the high quality of design in new developments.

Chapter 5: Planning Service Performance discusses Local Plan preparation as measured against the Local Development Scheme, Neighbourhood Planning activities and the Duty to Co-operate with other councils. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives.

Chapter 6: Conclusions provides a summary of the main achievements in 2015-16 and raises a number of concerns.

6. Overview of the AMR 2015-16

- 6.1 It is important to remember the context within which the AMR sits. The borough will experience significant population (14%) and household growth (23%) by the end of the Plan period in 2033. Therefore new development, housing and infrastructure will be needed to accommodate this growth; and to contribute to the regeneration of the borough.
- 6.2 The AMR acknowledges a number of main achievements in 2015-16 but also highlights some concerns that remain relevant from last year's AMR. Both are summarised below in three sections relating to: A housing, B non-residential development and C Planning Service performance.

A Housing

- 6.3 Overall a good supply of housing has been completed and approved during 2015-16, progress has been made on the strategic sites and there is a resilient supply of housing in the next 15 years. However, the supply will fall short of the cumulative London Plan housing target by 2029/30 and more housing sites will need to be found.
- 6.4 With a net 1,533 dwellings completed during 2015-16, completions were the second highest in the last 12 years. Completions exceeded the current London Plan target of 1,385 dwellings per annum by 11%. The majority (76%) of the completed dwellings are located on six sites at Thurston Road Industrial Estate, Renaissance Loampit Vale, Marine Wharf West, Riverdale House 68 Molesworth Street, Deptford Project and the former Clifton Medical Centre at Batavia Road. Approvals during 2015-16 amount to 2,371 dwellings, of which 73% will be located on four sites at Oxestalls Road, Lewisham House 25 Molesworth Street, Marine Wharf East and Kent Wharf.
- 6.5 The majority of housing completions (68%) and housing approvals (84%) continue to be concentrated in the Regeneration and Growth Areas and this is key in helping to regenerate the borough. The type of housing reflects the modern day housing market in that the majority of housing completions and approvals are flats, purpose built new dwellings and smaller one and two bedroom units. 51% of the units approved in the last six years will be built at densities above the London Plan's Sustainable Residential Quality matrix.
- 6.6 211 net new affordable homes have been completed during 2015-16 and 387 have been approved. In addition, 24 temporary affordable housing units have been under construction at Place Ladywell. Note that in practice the amount and type of affordable housing actually delivered on-site differs from the granted permission, through Section 106 Agreements and S73 or other changes to the original permission. The figures outlined in the AMR should therefore be considered as a minimum. The social rent/affordable rent: intermediate ratio of 77:23 for completions is similar to the 70:30 tenure target identified in the Core Strategy, whilst 43:57 for approvals provides more intermediate housing than the tenure target.

- 6.7 Despite affordable housing being completed, it represents 14% of the total net completions, which is significantly below the 50% affordable housing target identified in the Core Strategy. The Council will continue to negotiate for the highest amount of affordable housing possible on appropriate sites, taking account of development viability.
- 6.8 Good progress is being made on the five strategic sites allocated in the Core Strategy. Three sites, Plough Way (encompassing Cannon Wharf, Marine Wharf West and Marine Wharf East) Lewisham Gateway and Oxestalls Road are already under construction. Parts of the Plough Way site are nearing completion. The remaining two sites have planning permission. Convoys Wharf is awaiting the submission of the first reserved matters application in 2017. Surrey Canal Triangle was designated as a Housing Zone in February 2015, which will facilitate an accelerated delivery.
- 6.9 The borough has a supply of 13,961 dwellings for the next 15 years, with 59% of the units being developed in the first five years. This equates to an 18% over supply in the first five years compared to the London Plan target. Only 7% of the housing supply is identified as being at medium or medium/high risk of not being implemented. Despite this, and the good housing performance in the past, the supply will fall short of the cumulative London Plan housing target by 2029/30, towards the end of the Plan period.
- 6.10 In the future, it is likely that the target will need to be increased further to 1,670 per annum, in line with the South East London Strategic Housing Market Assessment (SHMA), to meet future housing needs. The SHMA was jointly commissioned by the South East London Planning Authorities (boroughs of Lewisham, Bexley, Bromley, Greenwich and Southwark) and completed by consultants in June 2014. To help reduce the longer term shortfall in housing supply a Strategic Housing Land Availability Assessment (SHLAA) has started to be prepared, which will identify potential additional housing sites to be included in the 15 year supply.

B Non-residential development

- 6.11 Despite gains in non-residential floorspace, prior approvals and the loss of office floorspace in general is a concern.
- 6.12 Despite a net gain of 5,783m² of non-residential floorspace from completions in 2015-16, approvals will result in a net loss of 40,040m². In particular there have been large scale losses of business floorspace (13,383m² for completions and 35,939m² for approvals). These large scale losses at first seem alarming, but it will help to reconfigure employment floorspace to make way for new business units more suited to the modern day economy, as part of mixed use schemes including at the strategic sites. Of more concern, the trend of losing non-residential floorspace to solely housing continues from previous years, with 29 completed sites and 33 approved sites being solely redeveloped for housing.
- 6.13 Overall 11 completed sites and 10 approved sites relate to Prior Approvals. They allow offices and shops to be converted into residential dwellings without the need for full planning consent being granted by the Council. Prior

Approvals tend to provide mostly small units consisting of studios or one-bedroom flats, which will not be able to cater for the needs of local families. It is also detrimental to local economic diversity and could undermine the scarce supply of employment land in the future.

C Planning Service performance

- 6.14 Overall the Planning Service has performed well during 2015-16 and in many instances better than the previous year.
- 6.15 £5.2 million and 555 affordable units were secured through Section 106 Agreements (S106). The Council began to charge Community Infrastructure Levy (CIL) from 1st April 2015 and £1.4 million has been paid in the first year. Appendix 6 of the AMR sets out the CIL accounts for 2015-16. CIL payments will increase in the future as more developments become CIL liable. £2.25 million was also collected on behalf of the London Mayor's CIL. So far, the Council has received £22.3 million from the New Homes Bonus since it started in 2011.
- 6.16 The Planning service have been working with external agencies to bring forward investment in the borough. Two Housing Zones have been designated by the Greater London Authority (GLA) at New Bermondsey (the Surrey Canal Triangle strategic site) and Catford Town Centre, which will help to focus development and fast track delivery in these two areas. TFL have also confirmed their commitment to the Bakerloo Line Extension towards Lewisham Town centre, which will unlock development potential in the northern part of the borough.
- 6.17 The Planning Service has driven up the quality of design of new development that is taking place in the borough. This is being recognised, as three design awards were won during 2015-16. One notable scheme is Place Ladywell that won the best temporary scheme and the London Mayor's Prize, with its 24 temporary affordable units to accommodate homeless families alongside start up business space for the local community.
- 6.18 Although not to the timescales specified in the Local Development Scheme, two plans have been progressed during 2015-16. The Local plan for Lewisham has been out on Issues and Options consultation during October/November 2015 and work has started on preparing Preferred Options policies. The Gypsy and Traveller Site(s) Local Plan has been out on Issues and Options consultation during March/April 2016. Since the end of this year's monitoring period, consultation on the Preferred Sites has taken place during October/November 2016.
- 6.19 Neighbourhood planning is gathering pace as the Council has formally designated five neighbourhood forums and areas at Crofton Park and Honor Oak Park, Grove Park, Corbett Estate, Deptford Neighbourhood Action Community Group and Lee Community Group. Upper Norwood and Crystal Palace has also submitted an application for a neighbourhood forum and area.

- 6.20 The Council meets quarterly with the surrounding London Boroughs of Bexley, Bromley, Greenwich and Southwark, as part of the Duty to Co-operate, to discuss cross boundary issues including Objectively Assessed Need.
- 6.21 The Planning Service has implemented a Self-build and Custom Housebuilding Register with access via the Council's website. To date, 28 people or organisations have registered their interest.
- 6.22 3,234 applications were lodged with the Council during 2015-16, the second highest in the last 12 years. The performance for determining major, minor and other applications met or exceeded the target levels. Appeals performance is better than the national average with 87 appeals lodged in 2015-16, of which only 20% were upheld. 379 enforcement cases were opened in 2015-16, 249 cases closed and 33 enforcement notices were served.
- 6.23 The borough's heritage assets have been protected, with one grade II Listed Building upgraded to II* and a church at Beckenham Hill has become a new grade II Listed Building. 19 buildings and structures remain on Historic England's "at risk" Register but are now classed as "improving".
- 6.24 28 schemes have been reviewed by the Design Review Panel during 2015-16, providing design advice at application and pre-application stage and helping to address design concerns at an early stage in the planning process.

7. Financial Implications

- 7.1 There are no direct financial implications arising from this report. The AMR will be published electronically on the Council's website and only limited hard copies will be produced, these being funded from within the agreed Planning Service budget.
- 7.2 Although there are no direct implications, the AMR reports on the delivery of housing and this does have a number of positive financial implications. Through Council Tax, each new dwelling generates an average income of just under £1,000. So the 1,533 net dwellings completed during 2015-16 will amount to £1.5 million and the 2,255 anticipated completions for next year, 2016-17, will amount to £2.2 million. The five year housing land supply estimates another 8,200 new dwellings will be built by 2022 which will also generate an extra £8 million for the Council. This level of housebuilding does create additional pressures across all Council services, e.g. refuse collection, school spaces etc, but some of this Council Tax income will help to ease the savings requirement on the Council as a whole.
- 7.3 New dwellings generate a payment from the New Homes Bonus (NHB), at least for a time limited period (currently six years but this is expected to reduce to four in 17/18). Since NHB started in 2011, the Council has received £22.3 million, of which the Council received £9.7 million in 2016/17. It is expected that in the future there will be a one-third reduction in the value of NHB payments. Despite this, the amount of dwellings anticipated to be built in the future will still provide sufficient NHB annual income for the Council to make up £5 million of the savings gap for that year.

- 7.4 The delivery of new homes off sets the amount of money the Council spends on accommodating homeless families. For instance, the temporary scheme at Place Ladywell currently provides accommodation for 23 homeless families. It is estimated that this one scheme alone will create a saving of at least £90,000 per year compared to the Council providing nightly paid accommodation. The rent generated from this scheme provides extra income for the Council too.
- 7.5 Section 106 and CIL also generate significant amounts of income for the Council and this is directly associated with the amount of development taking place in the borough. During 2015-16, £5.2 million was secured through Section 106 and £1.4 million CIL payments have been paid. Furthermore, the amount of dwellings anticipated to be built in the future will generate significant funds for the Council and CIL collection rates will increase as more developments become CIL liable.

8. Legal Implications

- 8.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) requires that every Local Planning Authority must prepare reports containing such information as is prescribed as to:
- (a) the implementation of the local development scheme;
 - (b) the extent to which the policies set out in the local development documents are being achieved.
- 8.2 This report must be made available to the public and must (a) be in respect of a period:
- (i) which the authority considers appropriate in the interests of transparency,
 - (ii) which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months or such shorter period as is prescribed.
- 8.3 The report must be in the form prescribed by statutory instruments and contain such other matters as is prescribed. The report must be made available to the public. The applicable Regulations are the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 8.4 Regulation 34 of the applicable regulations requires that the report contain:
- (a) the title of the local plans or supplementary planning documents specified in the Local Planning Authority's local development scheme;
 - (b) in relation to each of those documents:
 - (i) the timetable specified in the Local Planning Authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
 - (c) where any local plan or supplementary planning document specified in the Local Planning Authority's local development scheme has been

adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

- 8.5 Where a policy specified in a Local Plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the Local Planning Authority's area, the report must specify the relevant number for the part of the Local Planning Authority's area concerned:
- (a) in the period in respect of which the report is made, and
 - (b) since the policy was first published, adopted or approved.
- 8.6 Where a Local Planning Authority have made a neighbourhood development order or a neighbourhood development plan, the report must contain details of these documents.
- 8.7 Where a Local Planning Authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010 (being a report for the reported period setting the total CIL receipts for the year and the total CIL expenditure, with a summary of details), the Local Planning Authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- 8.8 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.9 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.10 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 12.2 above.
- 8.11 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor

must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

- 8.12 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

- 8.13 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty: A guide for public authorities
4. Objectives and the equality duty. A guide for public authorities
5. Equality Information and the Equality Duty: A Guide for Public Authorities

- 8.14 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

9. Crime and Disorder Implications

- 9.1 There are no direct implications relating to crime and disorder issues.

10. Equalities Implications

- 10.1 The Council's Comprehensive Equality Scheme for 2016-20 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.
- 10.2 Although the AMR does not have any direct equalities implications, the information and data reported, along with known and emerging data from the Census 2011 and other sources will highlight and inform equalities impacts and implications for services provided by the Council.

11. Environmental Implications

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

12. Conclusion

- 12.1 The AMR sets out a great deal of information about both the development taking place in the borough and the Planning Service. The majority of the development reflects the spatial strategy set out in the Core Strategy and overall 2015-16 has been a successful year for planning in the borough of Lewisham. The concerns raised in the AMR will need to be further monitored in future AMRs to determine long term impacts and assess whether current policies need to be changed in the forthcoming Local Plan.
- 12.2 It is recommended that the Mayor notes the content of the AMR 2015-16 and approves its publication on the Council's website.

13. Background documents and originator

| Short Title Document | Date | File Location | File Reference | Contact Officer | Exempt |
|--|------|----------------|-----------------|-----------------|--------|
| Planning & Compulsory Purchase Act | 2004 | Laurence House | Planning Policy | Angela Steward | No |
| Localism Act | 2011 | Laurence House | Planning Policy | Angela Steward | No |
| National Planning Policy Framework (NPPF) | 2012 | Laurence House | Planning Policy | Angela Steward | No |
| Town and Country Planning (Local Planning) (England) Regulations | 2012 | Laurence House | Planning Policy | Angela Steward | No |
| Community Infrastructure Levy Regulations | 2010 | Laurence House | Planning Policy | Angela Steward | No |

If you have any queries on this report, please contact Angela Steward, Senior Planning Policy Officer, 3rd floor Laurence House, 1 Catford Road, Catford SE6 4RU –telephone 020 8314 3885.

Annex 1: Planning Service Annual Monitoring Report 2015-16

Planning Service Annual Monitoring Report 2015-16

December 2016





Annual Monitoring Report

For 1st April 2015 – 31st March 2016

December 2016

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EXECUTIVE SUMMARY

This is the twelfth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1st April 2015 to 31st March 2016 and the extent to which the Council's planning policies are being implemented.

The main points of each chapter of the AMR are summarised below.

1. Introduction

Overview of the AMR

The AMR is no longer submitted to the Secretary of State, but is made available to the public on the Council's website, in line with the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

The AMR assesses whether development, both completed and approved, reflects Local Plan policies, contributes to achieving the spatial strategy for the borough and meets the housing targets set out in the Core Strategy and the London Plan. It anticipates future development through a housing trajectory. It also reports on the progress of Local Plan preparation against the Local Development Scheme (LDS) and monitors actions relating to Section 106 Agreements, Community Infrastructure Levy (CIL), investment in the borough, Neighbourhood Planning and the Duty to Co-operate, the performance of the Planning Service and heritage and design initiatives.

The national policy framework, the local policy context and a number of parameters govern the content of the AMR. A variety of sources of data have been used including internal records and GLA data such as the Local Development Database, the 2016 population and household estimates and the 2015 population projections. The 2011 Census and the 2015 Index of Multiple Deprivation for England still remain relevant.

The borough will experience significant population (14%) and household (23%) growth by the end of the Plan period in 2033. There will be a need for new development, housing and infrastructure to accommodate this growth; and to contribute to the regeneration of the borough.

2. Development in 2015-16

Housing completions

With a net 1,533 dwellings completed during 2015-16, completions were the second highest in the last 12 years. Completions exceeded the London Plan target of 1,385 dwellings per year by 11%. 76% of the completions were concentrated on six sites at Thurston Road Industrial Estate, Loampit Vale, Marine Wharf West, Riverdale House 58 Molesworth Street, Deptford Project and the former Clifton Medical Centre at Batavia Road.

68% of the housing completions have been concentrated in the Regeneration and Growth Areas. They reflect the modern day housing market as the majority are flats (85%), purpose built new dwellings (77%) and smaller one and two bedroom units (90%). However, choice has been provided with some houses, conversions and larger 3+ bedroom properties completed too. Furthermore, 48% of the completions have been built in tall buildings and 98% has been completed at densities above 50 dwellings per hectare.

Affordable housing completions

211 new affordable homes were completed during 2015-16, representing 14% of the total completions, which is below the 50% Core Strategy target. Note that in practice the amount and type of affordable housing actually delivered on-site differs from the granted permission, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum. The social rent/affordable rent: intermediate ratio of 77:23 is similar to the Core Strategy 70:30 target.

Non-residential completions

There has been an overall net gain of 5,783m² of non-residential floorspace during 2015-16. All use classes except A5, B1, B8 and C2 experienced a gain in floorspace. The main floorspace changes are detailed below:

- There was a net loss of 13,383m² of business (B) floorspace.
- There was a net gain of 7,229m² of retail (A) floorspace.
- There was a net gain of 8,683m² of leisure and community (D) floorspace.
- There was a net gain of 3,334m² of other floorspace.
- 29 sites that experienced floorspace losses have been redeveloped solely for housing, the majority of these relate to Prior Approvals on 11 sites.

3. Future Development

Housing approvals

The total new dwellings approved during 2015-16 will create 2,371 new units, of which 73% will be located on four sites at Oxestalls Road, Lewisham House 25 Molesworth Street, Marine Wharf East and Kent Wharf. 84% will be located in the Regeneration and Growth Areas.

The approvals reflect the modern day housing market, with the majority being new build units (76%), flats (92%) and small properties with one and two bedroom units (86%). Furthermore, 97% will be built at densities above 50 dwellings per hectare and four newly approved sites will contain tall buildings.

Affordable housing approvals

387 net affordable housing units were approved by the Council in 2015-16, equating to 16% of the net housing approved. Note that in practice the amount and type of affordable housing to be actually delivered on-site may differ from the original approval, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum. The social rent/affordable rent: intermediate ratio of 43:57 differs from the 70:30 Core Strategy target. One 100% affordable housing schemes that was approved in

the last monitoring year has been constructed during 2015-16, with 24 temporary affordable housing units at Place Ladywell.

Residential density

On average over the last six years, 51% of the residential units permitted will be provided at densities above the London Plan's Sustainable Residential Quality Matrix.

Planning pipeline

Sites in the planning pipeline will provide an additional supply of homes that will come forward in the future, including 20 sites that were granted permission prior to April 2015 and are currently under construction and eight sites that were granted permission prior to April 2015 and have not yet started to be built, as at 31 March 2016.

Non-residential development

Approvals during 2015-16 amounted to a net loss of 40,040m² of non-residential development, of which 41% relates to Prior Approvals. The main floorspace changes are detailed below:

- There will be a net loss of 35,939m² of business (B) floorspace.
- There will be a net gain of 1,227m² of retail (A) floorspace.
- There will be a net gain of 264m² of leisure and community (D) floorspace.
- There will be a net loss of 5,592m² of other floorspace.
- 33 sites that experienced floorspace losses have been redeveloped solely for housing, the majority of these relate to Prior Approvals on 10 sites.

Regeneration and Growth Areas

The majority of the borough's new development will be focused within the Regeneration and Growth Areas. Good progress is being made on the five strategic sites allocated in the Core Strategy:

- Convoys Wharf – has planning permission and the first reserved matters application is anticipated in 2017. Enabling works have commenced on site.
- Surrey Canal Triangle – has planning permission and in February 2015 the GLA designated this site as a Housing Zone, which will facilitate an accelerated delivery.
- Oxestalls Road - the Council resolved to approve the application in October 2015 and signed the Decision Notice in March 2016. Construction of the site has started.
- Plough Way – consists of three main sites with planning permission: Marine Wharf West, Cannon Wharf and Marine Wharf East, all of which are now under construction and two are nearing completion. An application for 19 Yeoman Way has also been submitted.
- Lewisham Gateway – has planning permission and the first phase consisting of two residential towers is nearing completion. Road re-alignment and environmental works are currently under construction. Two more residential towers will be completed by 2017 and further phases are being negotiated.

Forecasting future housing supply

There is a resilient supply of housing land for the next 15 years, with a supply of 13,961 dwellings and 59% of the units being developed in the first five years. This equates to an 18% over supply in the first five years compared to the London Plan target. Only 7% of the housing supply is identified as being at medium or medium/high risk of not being implemented. Despite this, and the good housing performance in the past, the supply will fall short of the cumulative London Plan target by 2029/30. In the future, it is likely that the target will need to be increased further to 1,670 per year, in line with the Objectively Assessed Need in the South East London Strategic Housing Market Assessment. To help meet the increased target the Council has started to prepare a Strategic Housing Land Availability Assessment which will identify potential additional housing sites to be included in the 15 year supply.

4. The Value of Planning**Section 106 Agreements**

The funds generated from Section 106 Agreements (S106) during 2015-16 equated to £5.2 million. £6 million has been allocated for spend on a range of projects. 555 affordable units were also secured on seven sites through S106.

Community Infrastructure Levy

The Council began to charge Community Infrastructure Levy (CIL) from 1st April 2015 and by the end of the first year, i.e. March 2016, £1.4 million has been paid. It is anticipated that CIL payments will increase in the future as more developments become CIL liable. During 2015-16 £2.25 million was also collected on behalf of the London Mayor's CIL.

New Homes Bonus

The Council's provisional allocation for the New Homes Bonus in 2015-16 was £1,889,351. In total the Council has received £22.3 million since the grant started in 2011 and it is likely that the scheme will continue in the future.

Investment in the borough

Investment in the borough can act as a catalyst for development and regeneration. Two Housing Zones have been designated by the GLA at New Bermondsey (Surrey Canal Triangle Strategic Site Allocation) and Catford Town Centre, which will facilitate and fast track development in these zones. The TFL have also confirmed their commitment to the Bakerloo Line Extension to Lewisham town centre, which will also unlock development potential in the northern part of the borough.

Design Awards

The borough's high quality of design is being recognised. During 2015-16, three schemes in the borough won design awards, which are helping to drive up quality of design in forthcoming developments. One notable scheme is Place Ladywell, which was awarded the best temporary scheme and the London Mayor's Prize, with 24 temporary affordable housing units to accommodate homeless families and start up business space for the local community.

5. Planning Service Performance

| | |
|---|---|
| Plan preparation against the LDS | <p>Prior to this monitoring year, a suite of Local Plans have been adopted by the Council including the Core Strategy (2011), Site Allocations (2013), Development Management Local Plan (2014) and the Lewisham Town Centre Local Plan (2014). Although later than anticipated in the Local Development Scheme, two Local Plans have been progressed this monitoring year and up till November 2016:</p> <ul style="list-style-type: none">• The Local Plan for Lewisham went out for Issues and Options consultation in October/November 2015 and work has already started on preparing the evidence base and preparing Preferred Options policies, with the next consultation likely to take place in Spring 2017.• The Gypsy and Traveller Site(s) Local Plan went out for Issues and Options consultation in March/April 2016 and Preferred Sites consultation in October/November 2016, with submission anticipated in early 2017. |
| Neighbourhood Planning | <p>To date, the Council has received six formal applications:</p> <ul style="list-style-type: none">• Three of these had been formally designated by the Council as neighbourhood forums and areas prior to this monitoring year at Crofton Park and Honor Oak Park (June 2014), Grove Park (September 2014) and Corbett Estate (April 2015).• Two have been formally designated by the Council as neighbourhood forums and areas during this monitoring year at Lee Community Group (January 2016) and Deptford Neighbourhood Action Community Group (February 2016).• Upper Norwood and Crystal Palace also submitted their application for a neighbourhood forum and area in March 2015. |
| Duty to Co-operate | <p>The Council has been working proactively, meeting quarterly with the London Boroughs of Bexley, Bromley, Greenwich and Southwark to discuss cross boundary issues. The group jointly commissioned consultants to prepare a Strategic Housing Market Assessment (SHMA) for the South East London sub-region, which was published in June 2014. The Councils are working to meet their Objectively Assessed Need.</p> |
| Self-build register | <p>Since it was implemented in April 2016, 28 people or organisations have registered their interest on the Self-build and Custom Housebuilding Register on the Council's website.</p> |
| Planning applications | <p>A total of 3,234 applications were lodged with the Council during 2015-16, the second highest amount in the last 12 years. The majority of applications received were planning applications (77%) and in terms of size of applications, the majority were minor applications (45%). The performance for determining major, minor and other applications met or exceeded target levels.</p> |
| Appeals | <p>87 appeals were in lodged in 2015-16. The majority (77%) were dismissed and only 20% were upheld, which is better than the national average.</p> |

| | |
|----------------------------|--|
| Enforcement | 379 enforcement cases were opened in 2015-16, 249 cases closed and 33 enforcement notices were served. |
| Heritage assets | The borough has a rich heritage with over 900 buildings, structures and places listed nationally and locally, 28 Conservation Areas, 21 Areas of Archaeological Priority and a World Heritage Site buffer zone. One grade II building has been upgraded to II* during this monitoring year and one church at Beckenham Hill has become a new grade II listed building. 19 buildings/structures and Deptford High Street Conservation Area currently remain on Historic England's 'at risk' register, although their condition is now classed as "improving". |
| Design Review Panel | 28 schemes have been reviewed by the Design Review Panel during 2015-16, providing design advice on 3,075 dwellings and 15,256m ² of non-residential floorspace at application and pre-application stage. This helps to address design concerns at an early stage in the planning process. |

6. Conclusion

| | |
|-------------------------------------|--|
| Main achievements | In assessing the type and quantum of development that has taken place in 2015-16, and will take place in the future, the AMR has identified a number of achievements for the borough. It is evident that much of the development taking place reflects the spatial strategy set out in the Core Strategy. Furthermore, a resilient 15 year housing land supply, progress in terms of the strategic sites, Local Plans and Neighbourhood Planning, significant S106 and CIL funding, investment in the Borough through Housing Zones and the Bakerloo Line Extension, good performance in determining applications and design and heritage initiatives all add up to make 2015-16 a successful year for planning in the borough of Lewisham. |
| Main concerns | No new concerns have arisen in this AMR, although a number of concerns raised in last year's AMR remain relevant: <ul style="list-style-type: none"> • Affordable housing falls short of the 50% target. • Large scale losses of non-residential floorspace, (especially B uses) to housing continues, primarily due to Prior Approvals. • Half of the housing approved in the last six years has been above London Plan density standards. • Despite a resilient housing supply that meets the London Plan cumulative target up till 2028/29, it is likely that the housing target will need to increase to 1,670 in the future to meet Objectively Assessed Need. This means additional housing sites will need to be found. |
| Further monitoring is needed | The concerns identified above will need to be further monitored in future AMRs, to determine: <ul style="list-style-type: none"> • Any long term impacts. • If any mitigation actions are needed. • If current policies remain relevant for the new Local Plan, especially in relation to affordable housing, business floorspace and residential density. |

1. INTRODUCTION AND CONTEXT

This is the twelfth Lewisham Annual Monitoring Report (AMR). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1st April 2015 to 31st March 2016 and the extent to which the Council's planning policies are being implemented.

1.1 Content of the AMR

Table 1.1 shows how the AMR is structured into six main chapters.

Table 1.1: Structure of the AMR

| Chapter | Summary of contents |
|------------------|---|
| Chapter 1 | Explains the preparation of the AMR, relevant legislation and trends relating to population, housing, the economy and deprivation. |
| Chapter 2 | Provides an overview of the type and amount of development that has taken place during 2015-16. It also assesses whether Core Strategy and London Plan housing targets have been met. |
| Chapter 3 | Provides an overview of the type and amount of development approved for the future. It gives an overview of the Regeneration and Growth Areas and the progress made on strategic sites. It also considers the likely housing land supply for the future, based on a housing trajectory. |
| Chapter 4 | Highlights the funding secured through Section 106 Agreements (S106), Community Infrastructure Levy (CIL) and the Government's New Homes Bonus. It also summarises the investment taking place in the borough and highlights the quality of design in new developments. |
| Chapter 5 | Discusses development plan preparation, neighbourhood planning and duty to co-operate activities. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives. |
| Chapter 6 | Provides a summary of the main achievements in 2015-16 and raises a number of concerns. |

1.2 Parameters

A number of parameters govern the content of this AMR and they are discussed below.

- The data contained in this AMR has been taken from two main sources. The first is from the Lewisham Council Planning Service and specifically internal records relating to planning applications.
- The second is from the Greater London Authority (GLA), including data retrieved from the London Development Database (LDD), the GLA 2016 population and household estimates and the 2015 round population borough and ward level projections.
- Other sources of data have also been used and are acknowledged beneath figures and tables and in notes at the end of each chapter.
- In some instances, data from last year's AMR remains relevant, such as the 2011 Census and the 2015 Index of Multiple Deprivation, and they have been reiterated in this AMR.

- Where possible the AMR incorporates time series data, drawing on data from previous AMR, in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.
- Chapters 2 and 3 do not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that has been completed and approved during the monitoring year.
- Chapters 2 and 3 considers whether some of the Core Strategy policies are being delivered (especially CS1-6, CS19 and SSA2-6), whether the spatial strategy for the borough (as outlined in Core Strategy policies SP1 and SP2) is being achieved and whether the local and regional housing targets are being met.
- There may be some duplication between Chapters 2 and 3 as some sites that have been approved during 2015-16 may also have been completed within the same monitoring year.
- The AMR only looks at development from 1st April 2015 to 31st March 2016. This creates a time-lag, where development that has taken place in the interim up to the present date, is not acknowledged in this AMR.
- The housing land supply mentioned in Chapter 3 and Appendices 4 and 5 provide an indication of the likely amount of development that will come forward in the next 15 years. However, given that development relies on many external factors including the private sector for implementation, the actual supply of housing cannot be guaranteed.
- The AMR makes references throughout to different Use Classes, as listed in Table 1.2. However, given the frequently changing nature of the Use Classes Order and the General Permitted Development Order, the following weblink should be used for definitive use class information.

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Table 1.2:
Use Classes

| Use class category | Types of development within use class |
|--------------------------------|---|
| A Retail | <ul style="list-style-type: none"> • A1 shops • A2 financial and professional services • A3 food and drink • A4 drinking establishments • A5 hot food takeaways |
| B Business | <ul style="list-style-type: none"> • B1 business • B2 general industrial • B8 storage or distribution |
| C Dwellings | <ul style="list-style-type: none"> • C1 hotels • C2 residential institutions • C3 dwelling houses • C4 house of multiple occupation |
| D Community and Leisure | <ul style="list-style-type: none"> • D1 non-residential institutions • D2 assembly and leisure |
| Sui generis | <ul style="list-style-type: none"> • Uses which do not fall within the specified use classes above |

Source:
Planning
Portal

1.3 Planning Framework

1.3.1 National Policy Framework and the AMR

Local Authorities are required to prepare an AMR each year

The content and preparation of the AMR is governed by a range of national legislation.

The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 introduced changes to the legal requirements governing the content of the AMR. The Council is no longer required to submit the AMR to the Secretary of State, but must produce a monitoring report, having collected information during the monitoring year, and to make it available to the public. The Council publishes each AMR on the Planning Policy pages of its website annually, after it has been agreed by the Mayor.

The 2012 Regulations also require the Council to report on the progress of local plan preparation against the timetable specified in the latest Local Development Scheme (LDS). If the preparation of a local plan is lagging behind, the reasons for this must be given in the AMR.

The 2008 Planning Act, the 2011 Localism Act and the 2012 Regulations introduced new planning practices and monitoring requirements in relation to the Community Infrastructure Levy, Neighbourhood Planning and the Duty to Co-operate.

The 2013 General Permitted Development Order (GPDO) introduced conversions from office and retail to residential via the Prior Approvals process. It allows disused offices and shops to be converted into dwellings without the need for full planning permission. With Prior Approval, the Council has limited powers to resist such development. The 2016 GPDO made the Prior Approval process permanent and now offices can be completely demolished then replaced with new dwellings.

The 2013 and 2016 GPDO have reduced the type and scale of developments that require approval from the Council, and hence the AMR is not capable of capturing all development taking place in the borough, including:

- Small scale alterations, extensions and development to dwellings that have permitted development rights.
- Changes between some Use Classes.

In March 2015, the Government published a written statement to Parliament announcing changes to national planning policy, specifically relating to technical standards for new housing. The new system comprises new optional Building Regulations on water and access and the 'nationally described space standard' which came into effect on 1st October 2015. This replaces the Code for Sustainable Homes.

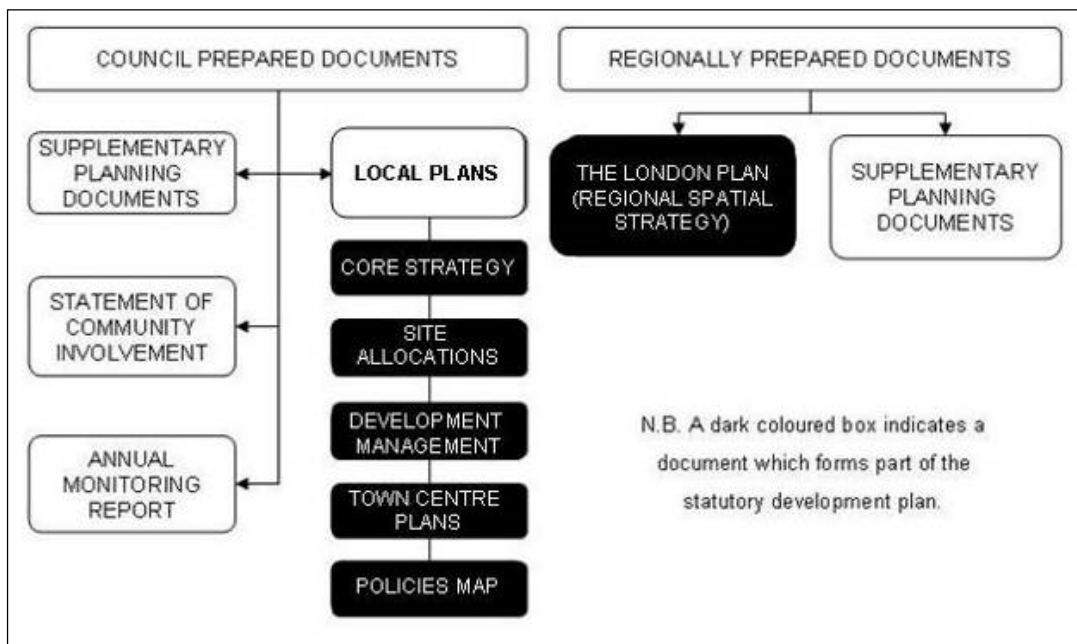
The 2015 Housing and Planning Bill proposes wholesale changes to planning, compulsory purchase and housing practices and procedures, including amongst others Permission in Principle, Brownfield Register, Self-build and Custom House-building Register, Starter Homes, speeding up the delivery of Local Plans and changes to Neighbourhood Planning. It became an Act in May 2016 and regulations that detail how these changes will be implemented into the planning system are expected in the coming months.

The 2016/17 Neighbourhood Planning Bill also seeks further changes to Neighbourhood Planning practices.

1.3.2 Local Policy Framework and the AMR

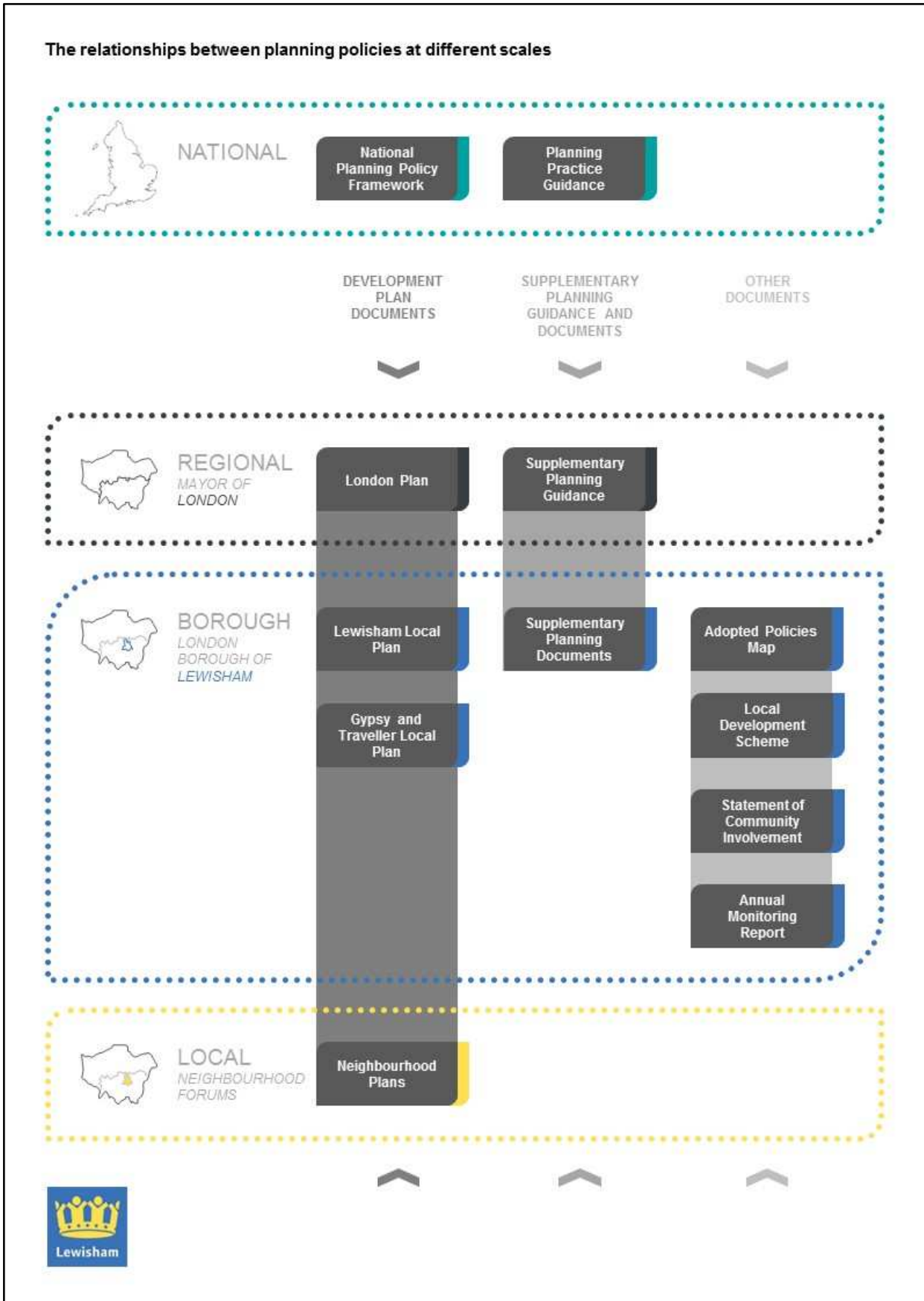
At the local level, the borough's current planning policies are organised into a Local Development Framework (LDF), the components of which are shown in Figure 1.1. They replaced the Unitary Development Plan (UDP) adopted in July 2004. Work has now started on the preparation of a new integrated Local Plan for Lewisham, which in time will replace the adopted Core Strategy, Development Management Policies, Site Allocations and Lewisham Town Centre Local Plan. The new structure is shown in Figure 1.2. In both instances the AMR is one of three procedural documents that form part of the local policy framework.

Figure 1.1: Relationship between the documents making up Lewisham's current Local Development Framework



Source: Lewisham Planning Policy Team

Figure 1.2: Relationship between the documents that make up the forthcoming Lewisham Planning Framework



Source: Lewisham Planning Policy Team

1.4 Key Trends in the Borough

1.4.1 Overview

Figure 1.3 shows Lewisham, Inner London's third largest borough in terms of area. It covers 35.16 square kilometres. It is located to the south-east of Central London, and is bounded by the River Thames to the north and the boroughs of Southwark to the west, Bromley to the south and Greenwich to the east.

Figure 1.3: Map of South East London, showing the location of Lewisham borough

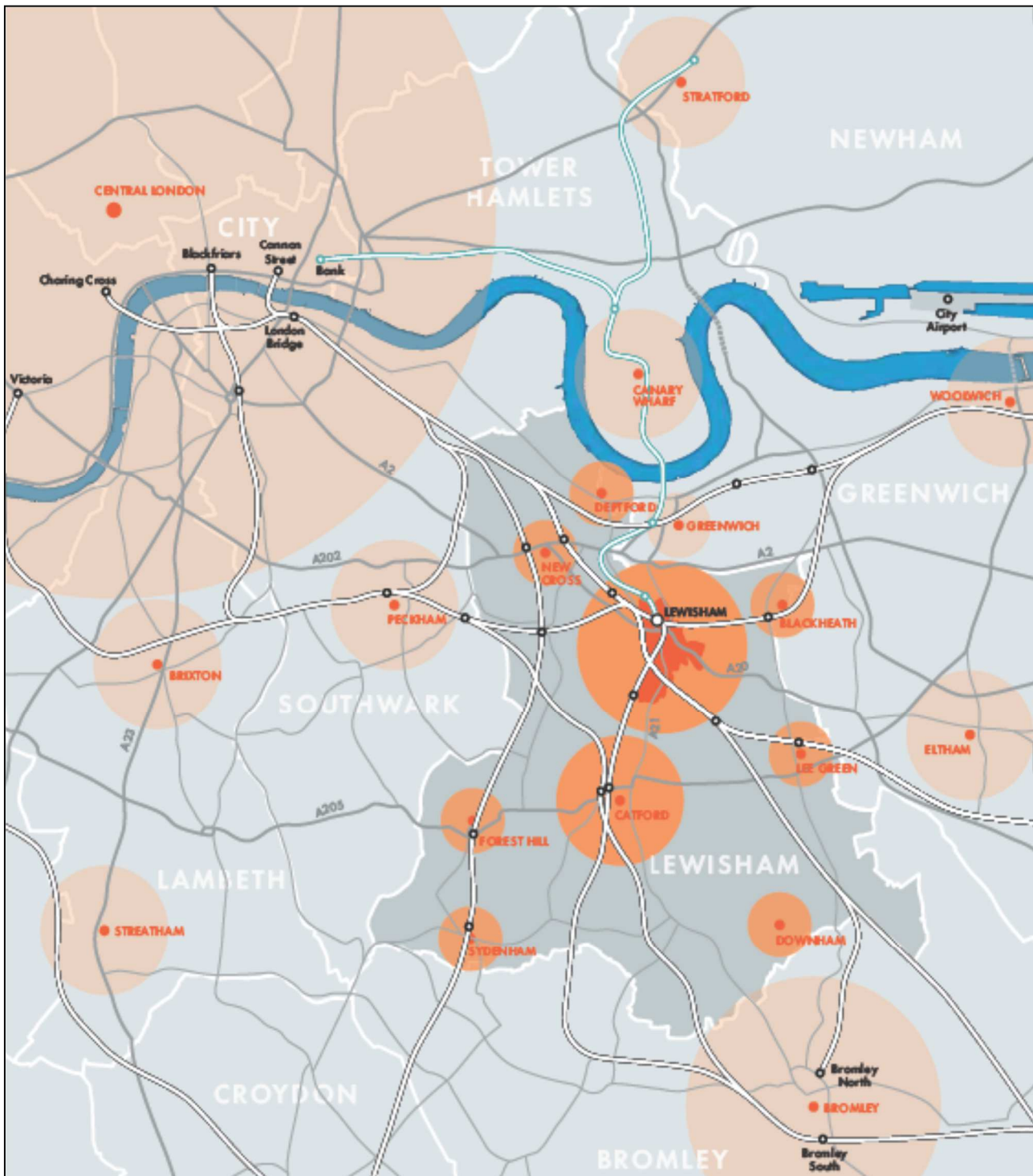


Table 1.3 shows that Lewisham is a diverse borough and has various characteristics that make it a unique place.

Table 1.3: Lewisham: a unique place

| Characteristic | Examples of characteristic |
|--|--|
| A large, growing and diverse population | <ul style="list-style-type: none"> Including over 299,817¹ people who speak 170 languages, it is the 15th most ethnically diverse borough in England. By 2033 the population is predicted to rise to 342,896². |
| Diverse neighbourhoods | <ul style="list-style-type: none"> Including strong communities with unique identities at Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham. |
| Extensive housing areas | <ul style="list-style-type: none"> Including approximately 128,966³ households, living in mainly older Victorian neighbourhoods in the north of the borough and in 20th century suburbs in the south. |
| Key regeneration sites | <ul style="list-style-type: none"> Including Opportunity Areas⁴ at Lewisham, Catford, New Cross and Deptford that will accommodate substantial new jobs and/or homes in the future and the nationally significant Thames Gateway in the north of the borough. |
| A hierarchy of retail centres | <ul style="list-style-type: none"> Including the two major town centres of Lewisham and Catford, seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades. |
| A range of employment | <ul style="list-style-type: none"> Including two Strategic Industrial Locations at Bromley Road and Surrey Canal Road, and other employment areas across the borough. |
| Good transport links | <ul style="list-style-type: none"> Including important road and rail transport routes (radial and orbital routes and 21 railway stations) connecting within London⁵ and between London, Kent and Sussex. |
| A rich heritage | <ul style="list-style-type: none"> Including 28 conservation areas, 364 nationally listed entries, 301 locally listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and, at Blackheath, part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site. |
| Extensive green and blue networks | <ul style="list-style-type: none"> Including greenspace that encompasses over one fifth of the borough, a variety of award winning parks and a 8km long network along the Rivers Thames, Ravensbourne, Quaggy and Deptford Creek. |

Source: various – see endnotes.

The remainder of this chapter provides a summary of the key trends experienced in the borough.

1.4.2 Population

High levels of population growth

The 2016 GLA population estimate for the borough of Lewisham is 299,817⁶. Table 1.4 shows that the population has grown by 20% since 2001, which is well above the national rate of 11%, but below London's growth of 22%.

Table 1.4:
Population growth since 2001

| Estimate of usual residents | Lewisham borough | Greater London | England |
|---|------------------|------------------|-------------------|
| 2001 Census ⁷ | 248,922 | 7,172,100 | 49,138,800 |
| 2011 Census ⁸ | 275,900 | 8,173,900 | 53,013,500 |
| GLA population estimate 2016⁹ | 299,817 | 8,750,753 | 54,316,618 |
| Change 2001 to 2016 | 50,895 | 1,578,653 | 5,177,818 |
| % change 2001 to 2016 | 20% | 22% | 11% |

Sources:
various – see endnotes.

The borough's population will continue to grow from 299,817 in 2016 to 342,896 in 2033 and 354,843 in 2041¹⁰. This represents a 14% increase in population by the end of the Plan period (2033).

The amount of population growth will vary across the borough

This population increase will vary by ward, with an anticipated 66% increase in Evelyn, 49% increase in New Cross, 29% increase in Lewisham Central and 25% increase in Rushey Green¹¹. The projections also predict a significant ageing of Lewisham's population by 2033 including a 60% increase in people aged 65 plus and a 48% increase in people aged 80 plus¹².

1.4.3 Housing

Household growth continues

In the 2011 Census the number of households in the borough was 116,091, representing a 7.5% increase since the 2001 Census.

The 2016 GLA household estimate for the borough of Lewisham is 128,966¹³, which represents a growth of 11% since the 2011 Census. The number of households will continue to grow, with an expected 158,964 households by 2033 and 168,195 by 2041¹⁴. This represents a 23% increase in households by the end of the Plan period (2033).

Flats represent an increasing proportion of the dwelling stock

According to the 2011 Census, purpose-built flats were the most common dwelling type (36%), followed by terrace houses (28%). There was a change in the proportions of dwelling types between 2001 and 2011, with a decline in terrace houses and converted flats and an increase in purpose built flats.

Household tenure is changing

The housing tenure structure changed significantly between the 2001 and 2011 Censuses, with the private sector doubling from 13% in 2001 to 24% in 2011. Table 1.5 shows the split between different dwelling tenures in 2011¹⁵ and 2014¹⁶ for the borough and for London. It shows that 48% of the homes in 2014 are owned or mortgaged, and this is similar to the proportion for London as a whole. There has been a 5% increase in home ownership since 2011. It also shows that social and private renting has reduced slightly since 2011. Proportionately there is more social rent in Lewisham than London, but less private rent.

*Table 1.5:
Dwelling tenures
in 2011 and
2014*

| Tenure type | Lewisham borough | | Greater London | |
|----------------------------------|------------------|------|----------------|------|
| | 2011 | 2014 | 2011 | 2014 |
| Owned/Mortgaged/shared ownership | 44% | 48% | 57% | 50% |
| Social rent | 31% | 28% | 26% | 23% |
| Private rent | 24% | 24% | 16% | 27% |

Source: 2011 census – ONS and GLA Lewisham Borough Profile 2016

House price increases continue

Table 1.6 shows the trends over the last twelve years in average house prices (all dwelling types) in the borough and London¹⁷. House prices in Lewisham have escalated by 91% in the last twelve years and in 2016 Lewisham house prices are at 86% of the London average.

Table 1.6:
Average house
prices between
2004 and 2016

| Date | Greater London | | Lewisham | | Lewisham as % of Greater London |
|----------|----------------------|------------------------|----------------------|------------------------|--|
| | Average Price (£) | % Change since 2004 | Average Price (£) | % Change since 2004 | |
| Mar 2004 | 263,343 | NA | 209,202 | NA | 79 |
| Mar 2005 | 273,783 | 4 | 221,871 | 6 | 81 |
| Mar 2006 | 283,371 | 8 | 227,386 | 9 | 80 |
| Mar 2007 | 321,405 | 22 | 252,003 | 21 | 78 |
| Mar 2008 | 347,512 | 32 | 283,594 | 36 | 82 |
| Mar 2009 | 294,622 | 12 | 239,412 | 14 | 81 |
| Mar 2010 | 329,390 | 25 | 255,287 | 22 | 78 |
| Mar 2011 | 336,018 | 28 | 259,358 | 24 | 77 |
| Mar 2012 | 340,252 | 29 | 272,031 | 30 | 80 |
| Mar 2013 | 367,758 | 40 | 284,503 | 36 | 77 |
| Mar 2014 | 416,098 | 58 | 328,561 | 57 | 79 |
| Mar 2015 | 463,348 | 76 | 387,609 | 85 | 84 |
| Mar 2016 | 464,647 | 76 | 399,893 | 91 | 86 |

Source: Land Registry

**Housing
affordability is
getting worse**

Affordability is also getting worse as there has been a 31% increase in average social weekly rent between 2008 and 2014¹⁸, from £79.54 to £103.94.

1.4.4 Economy

**Lewisham has
a small but
growing
economy**

Lewisham has a small economy, with a job density of 0.4 in 2014¹⁹. This compares to 1.0 for London and 0.8 for England. The borough's Gross Value Added (a measure of how well an economy is performing) was ranked 30th out of the 33 London Boroughs²⁰.

In line with other parts of London, Lewisham has lost the majority of its major private sector companies in the past 30 years. However, the number of jobs in Lewisham has grown from 73,000 in 2010 to 82,700 in 2013 to 90,000 in 2014²¹.

**Youth
unemployment
is an issue**

Table 1.7 provides data on employment and unemployment for the borough, as well as for London and England²². It shows Lewisham in good light as the employment rate for the borough (76%) is slightly higher than for London and England. The unemployment rate for the borough (6%) is the same as London. However, the borough's youth employment rate at 8% is significantly higher than London's 5%

Table 1.7:
Employment and
unemployment
in 2015

| Rate | Lewisham | Greater London | England |
|-------------------|----------|-------------------|---------|
| Employment rate | 76% | 73% | 74% |
| Unemployment rate | 6% | 6% | 5% |

Source: GLA Lewisham Borough Profile 2016

Educational attainment in the borough is higher than London and the UK

Table 1.8 looks at educational attainment for the borough, London and the UK. The borough performs well as proportionately it has less working age people with no qualifications than London and significantly less than the UK. Furthermore, the 6% experienced in 2015 is lower than the previous year's 8%. Conversely there are significantly more working age people with degree and equivalent qualifications in Lewisham than London and the UK.

Table 1.8:
Educational attainment in 2015

| Qualifications | Lewisham | Greater London | UK |
|---|----------|----------------|-----|
| Working age people with no qualifications | 6% | 7% | 9% |
| Working age population with degree or equivalent qualifications | 53% | 50% | 37% |

Source: GLA Lewisham Borough Profile 2016

2.5 times more people commute out of the borough than commute into the borough

Despite having 9,625 active businesses in 2014, the borough still has a relatively small internal economy and is a major supplier of labour to neighbouring areas. The 2011 Census showed that there were 79,125 people travelling out of the borough to work, mostly commuting to North London and South East London. This is approximately 2.5 times more people than the 29,442 people who travelled into the borough to work, mostly from South East London²³.

The borough's town and district centres are frequently surveyed to determine how well they are performing by looking at the proportion of primary frontage used as shops, vacancy rates and the presence of betting shops, take-aways and public houses. The most recent survey results can be found at: <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Pages/LDF-evidence-base-employment-and-retail.aspx>

1.4.5 Deprivation

Lewisham continues to experience deprivation

The Indices of Multiple Deprivation (IMD) for England 2015 measures multiple deprivation, made up of several 'domains' encompassing Income, Employment, Health and Disability, Education Skills and Training, Barriers to Housing and Other Services, Crime and Living Environment.

The borough is the 26th most deprived in England

Table 1.9 ranks Lewisham against each of the domains and compares them against London, England and the Lower Super Output Area (LSOAs) that are the 10% most deprived nationally. The lower the rank, the more deprived the borough is. Overall Lewisham ranks as the 26th most deprived borough in England and the 10th most deprived out of the 33 London Boroughs. Lewisham ranks poorly against many of the domains, as can be seen in Table 1.9.

Table 1.9: Lewisham's ranking against the domains in the Index of Multiple Deprivation for England 2015

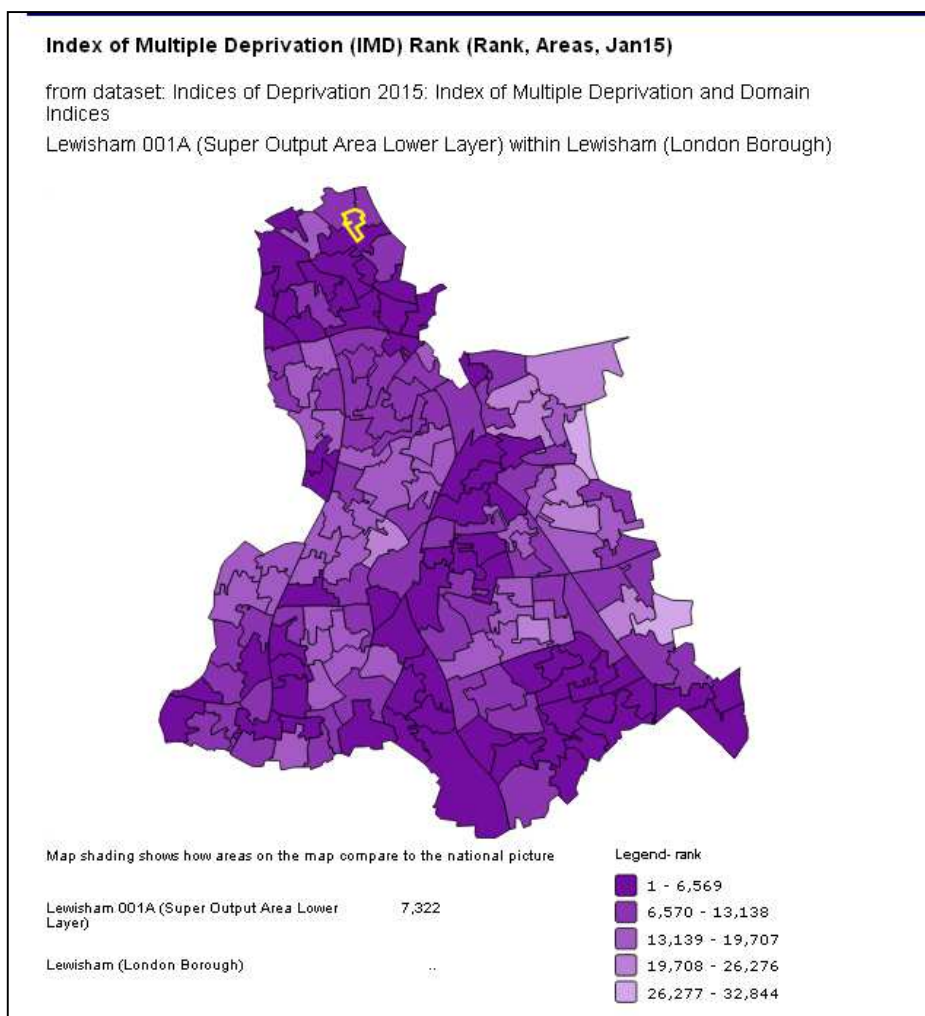
| IMD Domain | Most deprived in England | Rank of proportion of LSOAs in most deprived 10% nationally | Most deprived of the London Boroughs |
|----------------------|--------------------------|---|--------------------------------------|
| IMD rank | 26 th | 136 th | 10 th |
| Income | 18 th | 104 th | 6 th |
| Employment | 58 th | 155 th | 4 th |
| Education and skills | 211 th | 257 th | 14 th |
| Health | 98 th | 160 th | 8 th |
| Crime | 10 th | 20 th | 9 th |
| Barrier to housing | 21 st | 47 th | 17 th |
| Living environment | 17 th | 67 th | 13 th |

Source: Index of Multiple Deprivation for England 2015

Deprivation varies across the borough

Figure 1.4 shows that there is a wide variation in deprivation across the borough²⁴. The LSOA which is most deprived in the borough ranks as 1,483 nationally and the LSOA which is the least deprived ranks as 27,504 nationally. The darker the area on the map in Figure 1.4, the more it is deprived. Concentrations of deprivation can be seen in the north and south of the borough and around Lewisham and Catford too.

Figure 1.4: Map showing Lewisham's ranking for the Index of Multiple Deprivation for England in 2015



Source: Index of Multiple Deprivation for England 2015

There is a need to accommodate large scale population and household growth, to enhance the local economy and to reduce deprivation

To summarise, the borough will experience significant population and household growth by the end of the Plan period in 2033. There will be a need to identify additional housing sites to ensure existing and future residents can be accommodated, and that the type of housing provided meets their needs. There will also be a need to supply new facilities, services and infrastructure in the coming decades, to support a larger population.

With a small local economy and areas of considerable deprivation, protection and enhancement of existing business premises, retail and the environment will be important, and new developments will have a role to play in helping to regenerate the borough.

-
- ¹ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ² GLA Datastore GLA 2015 round population projections using the London 2013 SHLAA development assumptions and capped household size model. Update provided.
- ³ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ⁴ As designated in the Sustainable Communities Plan, Sustainable Communities: Building For The Future, 2003. No update required.
- ⁵ Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames). No update required.
- ⁶ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ⁷ 2001 Census, Office of National Statistics. No updated data available.
- ⁸ 2011 Census, Office of National Statistics. No updated data available.
- ⁹ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ¹⁰ GLA Datastore GLA 2015 round population projections using the London 2013 SHLAA development assumptions and capped household size model. Update provided.
- ¹¹ GLA Datastore GLA 2015 round ward population projections using the London 2013 SHLAA development assumptions and capped household size model. Update provided.
- ¹² GLA Datastore GLA 2015 round population projections using London 2013 SHLAA development assumptions and capped household size model. Update provided.
- ¹³ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ¹⁴ GLA Datastore GLA 2015 round household projections using London 2013 SHLAA development assumptions and capped household size model. Update provided.
- ¹⁵ 2011 Census, Office of National Statistics. No updated data available.
- ¹⁶ GLA Datastore Lewisham Borough Profile 2016. No updated data available.
- ¹⁷ <http://landregistry.data.gov.uk/app/hpi>. Update provided.
- ¹⁸ GLA Economics, London's changing economy since 2008. No updated data available.
- ¹⁹ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ²⁰ GLA Economics, London's changing economy since 2008. No updated data available.
- ²¹ GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ²² GLA Datastore Lewisham Borough Profile 2016. Update provided.
- ²³ 2011 Census, Office of National Statistics. No updated data available.
- ²⁴ ONS, Neighbourhood statistics. No updated data available.

2. DEVELOPMENT IN 2015-16

This chapter reviews planning performance in relation to the amount and type of development that has taken place during 2015-16, including completions for different types of housing, business, retail, community/leisure and other floorspace.

2.1 Residential Completions

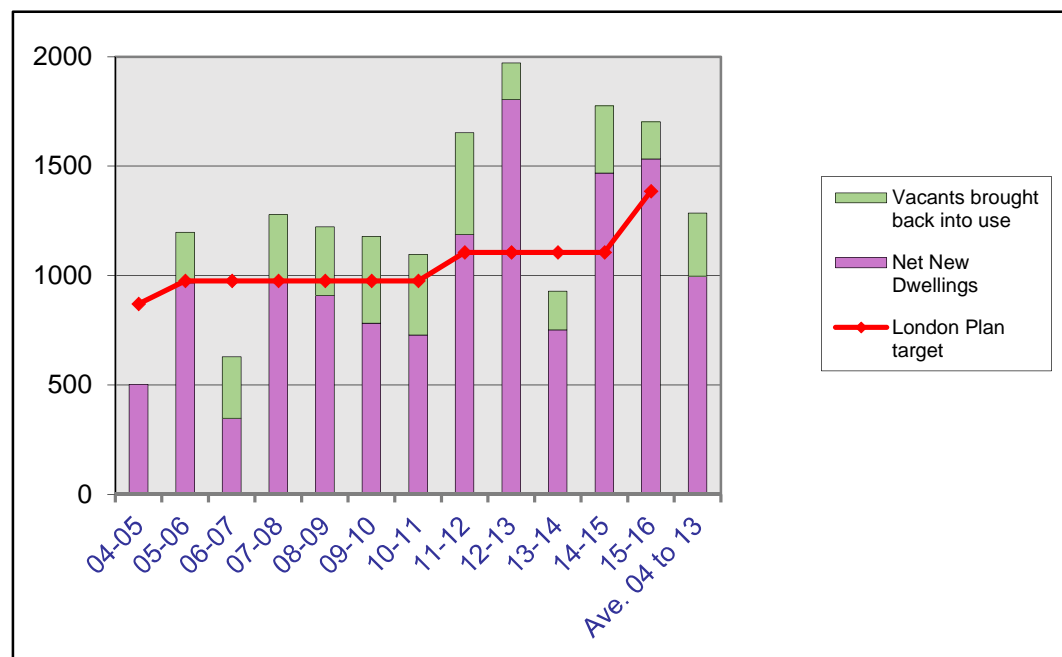
2.1.1 Amount of New Housing

Net new dwellings in 2015-16 remains high

An additional 1,592 new dwellings were completed in the borough during 2015-16. Together with the loss of 59 existing dwellings, there has been a net increase of 1,533 dwellings.

Only one completed scheme relates to non-conventional dwellings, where a 10 bed House of Multiple occupation (HMO) has been replaced with four self-contained units. An additional 169 long term vacant units have also been brought back into use.

Figure 2.1: New housing and vacant dwellings brought back into use 2004-05 to 2015-16



Source: LDD

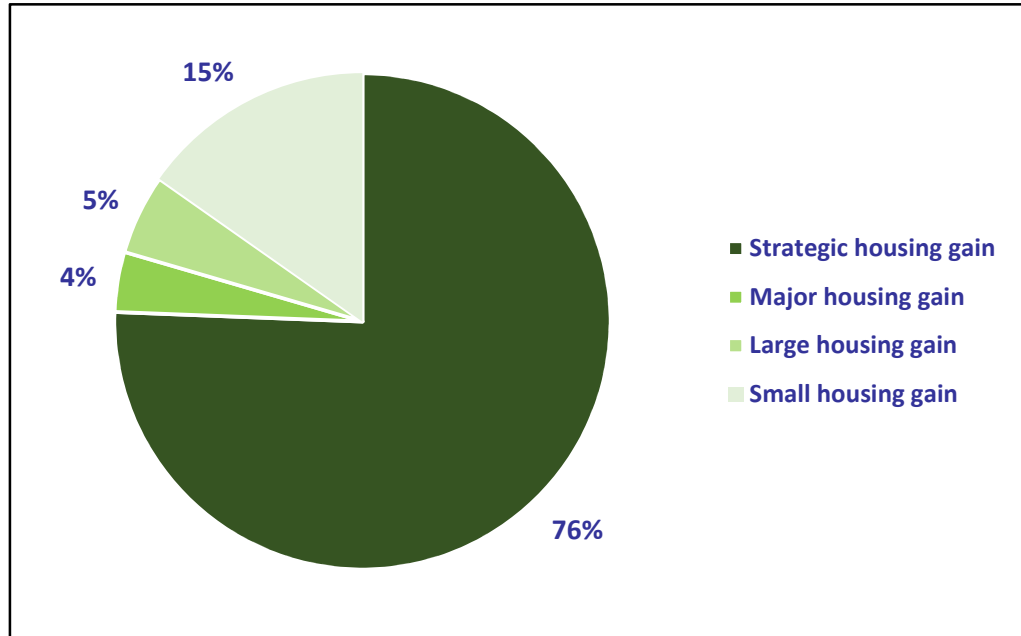
The London Plan target has been exceeded by 148 dwellings

Figure 2.1 shows the housing completions in the borough and the London Plan targets over the last 12 years. The 1,533 net completions during 2015-16 remains high, with 65 more units completed than year. It is the second highest amount of annual net completions experienced in the last 12 years. This level of completions exceeded the London Plan’s housing target of 1,385 by 148 dwellings (11%). If the 169 long term vacant units brought back into use are also taken into account, the London Plan’s housing target is exceeded by 317 dwellings (23%).

2.1.2 Type of Sites with New Housing

| | |
|--|---|
| | The completed dwellings have been divided into four different categories: |
| | Strategic gains of more than 100 net dwellings. |
| | Major gains of more than 50 dwellings. |
| | Large gains of 10 dwellings or more. |
| | Small gains of less than 10 dwellings. |

Figure 2.2:
Housing completions by size of site 2015-16



Source: LDD

Figure 2.2 shows that 76% (1,159 units) of the net dwellings completed were concentrated on six sites that experienced strategic gains. 4% (60 units) were completed on one site with major gains. 5% (80 units) were developed on four sites with large gains. Sites that experienced small gains were the most numerous type of site but provide only 15% of the net new homes. This proportion remains similar to last year's 79% for major gains, 7% for large gains and 14% for small gains.

14% (216 units) of the completed dwellings relate to Prior Approvals. As mentioned previously this allows the conversion of office or retail floorspace to residential use, with the Council having limited powers to resist such development.

Table 2.1 provides further details of the sites that have experienced strategic, major and large gains in conventional dwellings during 2015-16:

- The largest scheme, with 415 net dwellings provided 27% of the total net dwellings at Thurston Road Industrial Estate.
- 79% have been provided as part of mixed use schemes, not just housing.
- 70% have been located on either sites that are Strategic Site Allocations or Site Allocations.
- 68% have been located within town centres at Lewisham, New Cross and

Deptford – see Photo 2.2.

- 14% were Prior Approvals.
- 5% have been provided as accommodation for older people.
- Nine out of 11 sites have already been fully completed. Marine Wharf West is still under construction and is due to be completed in the next few years - see Photo 2.1. Riverdale House is soon to have a roof extension.

Table 2.1: Summary of sites that experienced housing gains above 10 dwellings in 2015-16

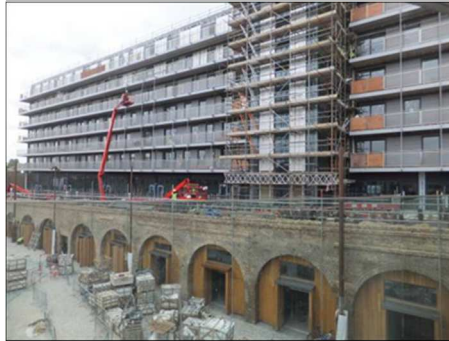
| Site name | Ward | Site description | Net units completed | Has the site been completed? |
|--|------------------|---|---------------------|---|
| Strategic gains | | | | |
| Thurston Road Industrial Estate, Jerrard Street | Lewisham Central | Site Allocation. In town centre. Mixed use scheme. | 415 | Yes |
| Land south of Loampit Vale | Lewisham Central | Site Allocation. In town centre. Mixed use scheme. | 195 | Yes |
| Marine Wharf West, Plough Way | Evelyn | Strategic Site Allocation. Mixed use scheme. | 166 | No. Remainder of the site (106 units) still to be built. |
| Riverdale House, 68 Molesworth Street | Lewisham Central | In town centre. Residential scheme. Prior approval. | 137 | No. Roof extension has been approved for an additional 25 dwellings |
| Deptford Project, Octavius Street | New Cross | Site Allocation. In town centre. Mixed use scheme. | 132 | Yes |
| Former Clifton Medical Centre, Clifton Rise and Batavia Road | New Cross | Mixed use scheme. | 114 | Yes |
| Major gains | | | | |
| Hazelhurst Court, Beckenham Hill Road | Downham | Extra care residential facility. | 60 | Yes |
| Large gains | | | | |
| 54 Trundleys Road | Evelyn | Residential scheme. | 27 | Yes |
| Kelvin House, Worsley Bridge Road | Bellingham | Prior approval. Residential scheme. | 27 | Yes |
| Hatcham Mews Business Centre, Hatcham Park Mews | New Cross | Prior approval. Residential scheme. | 16 | Yes |
| 128 New Cross Road | Telegraph Hill | In town centre. Residential scheme. | 10 | Yes |
| TOTAL: | | | 1,299 | |

Source: LDD

Photo 2.1:
Completed
housing at
Marine Wharf
West



Photo 2.2: Flats
at the Deptford
Project that have
been
constructed this
year and are
now completed.



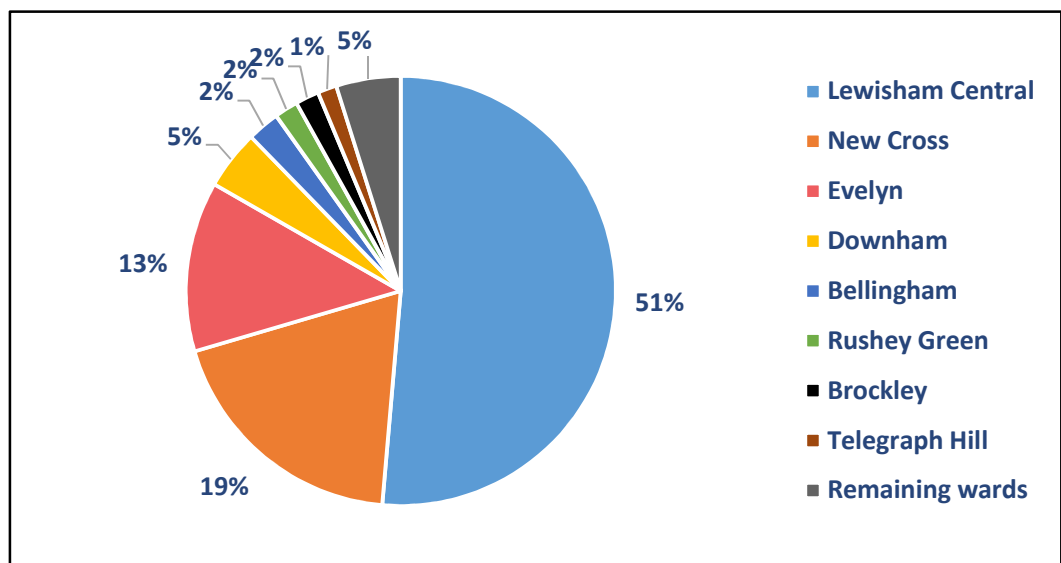
2.1.3 Distribution of New Housing

New housing continues to be concentrated in the Regeneration and Growth Areas

Figure 2.3 shows that 85% of the total net dwellings were built in the four wards located in the Regeneration and Growth Areas designated by the Core Strategy – Lewisham Central (51%), New Cross (19%) Evelyn (13%) and Rushey Green (2%). The map at Appendix 2 shows the locations of the wards. For the remainder of the Borough, each ward has delivered 5% or less of the net dwellings built.

This geographical distribution is different to that in the previous year, where new housing was mostly concentrated in the Regeneration and Growth Areas but with different proportions for each ward: Evelyn (42%), Rushey Green (17%), New Cross (14%) and Lewisham Central (11%).

Figure 2.3:
Distribution of
housing
completions by
ward 2015-16



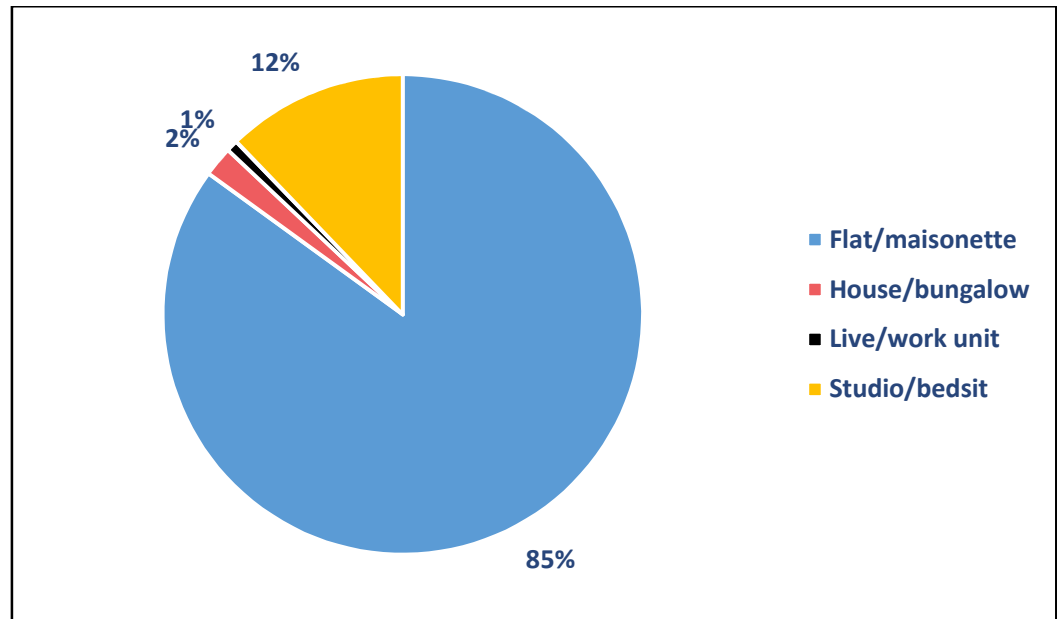
Source: LDD

2.1.4 Types of New Housing

Most new dwellings are flats

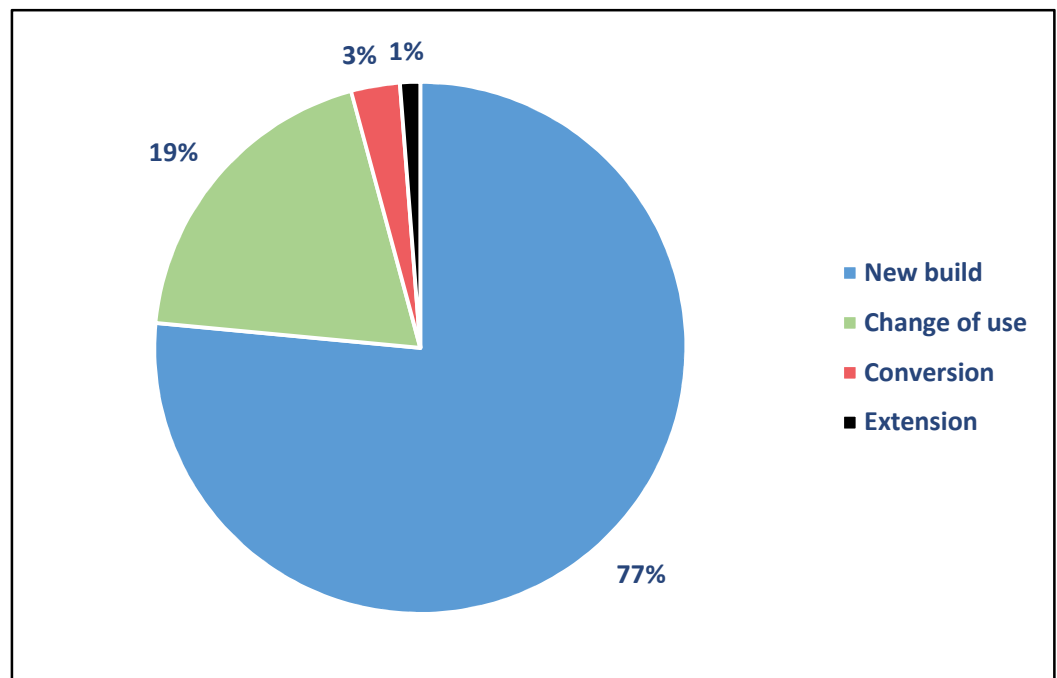
An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Figure 2.4 shows that the net dwellings completed in 2015-16 were overwhelmingly (85%) in the form of flats, although at 12% studios/bedsits also form a significant part of the supply. Houses and live/work units represent only a small proportion (3%) of the overall supply of completed dwellings. The dominance of flats continues the trend from previous years. However there has been a reduction in houses/bungalows built compared to 8% last year and an increase of studio/bedsits compared to last year's 1%.

Figure 2.4: Housing completions by type of dwelling 2015-16



Source: LDD

Figure 2.5: Sources of new housing 2015-16



Source: LDD

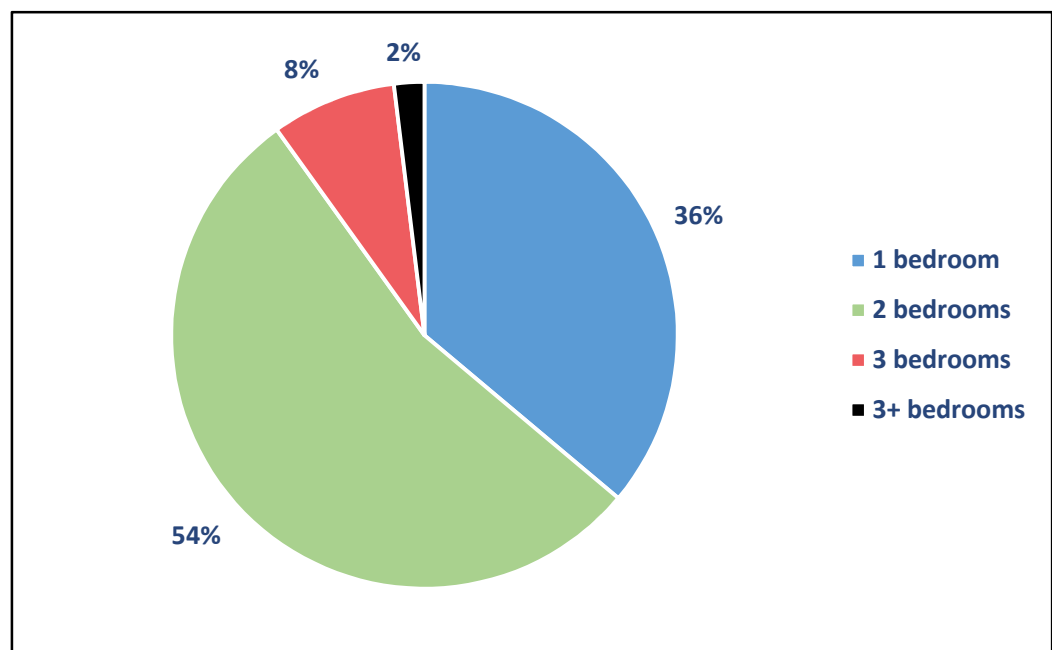
Most new dwellings are purpose-built

Figure 2.5 shows that 77% of the completed net dwellings were in new, purpose built development, slightly lower than last year's 88%. Housing has also been created through existing buildings being converted and extended (4%). At 19% there has been a significant increase in new dwellings arising from a change of use, compare to last year's 4%. The majority of this (14%) is due to Prior Approvals that came into force in May 2013.

90% of the new dwellings are one or two bedrooms

Figure 2.6 shows the number of dwellings completed by number of bedrooms in 2015-16. It shows that a variety of dwelling sizes have been built. 90% of the dwellings are made up of one or two bedroom units. The proportion of two-bedroom units has risen to 54%, compared to last year's 38% whilst the proportion of one-bedroom units (36%) has remained similar to last year's 38%. Larger properties containing three or more bedrooms has significantly decreased from 24% last year to 10% this year.

*Figure 2.6:
Housing completions by number of bedrooms 2015-16*



Source: LDD

Some of the completed housing has been built in tall buildings

There has also been a variety in the height of developments completed during 2015-16. 48% of the completed net dwellings have been built in tall buildings:

- Loampit Vale which has a maximum of 24 storeys,
- Thurston Road Industrial Estate which has a maximum of 17 storeys,
- Clifton Rise Medical Centre which has a maximum of 11 storeys.

Some of the completed housing has been built at high densities

Furthermore, 98% of the completed dwellings have been built at densities above 50 dwellings per hectare (dph). 10 of the completed sites have densities above 500 dph and the highest density schemes include:

- 1,000 dph at 128 New Cross Road,
- 667 dph at 122 Lewisham Road,
- 524 dph at Thurston Road Industrial Estate,
- 503 dph at Loampit Vale.
- 500 dph at 1 Harton Street.

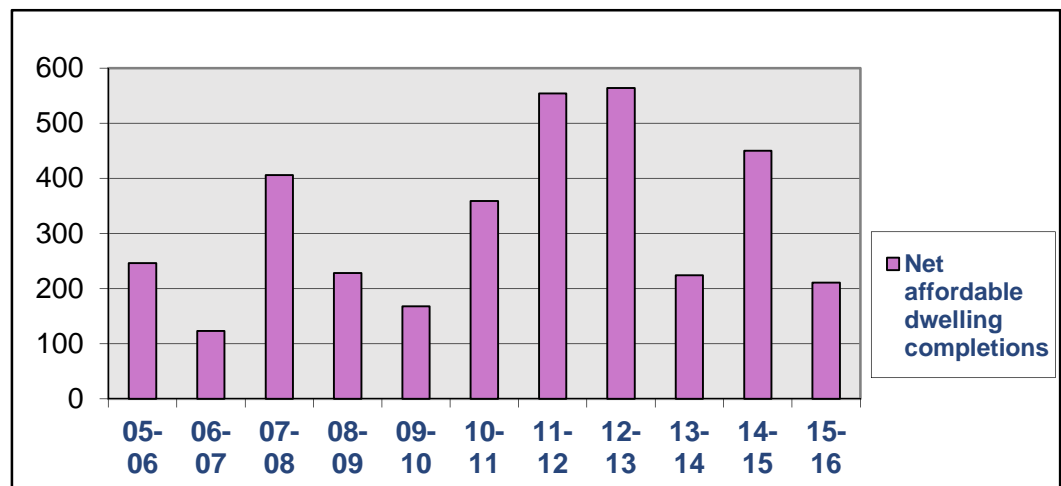
2.1.5 Amount of New Affordable Housing

Affordable housing represents 14% of the total net dwellings completed

Housing that is affordable, so that it can be bought/rented by local residents in housing need, is one of the most important elements of the housing supply.

211 net new affordable dwellings were completed in 2015-16. This is considerably lower than the previous year, as shown in Figure 2.7. Note that monitoring takes place against the original permission. However, in practice the amount and type of affordable housing actually delivered on-site differs from the granted permission. This is because affordable housing can be negotiated through Section 106 Agreements and S73 or other changes to the original permission. This is particularly evident this year in Lewisham Town Centre where a number of sites are providing significantly higher affordable housing than originally specified. The figures outlined in the AMR should therefore be considered as a minimum. Affordable housing represents 14% of the net dwellings that were completed during 2015-16, so it is below the Core Strategy's target of 50%. Viability is the main reason why lower amounts of affordable housing are being negotiated.

Figure 2.7: Affordable housing completions 2004-05 to 2015-16



Source: LDD

Table 2.2 provides an overview of the affordable housing completions since 2005-06, which now totals 3,533 affordable units.

Table 2.2: Affordable housing completions 2005-06 to 2015-16

| Category | 05-06 | 06-07 | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 |
|---|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Social rented | 242 | 107 | 278 | 69 | 87 | 259 | 357 | 229 | 45 | 273 | 157 |
| Affordable rent | NA | NA | NA | NA | NA | NA | NA | 70 | 119 | 13 | 5 |
| Intermediate | 4 | 16 | 128 | 159 | 81 | 100 | 197 | 265 | 60 | 164 | 49 |
| Social/affordable rent: Intermediate Ratio | 98: 2 | 87: 13 | 68: 32 | 30: 70 | 52: 48 | 72: 28 | 64: 36 | 53: 47 | 73: 27 | 64: 36 | 77: 23 |
| Total affordable | 246 | 123 | 406 | 228 | 168 | 359 | 554 | 564 | 224 | 450 | 211 |
| Cumulative affordable housing | 246 | 369 | 775 | 1003 | 1171 | 1530 | 2084 | 2648 | 2872 | 3322 | 3,533 |

Source: LDD and GLA Affordable Housing database

2.1.6 Type of Sites with New Affordable Housing

Affordable housing has been provided on 10 sites

Of the ten sites completed during the year which contained an element of affordable housing, four sites provided solely affordable housing and accounts for 31% of affordable dwellings. The remaining 69% of affordable dwellings were built as part of a mix of tenures on six private development sites.

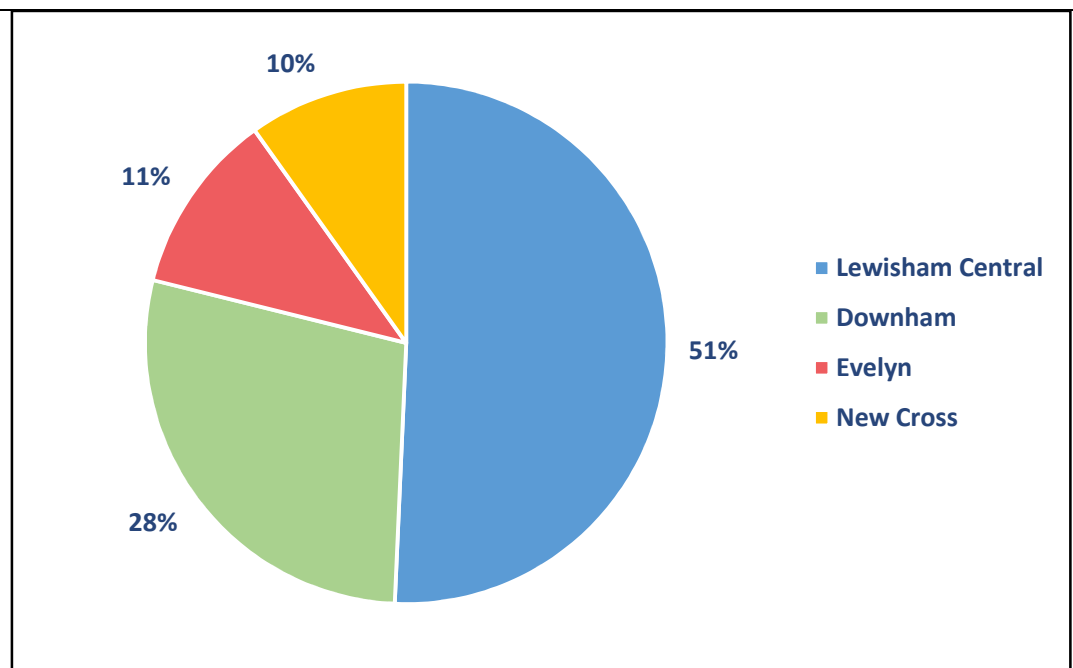
Although no new affordable units have been completed on Local Authority sites during 2015-16, the Council remains committed to delivering a programme that will provide new affordable units and regenerate existing housing estates.

2.1.7 Distribution of New Affordable Housing

Affordable housing is concentrated in the north of the borough

Figure 2.8 shows that the affordable housing completed in 2015-16 was not equally spread across the borough. Of the 18 wards, new affordable housing was completed in four wards. 72% were provided in the Regeneration and Growth Areas, in the wards of Lewisham Central (51%), Evelyn (11%) and New Cross (10%). The remaining 28% in Downham represents the extra care residential facility at Hazelhurst Court.

Figure 2.8: Distribution of affordable housing by ward 2015-16



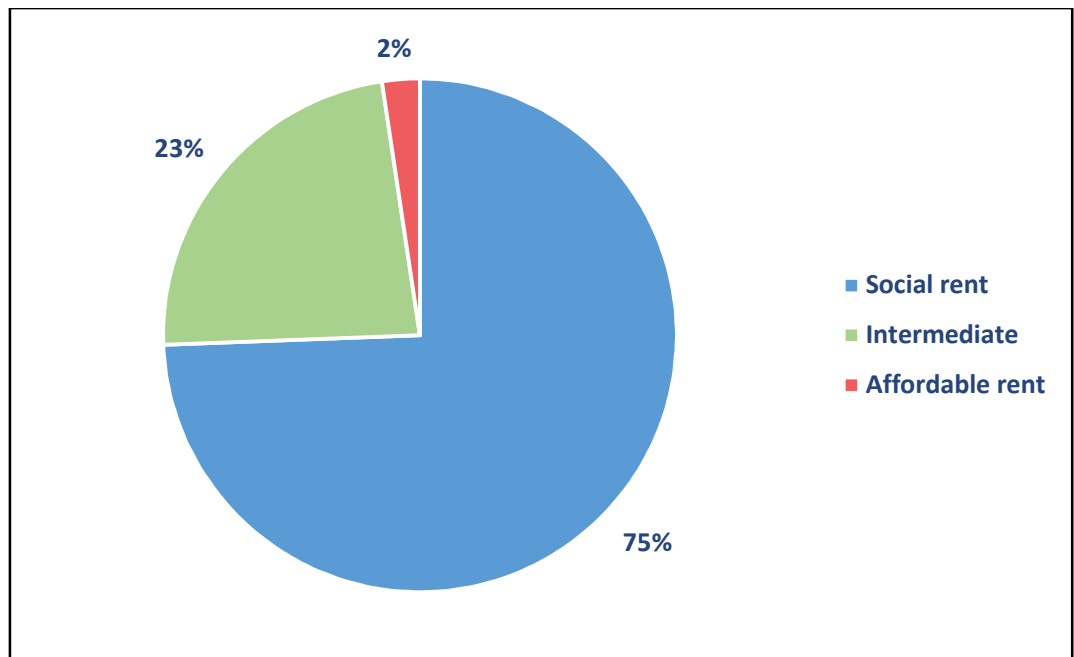
Source: LDD

2.1.8 Types of New Affordable Housing

75% of the affordable housing completed is social rented units

Figure 2.9 shows that the most popular form of affordable housing is social rent, with 75% of the completions. This is higher than last year's 61%. By contrast only 2% is affordable rent. The remaining 23% is intermediate housing, whereby the occupants buys between 25% and 75% of the ownership of the dwelling and rents the balance from a housing provider. This is lower than last year's 36%.

Figure 2.9:
Tenures of new
affordable
housing 2015-16



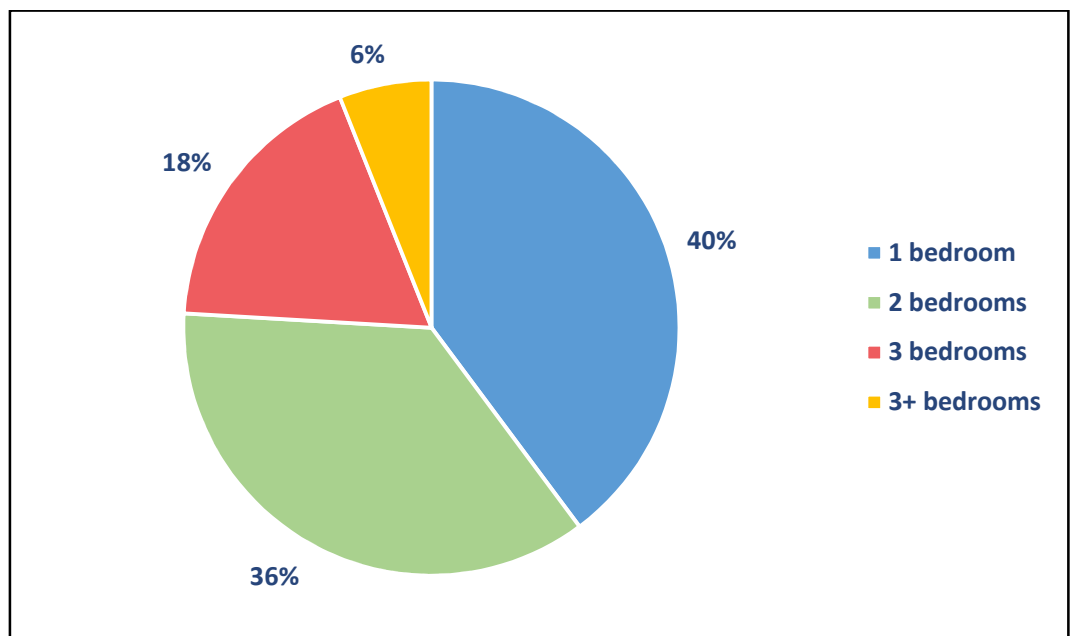
Source: LDD

The social/affordable rent:intermediate ratio of the completed dwellings equates to 77:33, which differs slightly from the target ratio of 70:30 in the Core Strategy. However, the ratio has fluctuated over the years since 2005-06 – see Table 2.2.

There is a variety of sizes of affordable housing

Figure 2.10 shows that there is a variety in the size of affordable housing units, with 40% of the affordable units completed as 1-bedroom units and 36% as 2-bedroom units, while 24% are larger affordable 3-bed properties.

Figure 2.10:
Affordable
housing by
bedroom size
2015-16



Source: LDD

New affordable housing is mostly flatted

92% of the affordable housing completed during 2015-16 were built as flats, with the remaining 5% built as houses and 3% as studios/bedsits.

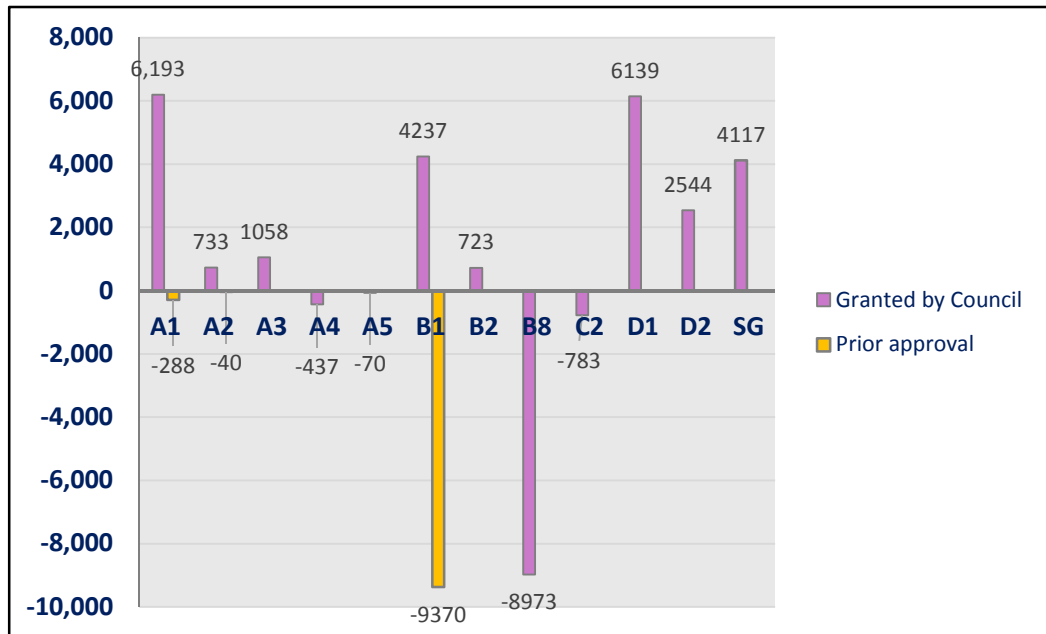
Future AMRs will need to consider the significant changes that will be made to affordable housing in the future, including the introduction of Starter Homes, to reflect the 2016 Housing and Planning Act.

2.2 Non-residential Completions

There has been an overall net gain in non-residential floorspace

There has been an overall net gain of 5,783m² of non-residential floorspace during 2015-16. 25,744m² has been completed, but 19,961m² has been lost. Figure 2.11 shows overall net gains in A1, A2, A3, B2, D1, D2 and Sui generis and net losses in A4, A5, B1, B8 and C2.

Figure 2.11 Net completions of non-residential floorspace in 2015-16



Source: LDD

It is important to note from the outset that 49% (9,698m²) of the non-residential floorspace losses relate to Prior Approvals.

This section considers the significant changes that have taken place in non-residential floorspace due to completions made during 2015-16. Tables A3.1 – A3.4 in Appendix 3 list all sites where change to non-residential floorspace has been experienced (except those sites with less than net 100m²). The non-residential completions have been categorised as follows:

| | |
|--|---|
| | Strategic gains of more than 2,800m ² . |
| | Major gains of more than 1,000m ² . |
| | Large gains of more than 100m ² . |
| | Small gains of less than 100m ² . |
| | Small losses of less than 100m ² . |
| | Large losses of more than 100m ² . |
| | Major losses of more than 1,000m ² . |
| | Strategic losses of more than 2,800m ² . |

2.2.1 New Business Floorspace

There has been a net loss in business floorspace

Table 2.3 shows the net changes resulting from completions in business (B) floorspace during 2015-16, with a net loss of 13,383m².

Table 2.3:
Change in business floorspace during 2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|---------------|--|---|---|
| B1 | -14,658 | -5,133 | 9,525 |
| B2 | -412 | 723 | 1,135 |
| B8 | -14,156 | -8,973 | 5,183 |
| TOTAL: | -29,226 | -13,383 | 15,843 |

Source: LDD

The sites that have experienced strategic and major net changes in business floorspace are listed below whilst large and small net changes are summarised.

| |
|---|
| Major net gains at: <ul style="list-style-type: none"> Marine Wharf West (2,719m²). |
| Large net gains of 218m ² and 626m ² on three sites. |
| Small net gains of less than 100m ² on two sites. |
| Small net losses of less than 100m ² on nine sites. |
| Large net losses of between 120m ² and 712m ² on 15 sites. |
| Major net losses at: <ul style="list-style-type: none"> Tower Hatcham Mews Business Centre (1,252m²), Kelvin House, Worsley Bridge Road (1,603m²), Units 1-3 Blackhorse Road (1,697m²). |
| Strategic net losses at: <ul style="list-style-type: none"> Thurston Road Industrial Estate, Jerrard Street (3,872m²), Riverdale House, 68 Molesworth Street (5,038m²). |

Of the 20 sites with large, major and strategic net losses:

- 15 sites have been redeveloped solely for housing. The trend of demolishing business floorspace to build new dwellings has therefore continued.
- Four sites have been redeveloped for mixed uses encompassing both non-residential, residential and/or live/work units.
- Only one site has been redeveloped solely for non-residential development.

In total 10 of the sites that have experienced net losses in business floorspace (excluding losses below 100m²) are Prior Approvals.

Whilst the scale of lost business floorspace at first seems alarming, there are a number of ways in which it can benefit the borough. It will help by providing much needed housing as well as a range of new mixed use developments that can help to regenerate the borough. It will also re-provide business floorspace that is modern and more suited to the modern-day economy.

2.2.2 New Retail Floorspace

There has been a net gain in retail floorspace Table 2.4 shows the net changes resulting from completions in retail (A) floorspace during 2015-16, with a net gain of 7,229m².

Table 2.4:
Change in retail
floorspace during
2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|-----------------------------|--|---|---|
| A1 (shops) | -1,303 | 5,905 | 7,208 |
| A2 (services) | -840 | 773 | 1,613 |
| A3 (restaurants) | -84 | 1,058 | 1,142 |
| A4 (pubs & bars) | -437 | -437 | 0 |
| A5 (takeaways) | -70 | -70 | 0 |
| TOTAL: | -2,734 | 7,229 | 9,963 |

Source: LDD

The sites that have experienced strategic net changes in retail floorspace are listed below whilst large and small net changes are summarised.

| |
|--|
| Strategic net gains at: <ul style="list-style-type: none"> Thurston Road Industrial Estate, Jerrard Road (6,771m²) |
| Large net gains of 116m ² and 980m ² on four sites. |
| Small net gains of less than 100m ² on one site. |
| Small net losses of less than 100m ² on 12 sites. |
| Large net losses of between 105m ² and 310m ² on eight sites. |

Of the eight sites with large net losses:

- Seven sites have been redeveloped solely for housing.
- One site has been redeveloped for mixed uses encompassing both non-residential and residential.
- No sites have been redeveloped solely for non-residential development.

In total five of the sites that have experienced net losses in retail floorspace are Prior Approvals.

2.2.3 New Leisure and Community Floorspace

There has been a net gain in leisure and community floorspace Table 2.5 shows the net changes resulting from completions in leisure and community (D) floorspace during 2015-16, with a net gain of 8,683m².

Table 2.5:
Changes in
leisure and
community
floorspace in
2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|---------------|--|--|--|
| D1 | -3,663 | 6,139 | 9,802 |
| D2 | -588 | 2,544 | 3,132 |
| TOTAL: | -4,251 | 8,683 | 12,934 |

Source: LDD

The sites that have experienced strategic and major net changes in leisure and community floorspace are listed below whilst large net changes are summarised.

| |
|---|
| Strategic net gains at: <ul style="list-style-type: none"> Brent Knoll School, 69 Perry Rise (3,670m²), Prendergast Ladywell Fields College, Manwood Road (3,132m²) |
| Major net gains at: <ul style="list-style-type: none"> Adamsrill Primary School, Adamsrill Road (1,915m²) |
| Large net gains of 173m ² and 863m ² on two sites. |
| Large net losses of between 190m ² and 588m ² on three sites. |

Of the three sites with large net losses:

- Two sites have been redeveloped solely for housing.
- One site has been redeveloped for solely non-residential uses.

2.2.4 New Other Floorspace

There has been
a net gain in
other
floorspace

Table 2.6 shows the net changes resulting from completions in other (C2 and Sui generis) floorspace during 2015-16, with a net gain of 3,334m².

Table 2.6:
Change in other
floorspace in
2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|---------------|--|--|--|
| C2 | -790 | -783 | 7 |
| Sui generis | -1,925 | 4,117 | 6,042 |
| TOTAL: | -2,715 | 3,334 | 6,049 |

Source: LDD

The sites that have experienced major net changes in other floorspace are listed below whilst large and small net changes are summarised.

| |
|---|
| Major net gains at: <ul style="list-style-type: none">• Marine Wharf West (2,100m²),• Units 1-3 Blackhorse Road (1,697m²),• Haberdashers Askes Hatcham Boys College, Pepys Road (1,374m²). |
| Large net gains of 172m ² and 629m ² on two sites. |
| Small net gains of less than 100m ² on two sites. |
| Small net losses of less than 100m ² on two sites. |
| Large net losses of between 160m ² and 790m ² on six sites. |

Of the six sites with large net losses:

- Five sites have been redeveloped solely for housing.
- One site has been redeveloped for mixed uses encompassing both non-residential and residential.

The trend of losing non-residential floorspace to dwellings continues

To summarise, completions during 2015-16 have resulted in a net gain of 5,783m² of non-residential floorspace. However, there has also been significant losses too, especially in B1 and B8 uses, and it is evident that the majority of this loss has resulted in sites being redeveloped for housing.

3. FUTURE DEVELOPMENT

This chapter considers future development and growth across the borough. It summarises the amount and type of development approved for the future, provides an overview of the development expected in the Regeneration and Growth Areas and highlights the progress made towards developing the sites in the housing trajectory.

3.1 Residential Approvals

3.1.1 Amount of Newly Approved Housing

2,371 net new dwellings were approved in 2015-16

In total 2,371 net dwellings have been approved during 2015-16. 85 existing dwellings will be lost whilst 2,456 new dwellings will be built in the future. Of the 2,371 net dwellings:

- Less than 1% (9 units) have been approved at Appeal by the Planning Inspectorate.
- 13% (309 units) have been approved as Prior Approvals.
- 87% (2,062 units) have been granted planning permission by the Council through a variety of application types.

In addition, 1,169 net non self-contained rooms have been approved including halls of residence, C2 bedrooms and hostel bedrooms on eight sites.

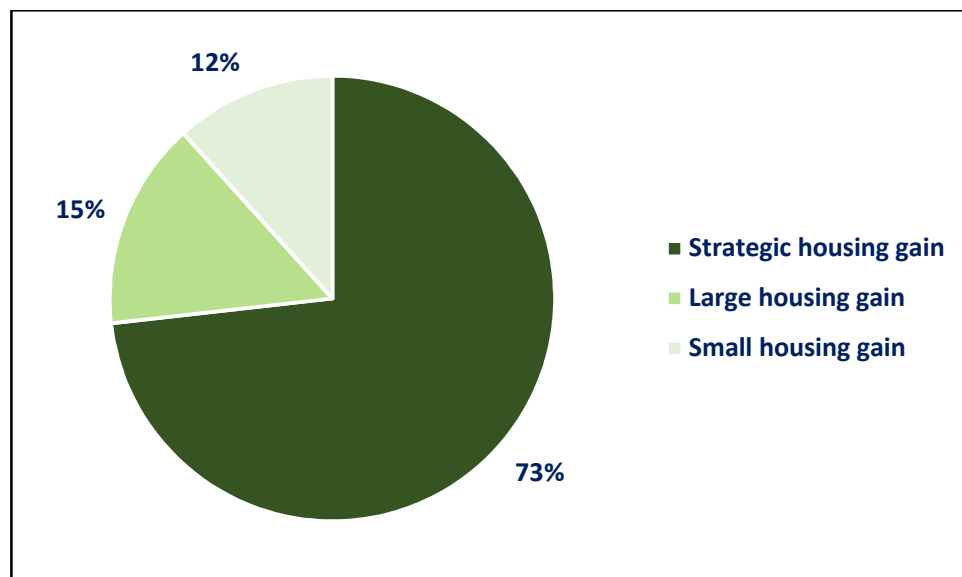
3.1.2 Type of Sites with Newly Approved Housing



The approved dwellings have been categorised as follows:

- Strategic gains of more than 100 net dwellings.
- Major gains of more than 50 dwellings.
- Large gains of 10 dwellings or more.
- Small gains of less than 10 dwellings.

Figure 3.1: Housing completions by size of site 2015-16



Source: LDD

73% of the approved housing will be developed on four strategic scale sites.

Figure 3.1 shows that 1,736 net dwellings (73%) will be developed on four sites that will experience strategic gains. 358 net dwellings (15%) will be built on 13 sites that will experience large gains. The most numerous sites are those that will experience small gains but will only provide 12% of the net new dwellings.

Table 3.1: Summary of sites that will experience housing gains above 10 net dwellings in the future

| Site name | Ward | Site description | Net units approved | Has the site started construction as at 31 st March 2016? |
|--|------------------|---|--------------------|--|
| Strategic gains | | | | |
| Oxestalls Road | Evelyn | Strategic Site Allocation Mixed use scheme. Outline application. | 1,131 | Yes |
| Lewisham House, 25 Molesworth Street | Lewisham Central | In town centre. Prior approval. Residential scheme. | 237 | No |
| Marine Wharf East | Evelyn | Strategic Site Allocation. Mixed use scheme. | 225 | Yes |
| Kent Wharf and 24a Creekside | New Cross | Site Allocation. Mixed use scheme. | 143 | Yes |
| Large gains | | | | |
| Astra House, 23-25 Arklow Road | Evelyn | Site Allocation. Mixed use scheme. | 44 | Yes |
| 29 Pomeroy Street | Telegraph Hill | Residential scheme. | 37 | Yes |
| Tower House, 65-71 Lewisham High Street | Blackheath | In town centre. Prior approval. Mixed use scheme. | 56 | Yes |
| Featherstone Lodge, Eliot Bank | Forest Hill | Elderly residential scheme | 33 | No |
| Former petrol station, 167 Lewisham High Street | Lewisham Central | In town centre. Mixed use scheme. | 28 | No |
| Garages north of Longfield Crescent Estate | Forest Hill | Residential scheme. | 27 | Yes |
| Fairway House, rear of 53 Dartmouth Road | Forest Hill | Site Allocation. Mixed use scheme. | 27 | No |
| Roof extension at Riverdale House, 68 Molesworth Street | Lewisham Central | In town centre. Residential scheme. | 25 | No |
| Former Ladywell Leisure Centre, 261 Lewisham High Street | Lewisham Central | Site Allocation. In town centre. Mixed use scheme. Temporary scheme. | 24 | Yes |
| 16-22 Brownhill Road | Rushey Green | In town centre. Mixed use scheme. | 19 | No |
| Garages at 288 Wood Vale | Forest Hill | Residential scheme. | 17 | Yes |
| 302-308, 310 New Cross Road | Brockley | Mixed use scheme. | 11 | No |
| 128 New Cross Road | Telegraph Hill | Residential scheme - <i>this was completed in 2015-16</i> | 10 | Yes |
| TOTAL: | | | 2,056 | |

Source: LDD

Table 3.1 provides further details of the large and strategic sites that have been approved during 2015-16:

- The largest scheme, with 1,131 net dwellings will provide 48% of the total net dwellings at one site at Oxestalls Road.
- 70% will be provided as part of mixed use schemes, not just housing.
- 67% will be located on sites that are Strategic Site Allocations or Site Allocations.
- 16% will be located within town centres at Lewisham or Catford.
- 12% are Prior Approvals.
- 1% will be provided as accommodation for older people.
- 10 out of 17 sites had already started construction by the end of the monitoring year in which they had been approved, i.e. 31st March 2016.

3.1.3 Distribution of Newly Approved Housing

84% of the approved housing will be located within the Growth and Regeneration Areas.

84% of the newly approved dwellings will be located within three wards: 59% in Lewisham Central, 16% in Lewisham Central, 7% in New Cross and 2% in Rushey Green, reflecting the Growth and Regeneration Areas. The remaining 16% of the approved dwellings will be spread throughout the rest of the borough, with less than 5% in each ward, except Whitefoot which received no approvals for housing.

3.1.4 Type of Newly Approved Housing

The majority of the approved dwellings will be new builds, flats, one and two bedroom units.

76% of the dwellings are new build units, whilst change of use represents 20% of the approvals. Extensions (3%) and conversions (2%) will provide only a small proportion of the approved dwellings.

92% of the approved housing will be in the form of flats, whilst 4% will be houses, 4% be bedsits/studios and 1% will be live/work units. The majority of the approved housing will be one bedroom units (45%) and two bedroom units (41%), but there will also be larger properties with three or more bedrooms (14%).

Approvals will lead to a variety in the height of developments coming forward for development. Tall buildings have been approved at four sites:

- 24 storeys at Oxestalls Road.
- 20 storeys at Lewisham House 25 Molesworth Street.
- 16 storeys at Kent Wharf.
- 10 storeys at Marine Wharf East.

Furthermore, 97% of the approved dwellings will be built at densities above 50 dwellings per hectare (dph).

3.1.5 Newly Approved Affordable Housing

387 of the approved dwellings will be affordable units.

387 of the dwellings approved will be affordable units, equating to 16% of the supply. Note that in practice the amount and type of affordable housing to be actually delivered on-site may differ from the original approval, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum.

In terms of tenure, 57% will be intermediate, 41% will be affordable rent and 2% will be social rent. There will also be a good mix with 35% two bedroom units, 31% one bedroom units and 29% three plus bedroom units.

67% will be provided on privately owned sites, 20% will be provided by Housing Associations and the Council will provide 13% of the approved affordable units.

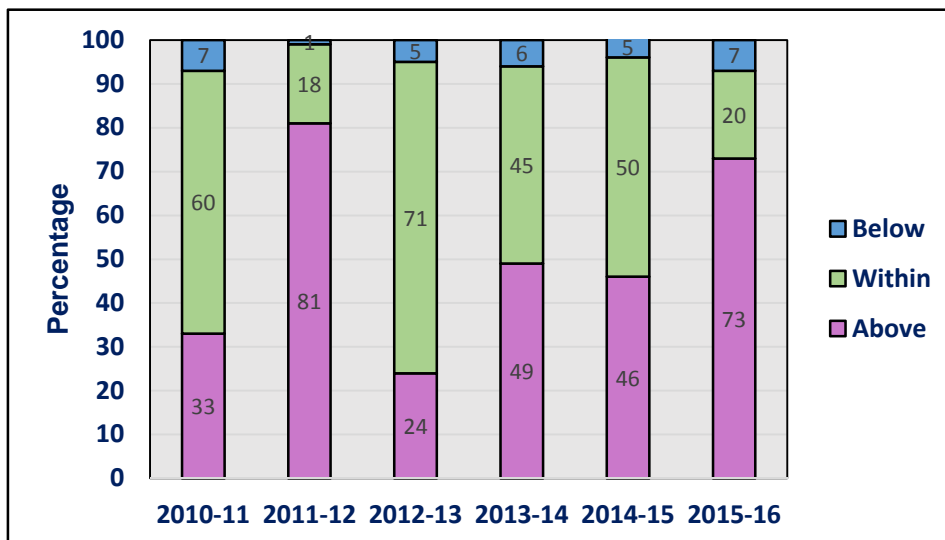
The affordable housing that has been approved will not be spread evenly across the borough and is concentrated in six wards, in the Regeneration and Growth Areas: Evelyn (67%), Lewisham Central (10%), New Cross (5%) and elsewhere in the borough: Forest Hill (12%), Brockley (5%) and Telegraph Hill (2%).

3.1.6 Residential Density

Overall in the last six years there is a trend of densities increasing above the SRQ matrix.

The London Plan seeks residential development to meet the density standards set out in the Sustainable Residential Quality (SRQ) Matrix. All approvals made in the last six years (2010-11 to 2014-15) have been assessed to determine whether the permitted development is to be built at a density above, within or below the SRQ matrix. Figure 3.2 shows that on average over the last six years, 51% of the residential units permitted will be provided at densities above the SRQ matrix. Furthermore, only 27% of the approvals during 2015-16 will be developed at densities below or within the SRQ matrix and 73% will be above.

Figure 3.2: Proportion of housing units granted permission in relation to the SRQ matrix by year



Source: LDD

3.1.7 Planning Pipeline

When considering the supply of housing, there is an additional supply of homes that will come forward in the future, that have not been accounted for in the approvals above. This relates to sites in the pipeline that:

- Were granted permission prior to April 2015 and have started to be built but have not resulted in the site being completed as at 31st March 2016, e.g. Heathside and Lethbridge, Lewisham Gateway, Catford Green, Cannon Wharf, Neptune Works Grinstead Road, Excalibur Estate, 120 Tanners Hill, Faircharm (see photo 3.1), New Cross Station Sites, Marine Wharf West, Rear of 15-17a Tyson Road, Northwest of Sherwood Terrace, 165 Wells Park Road, 483-385 New Cross Road, 78 Nightingale Grove, Rising Sun Public House 88 Rushey Green, Mercator Road, 180 Brockley Road, 22-24a Sydenham Road and Independents Day Centre.

*Photo 3.1:
Faircharm under
construction*



- Were granted permission prior to April 2015 but have not yet started to be built as at 31st March 2016, e.g. Surrey Canal Triangle, SR House Childers Street, Boones Almshouses, Rear of Chiddingstone House, 23 Boone Street, 223-225 Lewisham High Street, 154-158 Sydenham Road and Evelyn Court Grinstead Road.

3.2 Non-residential Approvals

This section considers the significant changes that will take place in non-residential floorspace due to approvals made during 2015-16. Tables A3.5 – A3.8 in Appendix 3 list all sites where change to non-residential floorspace will be experienced in the future (except those sites with less than net 100m²).

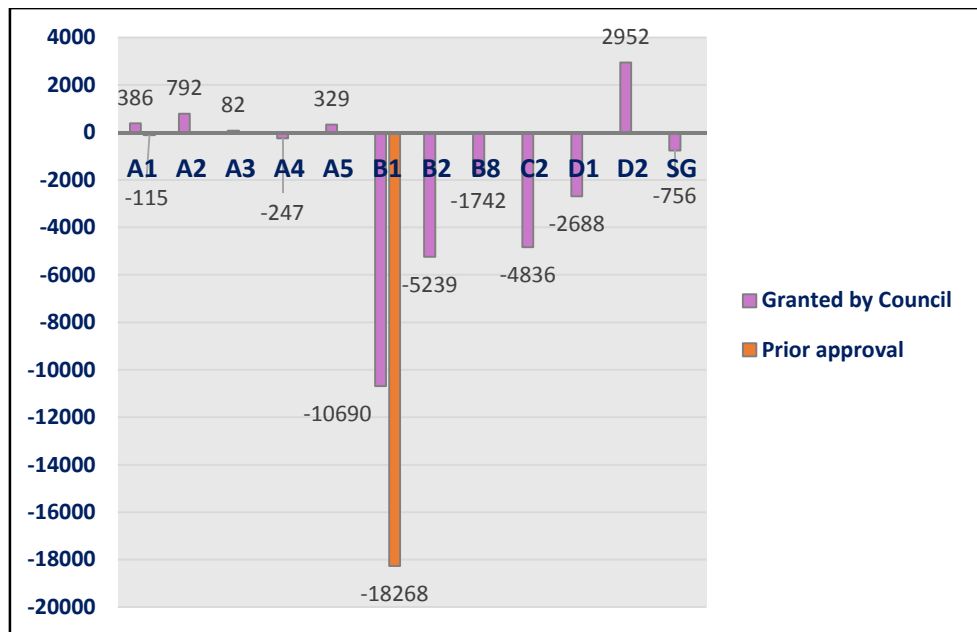
Approvals in 2015-16 will result in a net loss of non-residential floorspace

Figure 3.3 shows the net losses and gains of non-residential development that will arise from the approvals made during 2015-16. In total a net loss of 40,040m² of non-residential floorspace has been approved.

It shows that there will be an overall net gain of 4,541m² of non-residential floorspace in A1, A2, A3, A5 and D2. However, there will be a net loss of 44,581m² in A1, A4, B1, B2, B8, C2, D1 and Sui generis.

It is important to note from the outset that 41% (18,383m²) of the non-residential floorspace losses relate to Prior Approvals.

Figure 3.3:
Changes in non-residential floorspace approvals by use class 2015-16



Source: LDD

The non-residential approvals have been categorised as follows:

| | |
|--|---|
| | Strategic gains of more than 2,800m ² . |
| | Major gains of more than 1,000m ² . |
| | Large gains of more than 100m ² . |
| | Small gains of less than 100m ² . |
| | Small losses of less than 100m ² . |
| | Large losses of more than 100m ² . |
| | Major losses of more than 100m ² . |
| | Strategic losses of more than 2,800m ² . |

3.2.1 Newly Approved Business Floorspace

Table 3.2 shows the net changes that were approved in business (B) floorspace during 2015-16, with a net loss of 35,939m².

Table 3.2:
Changes in business floorspace approved in 2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|---------------|--|---|---|
| B1 | -43,380 | -28,958 | 14,422 |
| B2 | -5,239 | -5,239 | 0 |
| B8 | -2,732 | -1,742 | 990 |
| TOTAL: | -51,351 | -35,939 | 15,412 |

Source: LDD

The sites which will experience strategic and major net changes in business floorspace are listed below whilst large and small net changes are summarised:

| |
|---|
| Major net gains at: <ul style="list-style-type: none"> • Tower House, TWIN, 65-71 Lewisham High Street (2,206m²), • Railway land at Landmann Way (1,559m²). |
| Large net gains of 136m ² and 771m ² on four sites. |
| Small net losses of less than 100m ² on 14 sites. |
| Large net losses of between 100m ² and 846m ² on 23 sites. |
| Major net losses at: <ul style="list-style-type: none"> • Riverdale House, 65 Molesworth Street (1,075m²), • 29 Pomeroy Street (1,076m²), • Tower House, TWIN, 65-71 Lewisham High Street (2,178m²). |
| Strategic net losses at: <ul style="list-style-type: none"> • Kent Wharf and 24a Creekside (3,542m²), • Marine Wharf East (4,491m²), • Oxestalls Road (7,734m²), • Lewisham House, 25 Molesworth Street (14,558m²). |

Of the 30 sites with large, major and strategic net losses:

- 21 sites will be redeveloped solely for housing. The trend of demolishing business floorspace to build new dwellings will therefore continue in the future.
- Nine sites will be redeveloped for mixed uses encompassing both non-residential, residential, student units and/or live/work units.
- No sites will be redeveloped solely for non-residential development.

In total 16 of the sites that will experience net losses in business floorspace are Prior Approvals. Office floorspace will continue to be lost through the Prior Approval process and the borough could experience a weakened local economy as a result of this. Further monitoring of Prior Approvals will be necessary to determine long term impacts.

3.2.2 Newly Approved Retail Floorspace

Table 3.3 shows the net changes that were approved in retail (A) floorspace during 2015-16, with a net gain of 1,227m².

Table 3.3:
Changes in retail floorspace approved in 2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|---------------|--|---|---|
| A1 | -4,695 | 386 | 5,081 |
| A2 | -216 | 677 | 893 |
| A3 | -790 | 82 | 872 |
| A4 | -1,844 | -247 | 1,597 |
| A5 | -45 | 329 | 374 |
| TOTAL: | -7,590 | 1,227 | 8,817 |

Source: LDD

The sites which will experience strategic and major net changes in retail floorspace are listed below whilst large and small net changes are summarised

| |
|---|
| Major net gains at: <ul style="list-style-type: none"> • Tower House, 65 Lewisham High Street (1,947m²), • Lidl, 3 Bestwood Street (1,200m²). |
| Large net gains of 104m ² and 627m ² on six sites. |
| Small net gains of less than 100m ² on two sites. |
| Small net losses of less than 100m ² on eight sites. |
| Large net losses of between 136m ² and 672m ² on five sites. |
| Major net losses at: <ul style="list-style-type: none"> • Unit 8, Thurston Central, Thurston Road (-1,539m²). |

Of the six sites with large and major net losses:

- Two sites will be redeveloped solely for housing.
- Two sites will be redeveloped for mixed uses encompassing both non-residential, residential and student units.
- One site will be redeveloped solely for non-residential development.
- One site will be redeveloped as a temporary construction site.

In total two of the sites that will experience net losses in retail floorspace are Prior Approvals.

3.2.3 Newly Approved Leisure and Community Floorspace

Table 3.4 shows the net changes that were approved in leisure and community (D) floorspace during 2015-16, with a net gain of 264m².

Table 3.4: Changes in leisure and community floorspace approved in 2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|---------------|--|---|---|
| D1 | -3,620 | -2,688 | 932 |
| D2 | -903 | 2,952 | 3,855 |
| TOTAL: | -4,523 | 264 | 4,787 |

Source: LDD

The sites which will experience major net changes in leisure and community floorspace are listed below whilst large and small net changes are summarised.

| |
|---|
| Major net gains at: <ul style="list-style-type: none"> • Unit 8, Thurston Central, Thurston Road (1,539m²), • Tower House, TWIN, 65 Lewisham High Street (1,203m²). |
| Large net gains of 100m ² and 916m ² on four sites. |
| Small net gains of less than 100m ² on one site. |
| Small net losses of less than 100m ² on one site. |
| Large net losses of between 107m ² and 900m ² on eight sites. |
| Major net losses at: <ul style="list-style-type: none"> • Astra House, Arklow Road (-1,884m²) |

Of the nine sites with large and major net losses:

- Seven sites will be redeveloped solely for housing.
- Two sites will be redeveloped for mixed uses encompassing both non-residential and residential.

3.2.4 Newly Approved Other Floorspace

Table 3.5 shows the net changes that were approved in other (C2 and Sui generis) floorspace during 2015-16, with a net loss of 5,592m².

Table 3.5:
Changes in
other floorspace
approved in
2015-16

| Use Class | Existing floorspace lost in 2015 -16 (m ²) | Net change during 2015-16 (m ²) | Resulting proposed floorspace gained in 2015-16 (m ²) |
|--------------------|--|---|---|
| C2 | -4,836 | -4,836 | 0 |
| Sui generis | -3,649 | -756 | 2,893 |
| TOTAL: | -8,485 | -5,592 | 2,893 |

Source: LDD

The sites which will experience major net changes in other floorspace are listed below whilst large and small net changes are summarised.

| |
|---|
| Large net gains of 172m ² on one site. |
| Small net gains of less than 100m ² on three sites. |
| Small net losses of less than 100m ² on two sites. |
| Large net losses of between 163m ² and 790m ² on four sites. |
| Major net losses at: <ul style="list-style-type: none"> • Featherstone Lodge, Eliot Bank (1,395m²), • Oxestalls Road (2,238m²). |

Of the six sites with large and major net losses:

- Three sites will be redeveloped solely for housing.
- Three sites will be redeveloped for mixed uses encompassing both non-residential, residential and units for older people.

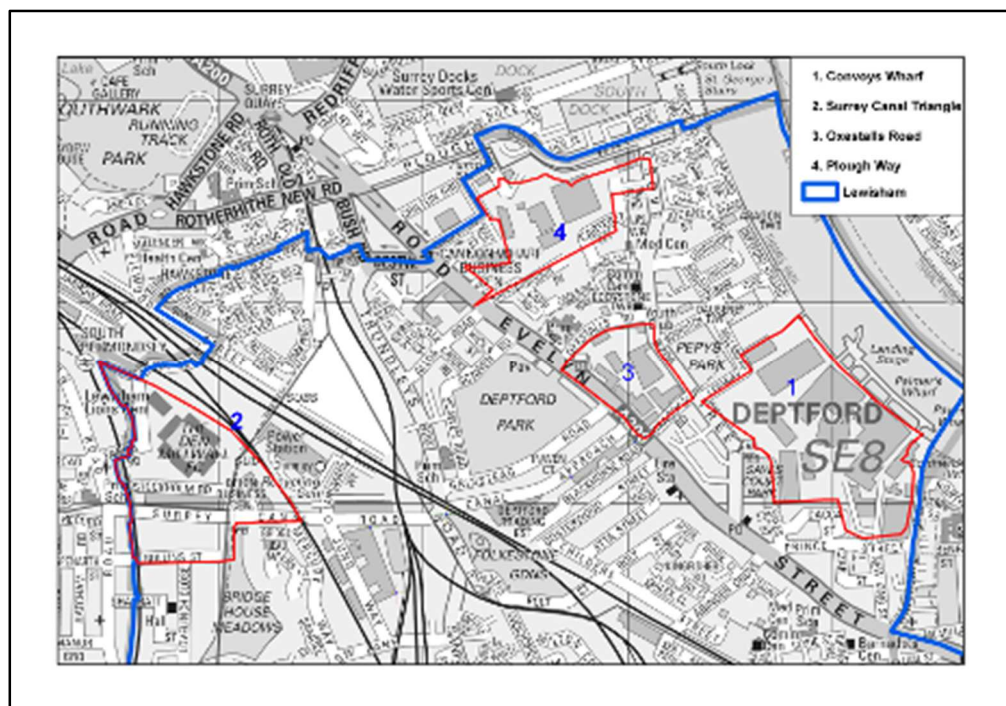
3.3 Regeneration and Growth Areas

The five strategic sites allocations are progressing well

Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas. Due to their scale five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough's housing during the Plan period and are crucial for the regeneration of the borough.

Four of the five sites are located in Deptford and New Cross (see Figure 3.6) and the other in Lewisham Town Centre. Updates on each are provided below.

Figure 3.4:
Locations of
strategic sites in
Deptford & New
Cross



3.3.1 Convoys Wharf

3,514 new dwellings, a mix of non-residential development and access to the riverfront

This site covers 16.6 hectares fronting the River Thames in Deptford and is the largest redevelopment site in the borough. It is intended that redevelopment of the site will restore public access to a major part of the borough's riverfront for the first time in centuries.

Photo 3.2:
Convoys Wharf
development site



An outline planning application was submitted in spring 2013 for the comprehensive redevelopment of the site to include:

- Up to 321,000m² residential floorspace (3,514 dwellings).
- Up to 15,500m² of B1/live/work employment floorspace (including up to 2,200m² for three potential energy centres).
- Up to 32,200m² of B2/Sui generis employment floorspace (associated with wharf).
- Up to 5,810m² of retail and financial and professional services (A1 & A2).
- Up to 4,520m² of restaurant/cafe and drinking establishment (A3 & A4).
- Up to 13,000m² of community/non-residential institution (D1) and assembly and leisure (D2).
- Up to 27,070m² of hotel floorspace (C1).

- River bus jetty and associated structures, 1,840 car parking spaces together with vehicular access from New King Street and Grove Street.
- Retention and refurbishment of the Olympia Building and demolition of all remaining non-listed structures on site.

The London Mayor took over the determination of the planning application and in March 2014 he resolved to grant planning permission for the development subject to conditions and the completion of a Section 106 Agreement. That agreement was signed and planning permission was granted in March 2015. The first reserved matters application is expected in 2017. Enabling works have commenced on site.

3.3.2 Surrey Canal Triangle

2,400 dwellings, a centre of sporting excellence, a mix of non-residential development, a rail station and open space

This is the second largest strategic site at 10.7 hectares. Plans for this site, which is now known as New Bermondsey, will create:

- A centre for sporting excellence and provide an improved setting for Millwall football stadium.
- Up to 2,400 dwellings.
- Commercial floorspace generating 1,500 jobs (and a further 470 temporary construction jobs while building is underway).
- Funds for a new station on the London Overground.
- Improved connections and open spaces.
- New community facilities.

Photo 3.3: New rail station at Surrey Canal Triangle



The Council approved an outline planning permission for the scheme in March 2012 with a revision to the outline parameters in December 2015. In February 2015 the GLA announced that the scheme would be one of London's first designated Housing Zones. This will assist with the funding of transport improvements to accelerate delivery, including the new London Overground station, speed up the construction of homes and accelerate the entire development to complete construction within eight years.

3.3.3 Oxestalls Road

1,132 dwellings, a mix of non-residential development and a linear park

Photo 3.4: Oxestalls Road development site

This site covers an urban block of 4.6 hectares defined by four streets. The Council approved an application for the redevelopment of the site, also known as 'The Wharves' in March 2012. The approved scheme allows for 905 dwellings and 14,000m² of mixed employment, retail and community space.



The site was subsequently sold and the new owners submitted a new planning application in May 2015 which proposes:

- 1,132 dwellings.
- New workspace of approximately 10,500m².
- A range of shops and cafes.
- Significantly improved public realm areas, including a new linear park following the route of the former Surrey Canal.
- A new pedestrian and cycle link underneath Oxestalls Road connecting the route with that running through to the Plough Way schemes to the north.

In October 2015 the Council resolved to approve the application, which was confirmed with the signing of the Section 106 Agreement and issuing of the Decision Notice in March 2016. Construction has started on site.

Photo 3.5: How Oxestalls Road will look when developed



3.3.4 Plough Way

1,503 dwellings, a mix of non-residential development and a linear park

The Plough Way strategic site is made up of three large land parcels in different ownerships as well as some smaller plots on Yeoman Street.

Marine Wharf West

This scheme provides for:

- 566 dwellings including sheltered housing in an 'extra care' facility.
- Space for shops and businesses.

- Buildings ranging in height from one to eight storeys.
- A landscaped linear park along the route of the former Surrey Canal.

Phases 1-6 are now complete and Phase 7 (Blocks J and K) is under construction and due to be completed in December 2016. The linear park including Pepys section was opened in July 2016.

*Photo 3.6:
The café at
Marine Wharf
West, now open*



Marine Wharf East

The redevelopment of this site, which adjoins Marine Wharf West, will create:

- 225 dwellings.
- Commercial floorspace.
- Two buildings of up to 10 storeys, which are now known as Canary Point and Harbourside.

Construction is due to complete on the first block in 2017 and the second in 2018.

*Photo 3.7:
The start of
construction at
Marine Wharf
East.*



Cannon Wharf

This scheme, now known as Greenland Place, provides:

- 697 dwellings, following amendments to the original consent granted in April 2016 to increase unit numbers.
- Nine blocks of which two of which are buildings of 20 and 23 storeys.
- A business centre provided as part of approximately 6,500m² of commercial space that also includes shops, restaurants and gym uses.

The Business Centre opened in early 2016 and has created at least 80 new jobs on the site. Blocks now front onto the linear park at the adjacent Marine Wharf West scheme.

Photo 3.8:
Park adjoining
Cannon Wharf
and Marine
Wharf West



7-17 Yeoman Street

In March 2012 planning permission was granted, and has now been constructed with:

- A five storey building.
- 33 dwellings.

19 Yeoman Street

An application was submitted in August 2016 for the final part of the Plough Way Strategic site. It proposes demolition of existing structures and:

- A building of between 5 to 8 storeys comprising 72 residential dwellings.
- 371m² of commercial floorspace.
- An energy centre.

3.3.5 Lewisham Gateway

800 dwellings, a mix of non-residential development, road re-alignment, a park and a town square

Lewisham Gateway is a highly prominent site within the borough's largest and most important town centre. The large roundabout in this location previously acted as a significant barrier to physical and commercial linkages between the interchange of trains, the Docklands Light Railway and buses to the north and Lewisham Shopping Centre and the main retail area to the south. The scheme amends the road layout to create an improved pedestrian route, a new public space, which incorporates the confluence of the two realigned rivers, and development opportunities for a substantial amount of new commercial, retail and residential accommodation.

The scheme will include:

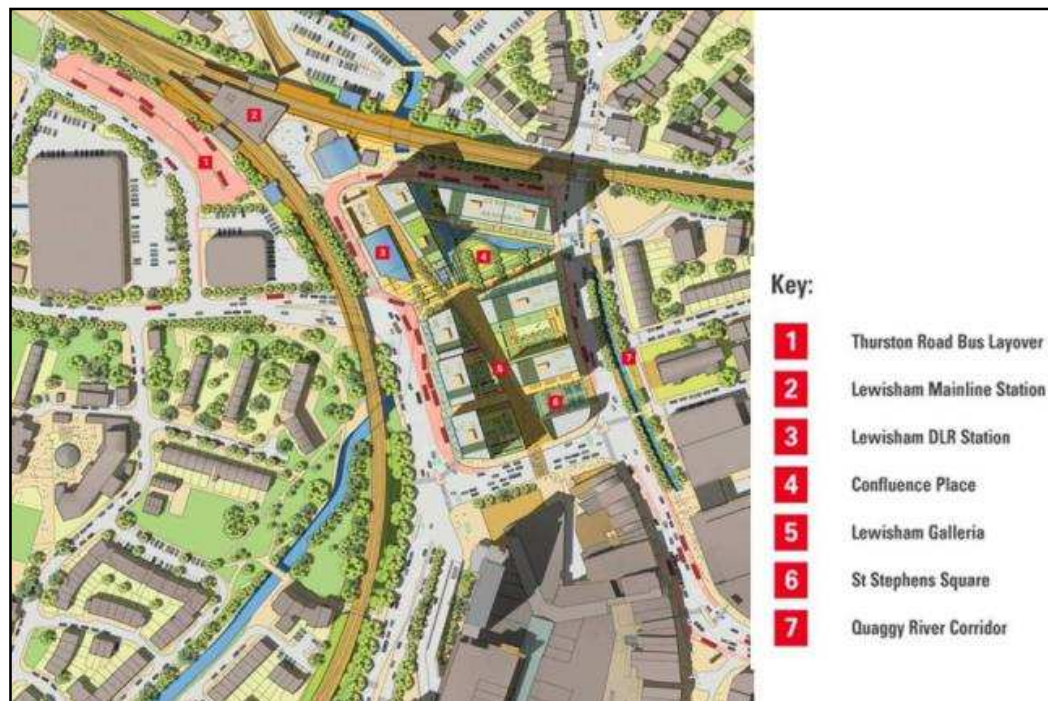
- Shops, restaurants, bars and cafes.
- Up to 800 dwellings.
- Leisure facilities.
- A new park – Confluence Place – where the Quaggy River meets the Ravensbourne.
- A town square opposite St Stephen's Church.

Photo 3.9:
Construction at
Lewisham
Gateway



The first phase, which involves the realignment of the road layout is nearly complete with two buildings constructed (15 storey and 25 storey) which provide 193 dwellings with a ground-floor shop and restaurant/cafe. Two further buildings of 15 storeys and 22 storeys respectively to provide a total of 169 residential units and additional shops or restaurants are to be completed in 2017. The new public space at Confluence Place is currently anticipated to be completed in late 2018. The applicant is consulting on a revised masterplan with a view to making a new planning application in Autumn 2016. The revised masterplan proposes to increase the number of dwellings, change the approved uses and public realm and make alterations to the size, height and siting of the buildings.

Figure 3.5: Lewisham Gateway regeneration site



3.4 Forecasting the Future Housing Supply

3.4.1 15-Year Housing Land Supply

This section is a more in-depth look at the amount of housing that is likely to come forward as part of the housing land supply for the next 15 years (as shown in the housing trajectory in Appendix 5); and assesses whether the amount of housing will be sufficient to meet the London Plan housing target, which currently stands at 1,385 for the borough.

To inform and underpin Lewisham's 15 year supply the Council has undertaken the following tasks:

- Identified those sites already under construction that are expected to be implemented.
- Assessed the likely level of housing that could be provided if unimplemented permissions, permissions that have been granted but have not yet started construction and Prior Approvals are implemented.
- Identified those sites allocated through the Core Strategy, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, that are expected to come forward in the 15 year period.

Note that the housing trajectory has been prepared on the basis of the best available information. Most of the identified development sites rely on the private sector for implementation, so the housing trajectory is not a guarantee that the projected housing shown will occur at all or at the time indicated. There will also be changing economic and market conditions over the trajectory period as well as other factors (including changes in national planning policy and development activity in surrounding areas) that will have an impact on the delivery of housing. Nevertheless, the following analysis provides a best guess of the housing supply coming forward in the future.

Appendix 5, Table 3.6 and Figures 3.8 and 3.9 show Lewisham's housing trajectory. They summarise the projected annual total of additional housing capable of being delivered each year to 2031-32 (a 15-year period)²⁹. They also show the supply compared to the London Plan housing target.

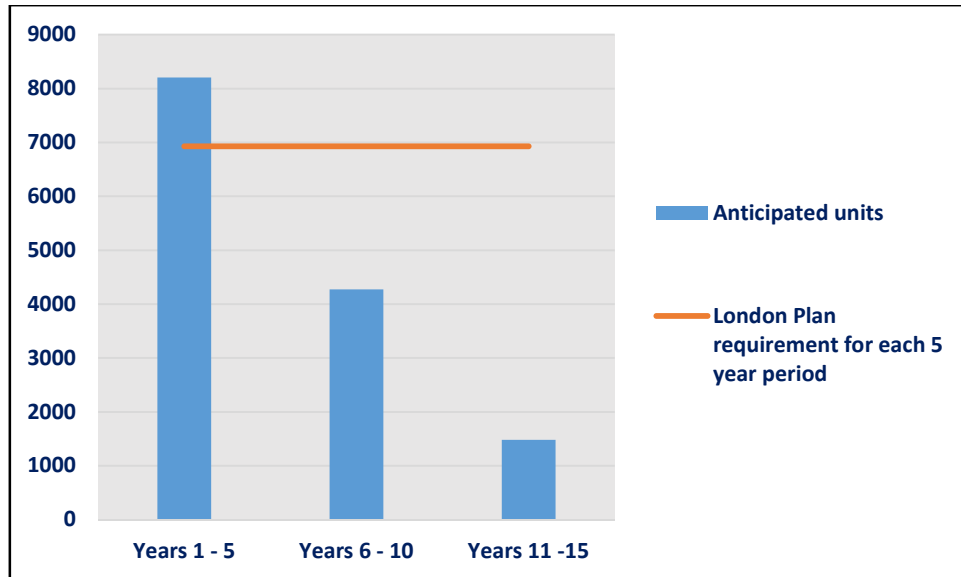
The 15 year supply amounts to 13,961 dwellings, of which 59% will be delivered in the first five years

Figure 3.6 provides an overview of the anticipated amount of residential development in each of the five year land supply periods. It shows:

- During years 1-5 8,205 dwellings are anticipated to be delivered, equating to an average of 1,641 dwellings per year. This will create 59% of the 15 year supply – see Table 3.7 for the list of sites that form the 5 year supply.
- During years 6-10 4,274 dwellings are anticipated to be delivered, equating to an average of 855 dwellings per year. This will create 31% of the 15 year supply.

- During years 11-15 1,482 dwellings are anticipated to be delivered, equating to an average of 296 dwellings per year. This will create 11% of the 15 year supply.
- During the full 15 years 13,961 dwellings are anticipated to be delivered, equating to an average of 931 dwellings per year.

Figure 3.6:
Overview of 15-
year housing
land supply



Source: Lewisham Council Planning Policy

There is a resilient supply of housing land throughout the 15 year period

Throughout the coming year and years 1-15 there will be a strong housing supply on 77 sites, as shown on the housing trajectory in Appendix 5:

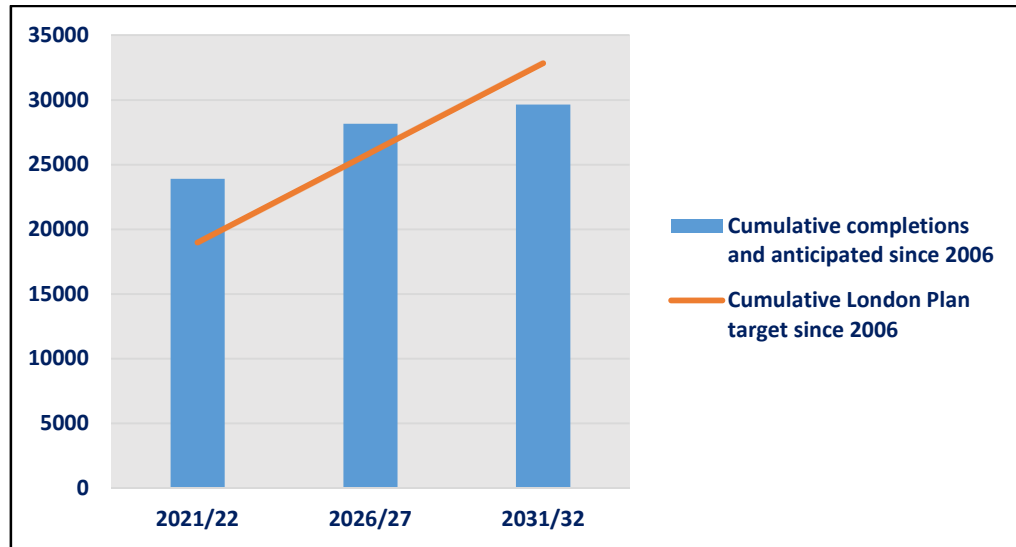
- Note that prior to the start of the 15 year supply, it is anticipated that 32 sites will be under construction in the next monitoring year (2016-17), creating a large supply of 2,255 units.
- Seven sites relate to the five strategic site allocations in the Core Strategy. All have planning permission and only two sites have yet to start construction.
- Out of the remaining 70 sites, 25 sites are already under construction, 17 sites already have planning permission, 19 sites have reached pre-application stage or have submitted planning applications and only nine sites have made no progress at all.

This provides a varied and probable supply of housing land that will provide resilience and flexibility in delivering housing even if some sites are stalled or are unimplemented in the future.

Figure 3.6 highlights that the supply of housing will fluctuate, with shortfalls in years 6-10 and 11-15 compared to the London Plan target for their respective periods (6,925). However, this is compensated by the oversupply of housing land in the first five years. This frontloading of 18% is significantly above the 5% buffer required by the Government (paragraph 47 of the NPPF²⁹).

Figure 3.7 shows the cumulative supply against the London Plan target for each five year period. It shows an over-supply during years 1-5 and 6-10 but an under-supply during years 11-15.

Figure 3.7:
Cumulative land supply since 2006 compared to the cumulative London Plan requirement



Source: Lewisham Council Planning Policy

There has been good housing performance in the past, with a cumulative over supply of 26% as at 2015-16.

There has also been good performance in the past, with eight out of the 10 years since 2006-07 exceeding their London Plan annual target, and a cumulative oversupply of 26% as at 2015-16. The orange line on Figure 3.8 shows the cumulative London Plan requirement, based on annual past and projected completions. It shows that the annual requirement falls between 2014-15 to 2023-24, due to past good past performance and the frontloading of housing sites. However, the annual requirement steadily increases once again during the last five years.

By 2029/30 the housing supply will fall short of the cumulative London Plan target

Figure 3.9 shows that the number of units do not fall below the cumulative London Plan requirement until 2029/30, which will then result in an under-supply of 3,189 units by 2031/32.

The housing trajectory does not include small sites below 10 units, some sites that have submitted applications and some sites that are at pre-application stage. The anticipated dwellings from development on these sites will significantly boost the overall 15 year housing supply. Furthermore, with a 18% over-supply anticipated in the first 5 years, there is confidence that an adequate supply of 5-year housing land can be maintained. For more details see Lewisham Housing Implementation Strategy 2015 at <http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/evidence-base/Pages/housing.aspx>.

3.4.2 Summary of Progress of Housing Trajectory Sites

Appendix 4 summarises the development progress made on the sites identified in the housing trajectory. The sites have been categorised and colour coded, dependent upon the risk of not being implemented, and the results can be seen below. Table 3.7 also shows the sites that make up the five year housing land supply.

| | |
|--|--|
| | 9 sites – medium to high risk of not being implemented when planned as site is suitable for residential development but are unlikely to be granted planning permission in the next few years. |
| | 5 sites – medium risk of not being implemented when planned as site is making slower than expected progress but which continue to be implemented. |
| | 21 sites – low to medium risk of not being implemented when planned as site is at an early stage but are not currently stalled. |
| | 42 sites – low risk of not being implemented when planned as site is progressing well. |

Development sites are progressing well

Overall the sites are progressing well and that there are no significant barriers or blockages to delay the development of these sites. Only 14 out of 77 sites (7% in terms of housing units) are identified as being at medium risk or medium-high risk of not being implemented. They relate to sites which have had planning permission for a number of years without it being implemented or sites where no development discussions have yet taken place. However, these sites are generally phased towards the end of the first five year period and beyond, which is sufficient time to allow site and application issues to be resolved and enable the sites to progress in the future.

3.4.3 Meeting the Housing Target in the Future

To summarise the analysis above, the borough has a 15 year housing supply which is reliable, flexible, has no significant blockages and can meet the cumulative London Plan housing target of 1,385 up until 2029/30, but will then experience a shortfall in supply of 3,189 units by 2031/32.

The target will need to be increased to 1,670 per year, in line with the South East London SHMA

It is anticipated that in the future the annual target will need to increase by a further 285 units to 1,670 units per annum. This is in line with the results of the objectively assessed need identified in the South East London Strategic Housing Market Assessment (SHMA). This was prepared by consultants on behalf of the London Boroughs of Lewisham, Bexley, Bromley, Greenwich and Southwark and published in June 2014.

A SHLAA will identify additional housing land supply for the future

With an increased annual target, it is likely that the existing housing trajectory sites will be used more quickly and the point at which the anticipated completions fall below the cumulative London Plan requirement will occur earlier on in the 15 year period. This means that a further housing sites will need to be identified, to increase the housing supply for the future. The Council has started to prepare a Strategic Housing Land Availability Assessment (SHLAA) in order to identify new potential housing sites, to assess

whether they are developable and deliverable and can be included in the 15 year land supply.

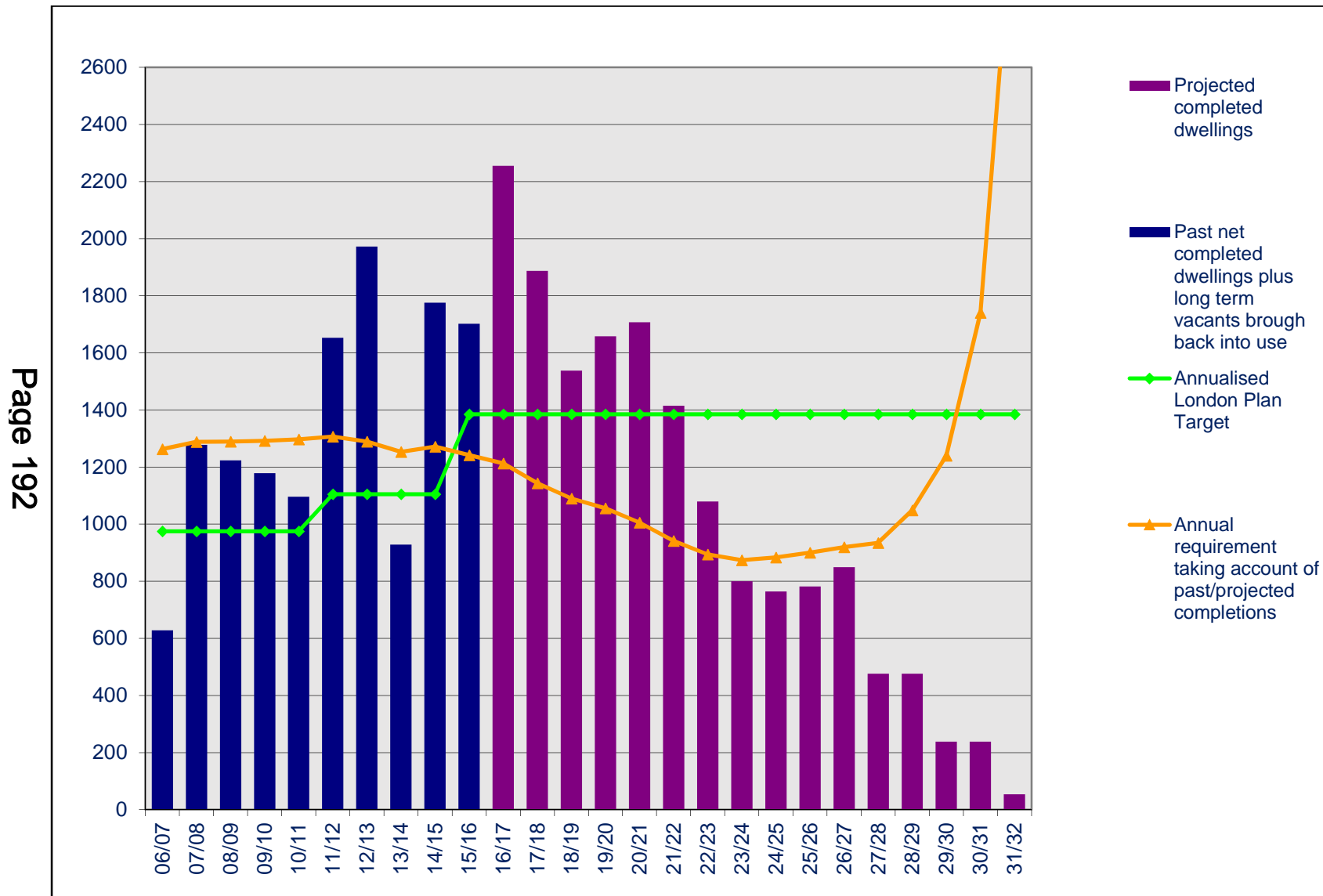
Monitoring of the 15-year housing supply will continue on an annual basis, with actions taken in instances where completions are shown to be significantly less than those anticipated in the housing trajectory and where the supply significantly falls short of the London Plan housing target.

Table 3.6: Lewisham housing trajectory 2015- 2031 input data

| Year of Plan Monitoring Year | -10 | -9 | -8 | -7 | -6 | -5 | -4 | -3 | -2 | -1 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Monitoring Year | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 |
| Past net completed dwellings plus long term vacants brought back into use | 628 | 1278 | 1223 | 1179 | 1096 | 1653 | 1972 | 928 | 1776 | 1702 | | | | | | | | | | | | | | | | |
| Projected completed dwellings | | | | | | | | | | | 2,255 | 1,887 | 1,538 | 1,658 | 1,707 | 1,415 | 1,079 | 800 | 764 | 782 | 849 | 476 | 476 | 238 | 238 | 54 |
| Cumulative Completions | 628 | 1906 | 3129 | 4308 | 5404 | 7057 | 9029 | 9957 | 11733 | 13435 | 15690 | 17577 | 19115 | 20773 | 22480 | 23895 | 24974 | 25774 | 26538 | 27320 | 28169 | 28645 | 29121 | 29359 | 29597 | 29651 |
| Annualised London Plan Target | 975 | 975 | 975 | 975 | 975 | 1105 | 1105 | 1105 | 1105 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 |
| Cumulative London Plan Target | 975 | 1950 | 2925 | 3900 | 4875 | 5980 | 7085 | 8190 | 9295 | 10680 | 12065 | 13450 | 14835 | 16220 | 17605 | 18990 | 20375 | 21760 | 23145 | 24530 | 25915 | 27300 | 28685 | 30070 | 31455 | 32840 |
| No. dwellings above or below cumulative allocation | -347 | -44 | 204 | 408 | 529 | 1077 | 1944 | 1767 | 2438 | 2755 | 3625 | 4127 | 4280 | 4553 | 4875 | 4905 | 4599 | 4014 | 3393 | 2790 | 2254 | 1345 | 436 | -711 | -1858 | -3189 |
| Annual requirement taking account of past/projected completions | 1263 | 1288 | 1289 | 1292 | 1297 | 1306 | 1289 | 1253 | 1271 | 1242 | 1213 | 1143 | 1090 | 1056 | 1006 | 942 | 895 | 874 | 883 | 900 | 920 | 934 | 1049 | 1240 | 1741 | 3243 |

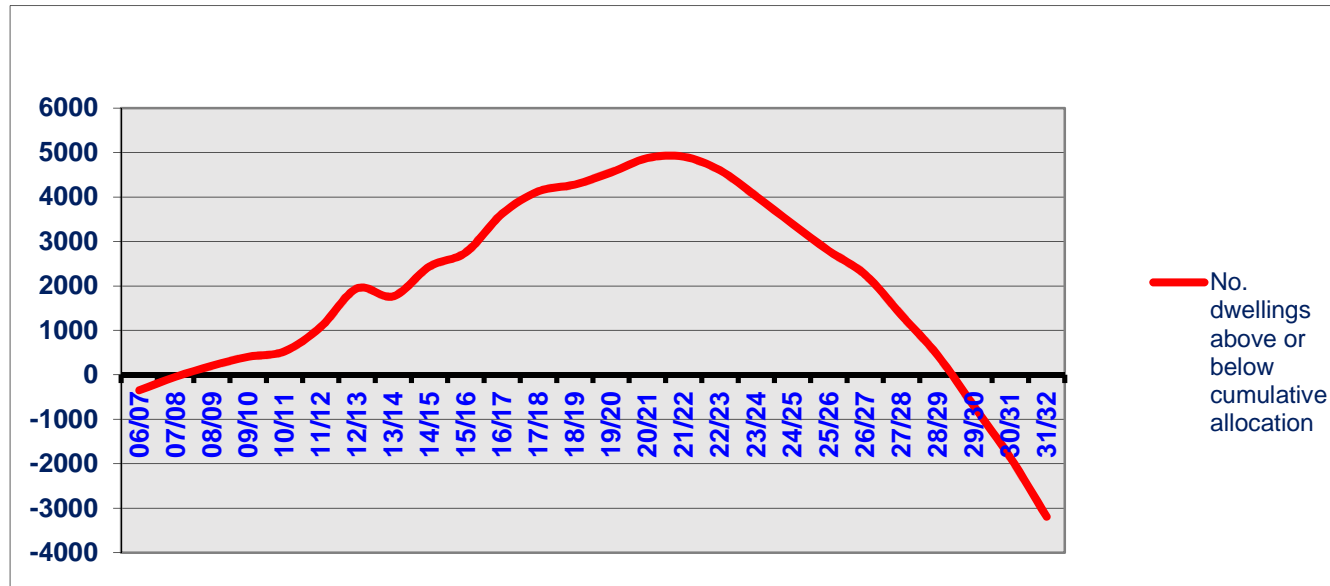
Source: Lewisham Council Planning Policy

Figure 3.12: Lewisham housing trajectory against the London Plan target



Source: Lewisham Council Planning Policy

Figure 3.13: Number of dwellings above or below the cumulative London Plan target



Source: Lewisham Council Planning Policy

Table 3.6: Five year housing supply 2017/18 to 2021/22

| Lewisham Housing Trajectory by Ward | | FIVE YEAR SUPPLY YEARS 1-5 | | | | | |
|-------------------------------------|--|----------------------------|--------------|--------------|--------------|--------------|--------------|
| | | 1 | 2 | 3 | 4 | 5 | Total |
| | | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 2017-2022 |
| Ward | Site name/address | | | | | | |
| Blackheath | Heathside & Lethbridge Estate | 118 | 118 | 0 | 0 | 132 | 368 |
| | 23 Boone Street, Dacre Park Estate (south) | 25 | 0 | 0 | 0 | 0 | 25 |
| | BMW site, Lee Terrace | 30 | 0 | 0 | 0 | 0 | 30 |
| | Ward total | 173 | 118 | 0 | 0 | 132 | 423 |
| Brockley | 302-308, 310 New Cross Road | 11 | 0 | 0 | 0 | 0 | 11 |
| | Ward total | 11 | 0 | 0 | 0 | 0 | 11 |
| Evelyn | Arklow Road Trading Estate | 0 | 96 | 96 | 95 | 0 | 287 |
| | Deptford Wharves, Oxestalls Road | 70 | 100 | 100 | 120 | 120 | 510 |
| | Plough Way, Marine Wharf East | 100 | 25 | 0 | 0 | 0 | 125 |
| | Convoys Wharf (GLA issued approval) | 0 | 147 | 147 | 168 | 168 | 630 |
| | Thanet Wharf | 0 | 30 | 130 | 120 | 100 | 380 |
| | Evelyn Court, Grinstead Road | 18 | 0 | 0 | 0 | 0 | 18 |
| | Neptune Works, Parkside House, Grinstead Road | 99 | 0 | 0 | 0 | 0 | 99 |
| | 19 Yeoman Street | | 72 | 0 | 0 | 0 | 72 |
| Ward total | 287 | 470 | 473 | 503 | 388 | 2,121 | |
| Forest Hill | Rear of Christian Fellowship site, rear of 15-17a Tyson Road | 28 | 0 | 0 | 0 | 0 | 28 |
| | Fairway House, rear of 53 Dartmouth Road | 27 | 0 | 0 | 0 | 0 | 27 |
| | Featherstone Lodge, Eliot Bank | 33 | 0 | 0 | 0 | 0 | 33 |
| | Ward total | 88 | 0 | 0 | 0 | 0 | 88 |
| Lee Green | Leegate Shopping Centre | 0 | 65 | 65 | 65 | 34 | 229 |
| | Ward total | 0 | 65 | 65 | 65 | 34 | 229 |
| Lewisham | 35 Nightingale Grove | 0 | 0 | 0 | 0 | 35 | 35 |
| | 37-43 Nightingale Grove | 0 | 0 | 0 | 0 | 30 | 30 |
| | Lewisham Gateway | 169 | 146 | 146 | 146 | 0 | 607 |
| | Lewisham Retail Park, east of Jerrard Street | 0 | 0 | 0 | 0 | 100 | 100 |
| | Tesco, Conington Road | 0 | 0 | 100 | 100 | 100 | 300 |
| | 223-225 Lewisham High Street | 22 | 0 | 0 | 0 | 0 | 22 |
| | Rear Chiddingstone House, Lewisham Park | 51 | 0 | 0 | 0 | 0 | 51 |
| | 87-89 Loampit Vale | 49 | 0 | 0 | 0 | 0 | 49 |
| | Lewisham House, 25 Molesworth Street | 80 | 157 | 0 | 0 | 0 | 237 |
| | Roof extension at Riverdale House, 68 Molesworth Street | 25 | 0 | 0 | 0 | 0 | 25 |
| | Carpet Right, east of Thurston Road | 0 | 0 | 100 | 100 | 60 | 260 |
| Ward total | 396 | 303 | 346 | 346 | 325 | 1716 | |
| New Cross | New Cross Gate station sites (29, 23-27 Goodwood Road) | 148 | 0 | 0 | 0 | 0 | 148 |
| | Kent Wharf, Creekside | 43 | 0 | 0 | 0 | 0 | 43 |
| | Sun Wharf | 0 | 94 | 93 | 93 | 0 | 280 |
| | Giffin St Masterplan Area | 0 | 0 | 110 | 100 | 0 | 210 |
| | New Bermondsey, Surrey Canal Triangle | 266 | 266 | 351 | 350 | 297 | 1530 |
| | New Cross Gate Retail Park/ Sainsbury, New Cross Road | 0 | 0 | 0 | 100 | 100 | 200 |
| | Bond House, 20-32 Goodwood Road | 89 | 0 | 0 | 0 | 0 | 89 |
| | The Albany Centre, Douglas Way | 0 | 0 | 60 | 0 | 0 | 60 |
| | Former Deptford Green Secondary School, Amersham Vale | 0 | 60 | 60 | 0 | 0 | 120 |
| | Faircharm Trading Estate, Creekside | 100 | 0 | 0 | 0 | 0 | 100 |
| Ward total | 646 | 420 | 674 | 643 | 397 | 2780 | |
| Rushey Green | Catford Green, former Catford Greyhound Stadium | 100 | 0 | 0 | 100 | 79 | 279 |
| | 16-22 Brownhill Road | 19 | 0 | 0 | 0 | 0 | 19 |
| | Ward total | 119 | 0 | 0 | 100 | 79 | 298 |
| Sydenham | O'Rourke Transport/Siwyer Transport, 154-158 Sydenham Road | 15 | 0 | 0 | 0 | 0 | 15 |
| | Ward total | 15 | 0 | 0 | 0 | 0 | 15 |
| Telegraph Hill | 111 & 115 Endwell Road | 0 | 0 | 0 | 0 | 40 | 40 |
| | New Cross Gate NDC scheme, Besson Street | 0 | 100 | 100 | 50 | 0 | 250 |
| | 6 Mantle Road | 0 | 0 | 0 | 0 | 20 | 20 |
| | 47-49 Pomeroy Street | 0 | 39 | 0 | 0 | 0 | 39 |
| | Ward total | 0 | 139 | 100 | 50 | 60 | 349 |
| Whitefoot | Excalibur Estate, Baudwin Road | 152 | 0 | 0 | 0 | 0 | 152 |
| | Foster House, Whitefoot Lane | 0 | 23 | 0 | 0 | 0 | 23 |
| | Ward total | 152 | 23 | 0 | 0 | 0 | 175 |
| ALL WARDS TOTAL: | | 1,887 | 1,538 | 1,658 | 1,707 | 1,415 | 8,205 |

Source: Lewisham Council Planning Policy

²⁹ In accordance with the requirements outlined in the National Planning Policy Framework.

²⁹ National Planning Policy Framework, paragraph 47.

4. THE VALUE OF PLANNING

This chapter discusses the Council's planning functions which generate income for the Council and the benefits arising from new development in the borough.

4.1 The Benefits of Enhanced Infrastructure

The planning systems has mechanisms for securing infrastructure

The need for physical infrastructure (transport, environment and utilities) and social infrastructure (education, health, leisure and cultural facilities) in order for a community to function is widely understood, as is the need to provide additional infrastructure capacity as the population increases. The ongoing population increase and ageing of infrastructure mean replacement and additional infrastructure is a constant cost.

The ongoing reductions in Government funding to Councils means that the Council needs to identify opportunities to increase its income from other sources. The planning system provides a mechanism for funding infrastructure by developer contributions. Whilst the mechanics of how they operate are different, both Section 106 Agreements (S106) and the Community Infrastructure Levy (CIL) provide a means for the Council to raise funds to help provide part – and in some cases all – of the infrastructure needed by a new development. Through S106 and CIL, the Council can use its planning powers to provide a considerable stream of revenue to help pay for both scheme-required and strategic infrastructure to benefit the entire community.

4.2 Section 106 Agreements

£5.2 million of S106 contributions were received in 2015-16

Despite the adoption of the CIL in the borough on 1st April 2015, S106 continues to play an important role in generating funds to contribute towards infrastructure, and is expected to continue to be the main source of funding for the next few years. Table 4.1 shows that 34 S106 agreements, unilateral agreements and deeds of variation were entered into or secured during 2015-16. The largest agreement entered into was a variation to an existing development consent at Surrey Canal Triangle, which includes a £10 million contribution to a new rail station.

£5.2 million of contributions were received in 2015-16. While this marks a reduction on the £7.6 million achieved in 2014-15, this is still higher than the amount secured in the preceding two years. It is anticipated that S106 income received will increase in the next few years as the large strategic sites that were granted approval prior to the adoption of CIL come forward; once these sites are delivered, income via S106 is expected to drop significantly and be overtaken by CIL income.

The 555 on-site affordable housing units that have been secured through S106 during 2015-16 is less than last year's figure of 623, however it is still

significantly more than the previous two years. The 555 new affordable units will be located on seven sites at:

- Kent Wharf and Surrey Canal Triangle in the ward of New Cross.
- Deptford Wharves and Marine Wharf East in the ward of Evelyn. (In addition a further 30 ‘pocket living’ units were secured as part of the redevelopment at Astra House, on Arlow Road).
- Pomeroy Street in the ward of Telegraph Hill.
- Lewisham Road in the ward of Blackheath.
- Nightingale Road in the ward of Lewisham Central.

Table 4.1: S106 agreements secured 2006-07 to 2015-16

| Type of obligation | 06-07 | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total agreements signed | 20 | 25 | 28 | 23 | 31 | 42 | 9 | 22 | 27 | 34 |
| Total contribution (£ million) | 3.1 | 1.7 | 3.5 | 3.9 | 2.8 | 39.7 | 1.2 | 3 | 7.6 | 5.2 |
| On-site affordable housing provision (number of dwellings): | | | | | | | | | | |
| Social and affordable rent | 195 | 148 | 303 | 777 | 6 | 560 | 120 | 164 | 205 | 180 |
| Intermediate (shared ownership) | 149 | 125 | 199 | 381 | 148 | 579 | 30 | 60 | 418 | 375 |
| Total on site | 343 | 273 | 502 | 1,158 | 154 | 1,139 | 150 | 224 | 623 | 555 |

Source: Lewisham Council Development Management databases

The level of S106 secured during 2015-16 reflects the continuing increase in regeneration activity through new consents being awarded on large strategic sites and the reconfiguration of existing consents, to increase their development potential further.

During 2015-16 approximately £6 million S106 funds were allocated for spend on Housing (50%), Community (22%), Education (9%), Transport (9%), Planning (6%), Health (2%) and Environment (2%) projects.

The balance of S106 funds held by the Council at the end of 2015-16 was approximately £25.4 million. Over the next few years it is expected that the balance will continue to vary significantly as major schemes make large payments. These can then experience significant delays, waiting for the associated infrastructure projects to be implemented, alongside the building out of the subsequent phases of these large sites.

4.3 Community Infrastructure Levy

CIL will collect financial contributions for infrastructure in the future

The 2008 Planning Act made provision for Councils to introduce a Community Infrastructure Levy (CIL) on new development. It is essentially a tax based on the profitability and scale of development, whereby new development can be levied to help pay for necessary infrastructure. CIL is required to be underpinned by an evidence base which demonstrates that there is a need for new infrastructure, that there is a shortfall in the funding for this infrastructure, and that the proposed CIL rate will not make development unviable.

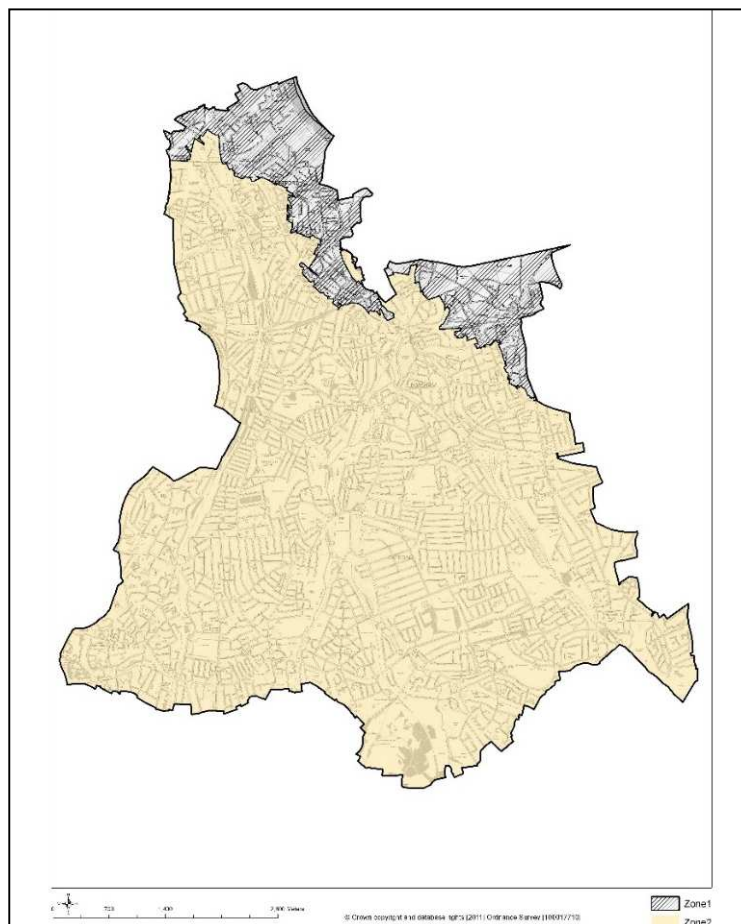
The Council’s approved CIL charging schedule has demonstrated the need for additional infrastructure, that there is presently a funding shortfall, and that development is able to sustain a CIL charge that will not be a burden on developers. This has occurred through the testing of the proposed charges through the consultation and examination process that was carried out during March 2012 and January 2014. The adopted CIL rates are shown in Table 4.2.

Table 4.2: Proposed CIL rates

| Geographical Zone | Landuse Category A (C3) | Landuse Category B (All use classes except C3 and B) | Landuse Category C (B) |
|-------------------|-------------------------|--|------------------------|
| Zone 1 | £100/m ² | £80/m ² | £0/m ² |
| Zone 2 | £70/m ² | £80/m ² | £0/m ² |

Source: Lewisham Council Development Management

Fig 4.1: CIL charging zones map



Source: Lewisham Council Development Management

In general terms zone 1 covers the Deptford regeneration sites, St Johns and Blackheath (the area shown as grey in Figure 4.1) and zone 2 covers the rest of the borough (the area shown as cream in Figure 4.1).

£1.4m was collected for the Lewisham CIL in 2015/16

The Council began to charge CIL from 1st April 2015 and has commenced collection of CIL funds. During 2015-16 83 CIL liability notices were issued on qualifying new planning consents – of which 11 carried liability to pay Lewisham CIL (LCIL). With the total potential revenue to LCIL totalling £1.5m; £1.4m was paid to the Council by the end of the financial year.

CIL will be used to fund the strategic components of infrastructure that will have a borough-wide benefit, e.g. bus stations, whilst S106 will be used to implement infrastructure directly related to the site, e.g. traffic lights or roundabout at the site access. The Council is permitted to spend 5% of the receipts on administration of CIL, which comes to £72k.

Appendix 6 provides an overview of the CIL accounts. This first year of CIL operation has resulted in low levels of liabilities as many potential development sites would have sought planning permission before CIL came into effect. It is anticipated that Lewisham CIL collection rates could potentially double over the next year as more CIL liable developments are implemented.

£2.25m was collected for the London Mayoral CIL during 2015-16

The Council is also a collecting authority on behalf of TfL for the 'Mayoral CIL, which has been in operation since 1st April 2012, collecting funds towards Crossrail. During 2015-16, £2.3m of Mayoral CIL liabilities were issued, with £2.25m received and paid over to TfL. The Council retained 4% of the fees for administration purposes, which amounted to £90k.

This is a significant jump from the Mayoral collection rates in 2014/15, where £400,000 was collected. This is due in part to increasing attention to collection of historic liabilities.

4.4 New Homes Bonus

Lewisham has secured £22.3 million in New Homes Bonus since 2011

The New Homes Bonus scheme was introduced in 2011. It is a grant paid by Central Government to Councils for increasing the number of dwellings and dwellings occupied. The scheme is administered by the Department for Communities and Local Government (DCLG).

The scheme runs for six years, during which the DCLG matches the Council Tax on new dwellings, conversions and long-term empty dwellings brought back into use. An extra premium is paid for new affordable housing added to the housing stock. Under the scheme's affordable dwellings premium mechanism, payments for new build affordable housing are based on matching the average national Council Tax band of the dwelling built, plus an additional £350 per unit per annum.

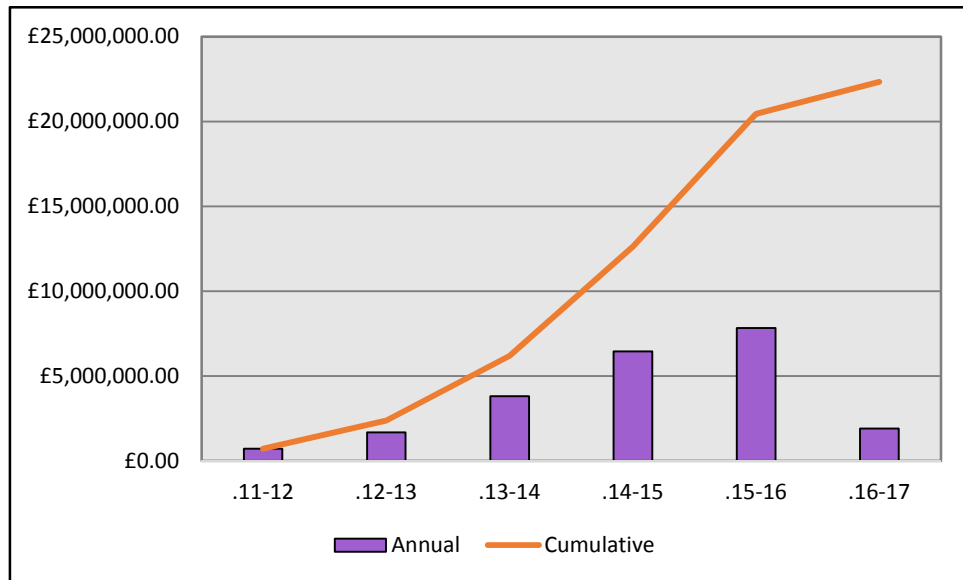
Councils can decide how to spend the New Homes Bonus. However, DCLG expects Councils to consult communities about how they will spend the money, especially in those parts of it's area where housing stock has increased.

Figure 4.2 shows that Lewisham has been awarded the following amounts for the six years in which the scheme has been operating:

- 2011-12: £ 705,698
- 2012-13: £1,663,886
- 2013-14: £3,813,791
- 2014-15: £6,442,780
- 2015-16: £7,842,253
- 2016-17: £1,889,351³¹, (although the total payment for 2016-17 is £9,731,604, as it incorporates previous delivery from 2015-16).

Figure 4.2 shows that in total since 2011 Lewisham has received £22.3 million.

Figure 4.2: New Homes Bonus grant 2011-17



Source: New Homes Bonus

Although the original six years have now past, it is likely that the New Homes Bonus will continue in the future. From December 2015 to March 2016 the Government consulted upon “New Homes Bonus: sharpening the incentive: technical consultation”. It sought views on options for changes to the New Homes Bonus to better reflect authorities’ delivery of new housing and on reducing the number of years in which current and future payments are made.

4.5 Investment in the Borough

Two initiatives have been announced during 2015-16 which will act as important catalysts for development, deliver a range of infrastructure benefits, speed up the delivery of homes and jobs, as well as significantly boosting regeneration in the borough.

In October 2015, and subsequently in March 2016, the Mayor of London designated 31 **Housing Zones** across London, with £600 million going towards building 77,000 new homes. Within the borough, two zones have been designated. The first is New Bermondsey, (known as SSA3 in the Core Strategy). It will receive £20 million from the GLA to help speed up the delivery of 2,372 new homes, 2,000 new jobs and a new Overground station, with completion of the scheme anticipated within eight years³². The second is Catford town centre, where a number of proposed development sites will benefit from £30 million from the GLA, to help transform the town centre and create 2,500 new homes.

In December 2015 TfL confirmed their commitment to the **Bakerloo Line Extension** (BLE) and began detailed technical work in 2016 to build a case for extending the line to Lewisham town centre. TfL will seek permission from Government to start the construction and anticipate that the extension will open by 2030. The BLE will be vital in helping support the anticipated growth in south London by providing improved transport infrastructure, enabling regeneration in Opportunity Areas including New Cross Gate and Lewisham and providing much-needed new capacity on a key underground line³³. TfL are also considering extending the Bakerloo Line via Catford to Hayes, although this option is at very early stage and no commitment has been given to this as yet.

4.6 Design Awards

The borough is becoming known for the high quality of design that is accompanying new development. One notable scheme is Place Ladywell (see photo 4.1 and also the photo on the front cover). This is a new type of temporary development that will last for four years before being dismantled and moved elsewhere. It provides two bedroom homes for 24 homeless families (who were previously housed in B&Bs) at LHA rent levels and provides a place for them to stay until permanent accommodation can be found. It also provides start up space on the ground floor for local businesses, retailers, artists, small cinema space and a café. With a waiting list to use these commercial units, it is proving popular with the local business community. At the New London Awards in July 2016, it won the award for the best temporary schemes and also won the Mayors Prize.

*Photo 4.1:
Award winning
development at
Place Ladywell*



Other schemes that won awards include the Deptford Project which was specially commended in the Mayors prize. The Millwall Quietway Link was also commended for public space.

Winning these awards not only reflects well on the Planning Service but will also help to drive up design quality, help to foster good working relationships with architects and set the tone for how the Council expects to engage with developers, architects and the public in future developments.

³¹ New Homes Bonus: Provisional allocations 2016 to 2017. <https://www.gov.uk/government/publications/new-homes-bonus-provisional-allocations-2016-to-2017>.

³² <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/housing-zones>.

³³ <https://tfl.gov.uk/info-for/media/press-releases/2015/december/bakerloo-line-extension-to-improve-transport-links-in-south-london-by-2030>.

5. PLANNING SERVICE PERFORMANCE

This chapter considers the performance of Lewisham's Planning Service in terms of preparing local plans, assessing and determining planning applications, carrying out planning enforcement action, protecting heritage assets and enhancing the design quality of developments.

5.1 Progress in Plan Preparation

Tables 5.1 and 5.2 provides a complete picture of Local Plan preparation.

Four Local Plans are now adopted by the Council

Table 5.1 lists four Local Plans that have already been adopted by the Council prior to this year's monitoring period. These adopted Local Plans ensure a range of up to date policies are being used by Development Management Officers and Councillors when determining planning applications.

Table 5.1: Plans adopted by the Council

| Document | Key milestones | Milestone Met? | Comment |
|--|---------------------------------|----------------|--|
| Core Strategy | Adopted June 2011 | ☺ | Prior to this AMR's monitoring period. |
| Site Allocations | Adopted June 2013 | ☺ | Prior to this AMR's monitoring period. |
| Lewisham Town Centre Local Plan | Adopted February 2014 | ☺ | Prior to this AMR's monitoring period. |
| Development Management Local Plan | Adopted November 2014 | ☺ | Prior to this AMR's monitoring period. |

Source: Lewisham Council Planning Policy

Figure 5.2 considers the Local Plans that are currently being prepared. It shows the actions achieved during this AMR's monitoring year. It also acknowledges the most up-to-date plan preparation by showing the actions that have been carried out up to the present day, i.e. April 2015 – November 2016. The actions are measured against the targets in the latest version of the Local Development Scheme (LDS), adopted by the Council in June 2015.

The National Planning Policy Framework (NPPF)³³ favours a single plan approach. It directs Local Authorities to produce a Local Plan for its area, with additional Local Plans only being prepared where clearly justified. The Council agrees with this approach.

Table 5.2: Progress in Local Plan preparation – measured against targets in the LDS

| Document | Key milestone | Milestone met? | Comment |
|--|---|----------------|---|
| Local Plan for Lewisham | Regulation 18 Issues and Options due September/October 2015 | ☺ | The public consultation for the Issues and Options Report took in October / November 2015, in line with the LDS. |
| | Preferred Options due March/April 2016 | ☹ | Work has started on drafting new preferred options policies and preparing evidence base studies and documents. Consultation will take place on the Preferred Options Report during spring 2017 – later than anticipated. |
| Gypsy and Travellers Sites Local Plan | Regulation 18 Notification and Issues and Options due February/March 2016 | ☹ | In light of an updated Needs Assessment, this stage of plan preparation has been repeated. Mayor and Cabinet approved the notification document in January 2016. It went out for consultation during March/April 2016 – slightly later than anticipated. |
| | Publication Document due July/August 2016 | ☹ | Mayor and Cabinet approved the site search parameters in July 2016. Mayor and Cabinet and Full Council approved the Potential Sites Report (i.e. Publication Document) in September 2016. Consultation took place in October/November 2016 – slightly later than anticipated. |
| | Submission of Plan due November 2016 | ☹ | Submission of the Plan, which will identify a recommended gypsy and traveller site, will likely take place in early 2017 – later than anticipated. |

Source: Lewisham Council Planning Policy

Council has started preparing an integrated Local Plan for Lewisham, and is currently working on drafting policies for the Preferred Option Report

Table 5.2 shows that preparation of a new integrated Local Plan for Lewisham is underway. During this monitoring period, the Regulation 18 Issues and Options Document was consulted upon during October/November 2015, meeting the target timescale identified in the LDS. Since then, the work programme has slipped whilst the Policy Team have carried out an in-depth review of national, regional and local policy requirements, started working on a range of evidence base documents and studies and started drafting policies for inclusion in the Preferred Options Report.

It is anticipated to be consulted upon during spring 2017, which is later than anticipated in the LDS. However, this delay is advantageous in that it has enabled an insight into how the London Plan will be reviewed and how the Housing and Planning Act will be implemented, thereby allowing local policies to reflect the wider policy situation and be aligned with regional and national guidance.

Council has started preparing a Gypsy & Traveller Local Plan

The Council has started to prepare a separate Local Plan specifically for the allocation of a site or sites for Gypsy and Traveller accommodation. There has been no site in Lewisham for Gypsy and Traveller accommodation since 2009 and there is a pressing need to meet the needs of Gypsy and Traveller population. Therefore, preparation of this document separately as a single issue Local Plan is considered justified. Previous progress has been halted whilst a Needs Assessment was prepared, and published in June 2015.

Subsequent to this it has been necessary to revisit and update the Needs Assessment again, to take into account the new definition of Gypsy and Travellers in the new national guidance "Planning policies for Travellers". This has resulted in a delay against the LDS target milestones. However, progress is being made. An officer steering group with input from various Council departments has been established. The Regulation 18 Notification and Issues and Options Report was consulted upon in March/April 2016 and the Preferred Sites Report was consulted upon in October/November 2016. Furthermore, it is likely that this Local Plan will be submitted to Government in early 2017, a few months behind the milestone scheduled in the LDS.

5.2 Neighbourhood Planning

The Localism Act 2011 introduced permissive powers which allow local communities to influence the planning of their area by preparing Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO). The Neighbourhood Planning (General) Regulations 2012 which came into force as of April 2012.

NDPs are led by local people who set out how they want their local area to develop. Once adopted, the NDP becomes part of the borough's development plan and will be used to consider relevant planning applications. NDPs can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. Lewisham Council is responsible for designating neighbourhood forums and areas. An NDP is subject to an independent examination and referendum before the Council can consider adopting it.

Local communities can also draw up NDOs, which grant planning permission in relation to a particular neighbourhood area for development specified in the order. An NDO is also subject to an independent examination and a local referendum before they can come into force. The Act requires the Council to set out details of any NDP or NDO in the AMR.

Since the Act came into force the Council has received six formal applications for the designation of neighbourhood forums/areas, as can be seen from the overview in Table 5.3. A complete picture of neighbourhood planning so far is provided by showing the actions achieved during this AMR's monitoring year and up to present day as grey coloured cells and bold text. In addition, the main actions achieved prior to this monitoring year are shown as grey text.

Table 5.3: Progress of Neighbourhood Planning

| Group | Submitted application for neighbourhood forum/area | Neighbourhood forum/area designated by the Council | Neighbourhood Plan prepared |
|-------------------------------|--|--|-----------------------------|
| Crofton Park/Honor Oak Park | January 2014 | June 2014 | Currently being prepared |
| Grove Park | June 2014 | September 2014 | Not yet |
| Corbett Estate | December 2014 | April 2015 | Not yet |
| Lee | August 2015 | January 2016 | Not yet |
| Deptford Neighbourhood Action | August 2015 | February 2016 | Not yet |
| Upper Norwood/Crystal Palace | March 2015 | Not yet | |

Source: Lewisham Council Planning Policy

Currently five neighbourhood forum/areas have been adopted by the Council

The **Crofton Park and Honor Oak Park** Neighbourhood Forum submitted an application seeking the designation as a forum and a neighbourhood area in January 2014. The Council consulted on these and designated the forum and area in June 2014. This took place prior to this AMR's monitoring period. They are currently preparing their draft plan.

Grove Park Neighbourhood Forum submitted an application seeking designation as a forum and a neighbourhood area in February 2014. The application was withdrawn, but was resubmitted in June 2014 and the Council designated the forum and area in September 2014. This took place prior to this AMR's monitoring period.

The **Corbett Estate** Neighbourhood Forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in December 2014. The Council consulted on these and designated the forum and area in April 2015, within this AMR's monitoring period.

The **Lee** community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated the forum and area in January 2016, within this AMR's monitoring period.

The **Deptford** Neighbourhood Action community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated the forum and area in February 2016, within this AMR's monitoring period.

The **Upper Norwood and Crystal Palace** forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in March 2015. The proposed neighbourhood area boundary includes a small parcel of land in Lewisham but much larger parcels of land within the London Boroughs of Bromley, Croydon, Lambeth and Southwark. Further information

has been requested within this AMR's monitoring period from the Upper Norwood and Crystal Palace forum in order for the Council to progress this application.

In September 2016 a Neighbourhood Planning Bill was announced. The implications for Neighbourhood Planning arising from this Bill will be covered in next year's AMR.

5.3 Duty to Co-operate

5.3.1 Statutory Requirements

There is a statutory Duty to Co-operate

The Localism Act 2011 requires LPAs to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. Specifically, the Localism Act 2011³⁴ places a duty on boroughs to cooperate where:

'a sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas'.

The Localism Act requires LPAs to *'engage constructively, actively and on an ongoing basis'* to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15th November 2011.

The NPPF³⁵ provides details regarding the expectations of LPAs to cooperate on strategic issues, and highlights those policies that should be considered as strategic priorities.

The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the LPAs monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.

5.3.2 Actions to Meet the Duty to Co-operate

Consultation and co-operation with other south-east London Boroughs continues

The Council has undertaken a considerable amount of engagement activity and discourse with neighbouring Local Authorities in 2015-16, both individually and as part of planning groups and forums on a sub-regional and London-wide basis. The same can be said for engagement with other Government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage and Thames Water.

The Council is proactively working with neighbouring LPAs to identify cross-boundary planning issues and to co-operatively work on solutions to these issues. The Council organises a quarterly Planning Policy Group meeting of the South East London Planning Authorities, attended by the London Boroughs of Bexley, Bromley, Greenwich and Southwark. During the monitoring year topics discussed included education, Gypsy and traveller sites, housing and waste.

Prior to this AMR's monitoring period, the South East London Planning Authorities group jointly commissioned consultants to prepare a Strategic Housing Market Assessment (SHMA) for the South East London sub-region. The result was the production of the Objectively Assessed Need (OAN) for housing in the sub-region. The report was published in June 2014 and the group are currently working to meet their OAN.

5.4 Self-build and Custom Housebuilding Register

There are now 28 entries on the self-build and custom housebuilding register

The Self-build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes³⁶. The Council has set up a register. It can be accessed via the Council's website. This register will form part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses. To date, 28 people or organisations have registered their interest on the Council's on-line registration form. Further monitoring will take place in next year's AMR.

5.5 Planning Applications

There were 487 more applications than the previous year

Table 5.4 and Figure 5.1 show that there was a total of 3,234 applications where decisions were made during 2015-16³⁷. This equates to 487 more planning applications than the previous monitoring year. This intake of planning applications is higher than the preceding 11 years. In addition, the Planning Service also dealt with 815 other types of applications including Prior Approvals, non-material amendments and approval of details.

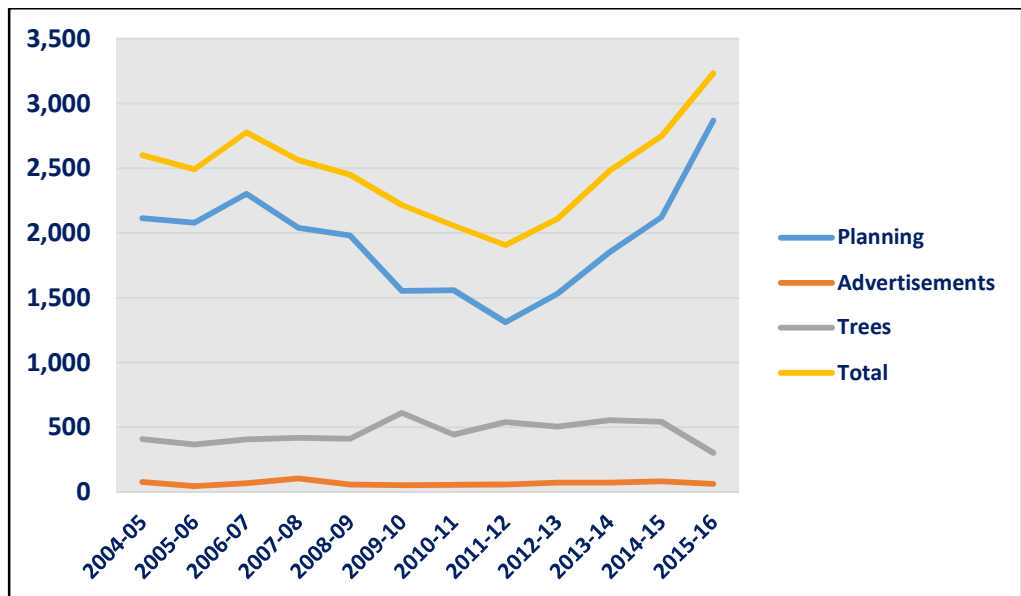
2015-16 saw an 18% increase in applications from the previous year. The increases over the last few years have reversed a trend of continual decreases in applications in the years 2005 to 2011 (except 2006). This reflects the recent upturn in the economy and the strengthening of the house building and construction industry.

Table 5.4:
Development
management
applications by
type 2004-05 to
2015-16

| Year | Planning | Advertise-ments | Trees | Total: | % change from previous year |
|-------|----------|-----------------|-------|--------|-----------------------------|
| 04-05 | 2,115 | 78 | 409 | 2,602 | NA |
| 05-06 | 2,081 | 46 | 366 | 2,493 | -4.2 |
| 06-07 | 2,303 | 68 | 407 | 2,778 | 11.4 |
| 07-08 | 2,040 | 106 | 419 | 2,565 | -7.7 |
| 08-09 | 1,981 | 58 | 411 | 2,450 | -4.5 |
| 09-10 | 1,553 | 52 | 611 | 2,216 | -9.6 |
| 10-11 | 1,558 | 55 | 444 | 2,057 | -7.2 |
| 11-12 | 1,311 | 57 | 539 | 1,907 | -7.3 |
| 12-13 | 1,532 | 72 | 506 | 2,110 | 10.6 |
| 13-14 | 1,852 | 74 | 555 | 2,481 | 17.6 |
| 14-15 | 2,122 | 82 | 543 | 2,747 | 10.7 |
| 15-16 | 2,869 | 62 | 303 | 3,234 | 17.7 |

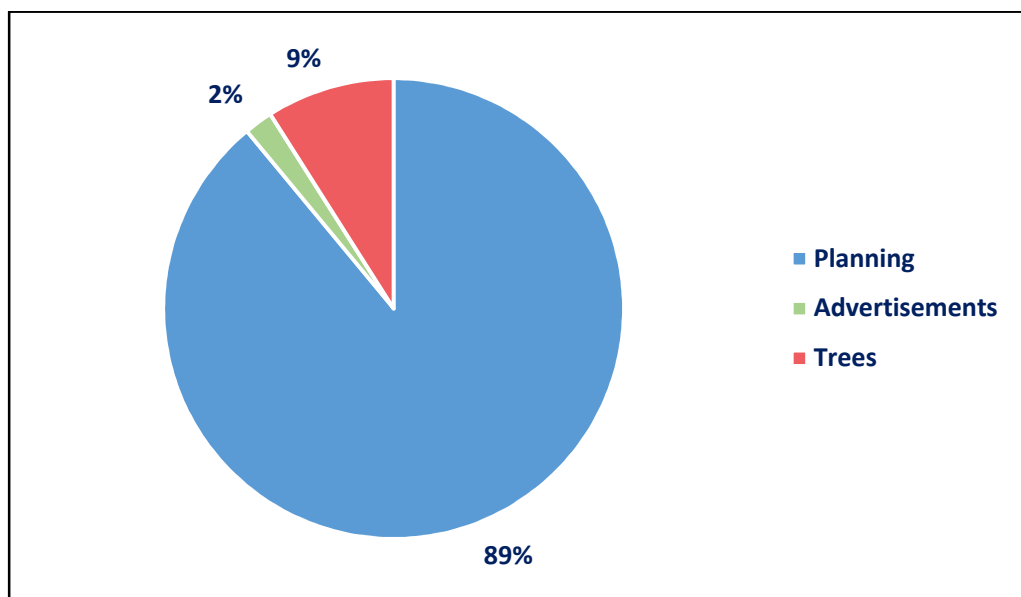
Source: Lewisham Council Development Management databases

Figure 5.1:
Development
Control
applications
2004-05 to 2015-
16



Source: Lewisham Council Development Management database

Figure 5.2:
Applications by
type in 2015-16



Source: Lewisham
Council
Development
Management
databases

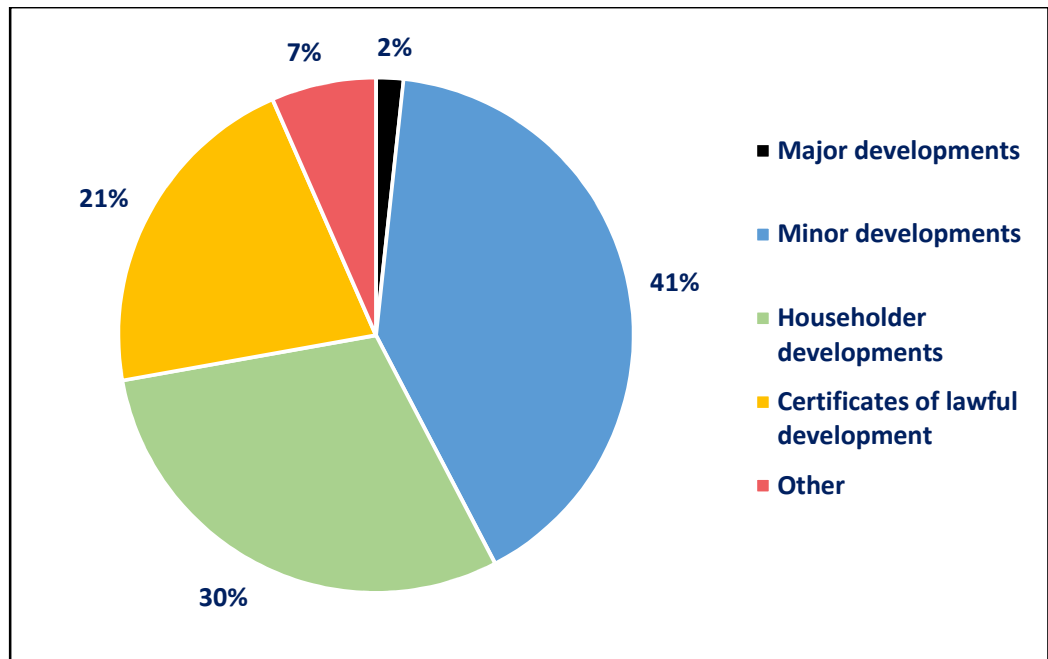
Almost 90% of applications were for planning

Figure 5.2 shows that 89% of the applications related to planning. Tree applications are next, accounting for 9% of the total applications. Only a small number of advertisement applications were lodged (2%). These proportions remain similar to previous years.

Almost half of applications were minor applications

Figure 5.3 shows that for planning applications lodged during 2015-16, only 2% were major applications i.e. involving 10 dwellings or more (same as last year). Minor applications formed the largest category with 41% (slightly less than last year's 45%), followed by 30% householder applications (same as last year). Certificates of Lawful Development are now 21% of the intake (more than last year's 16%). The remaining 7% relate to other types of applications.

Figure 5.3: Planning applications by category, 2015-16



Source: Lewisham Council Development Management databases

Performance against targets is good

Table 5.5 compares the rate of delivery for different types of applications with the targets set by the Council. It shows that in 2015-16 the performance for determining all types of applications either met or exceeded the targets.

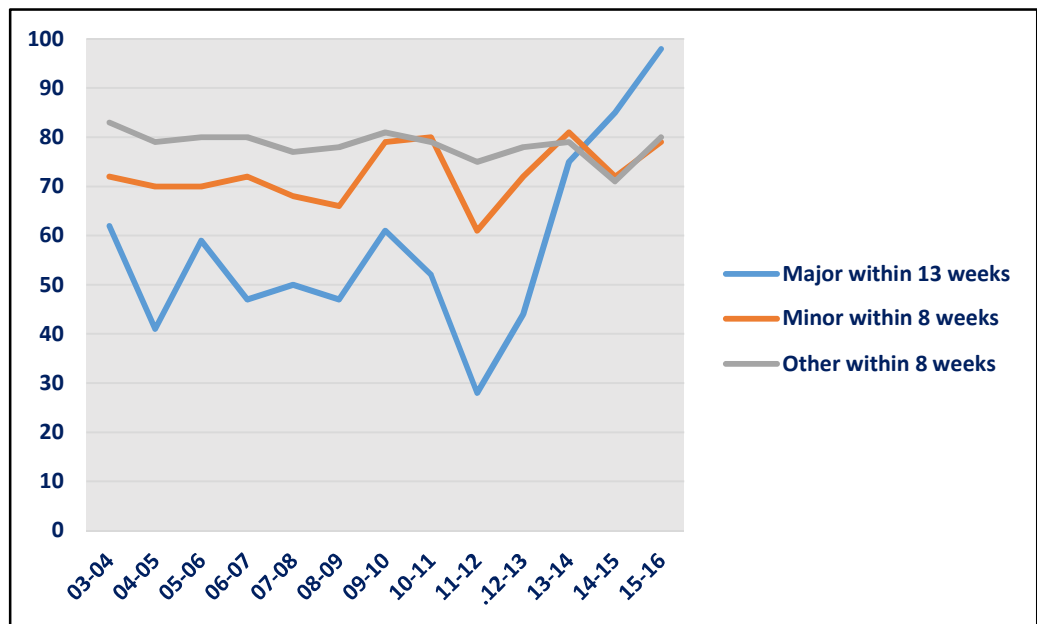
Table 5.5: Development Control performance during 2015-16

| Type of application | Target | Actual |
|---------------------|---------------------|---------------------|
| Major | 60% within 13 weeks | 98% within 13 weeks |
| Minor | 70% within 8 weeks | 79% within 8 weeks |
| Other | 80% within 8 weeks | 80% within 8 weeks |

Source: Lewisham Council Development Management databases

Figure 5.4 shows how the percentage of applications determined within the 8 and 13 week target periods have fluctuated over the years. It also shows that the performance for this year has been better than previous years.

Figure 5.4: Percentage of applications determined within target timescales, 2003-04 to 2015-16



Source: Lewisham Council Development Management databases

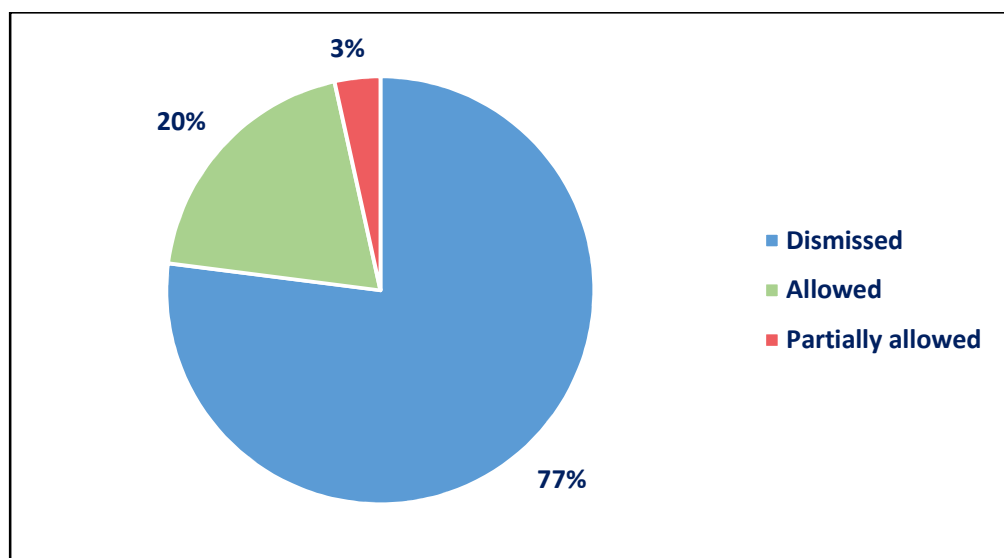
5.6 Appeals

Appeal decisions are a way of assessing the performance of policies in the LDF and provides a good indication of the quality and robustness of planning decisions made by the Council. If few appeals are allowed and policies are being upheld by planning inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed, revision of failing policies may be needed.

77% of appeals were dismissed

The number of appeals lodged has fluctuated from 72 in 2012-13 to 96 in 2014-15 and now 87 in 2015-16. Figure 5.5 shows the outcome of the appeals lodged in 2015-16, where the majority (77%) were dismissed whilst 20% were upheld and 3% were partially upheld. This is better than the national average, with a ratio of two thirds dismissed to one third upheld nationally. It is also slightly better than last year where 22% of appeals were upheld.

Figure 5.5: Success rates in appeals performance 2015-16



Source: Lewisham Council Development Management databases

5.7 Enforcement

379 enforcement cases registered during 2015-16

The Council has powers under the Town and Country Planning Acts to take legal action when:

- Development occurs without planning permission and is unlikely to receive planning permission from the Local Planning Authority.
- Conditions attached to a permission are not complied with.
- Other breaches of planning control have been committed.

The Council carries out its enforcement duties in accordance with the Primary Acts, the Local Plan and the London Plan. In addition, enforcement functions within the wider Council core commitments to the borough with respect to protecting the human and physical environments, its urban form, heritage assets and green spaces.

Enforcement cases are investigated on the basis of a priority system which first and foremost seeks to protect the Council's statutory heritage buildings (listed buildings) and trees protected by Tree Preservation Orders. The enforcement service also seeks to protect residential amenities from development which results in statutory nuisance, causes physical damage and insensitive alterations to the townscape, buildings and land forms as well as protecting its conservation areas.

In 2015-16 379 reports of alleged breaches of planning control were registered and 249 cases were closed. This is less than previous years, with 411 cases received in 2013-14 and 408 in 2014-15. Likewise, 271 cases were closed in 2013-14 and 291 in 2014-15.

Although performance seems lower than previous years, this is due to the way in which enforcement cases are registered. Only cases that strongly suggest a breach of planning control have been registered. Many more complaints are closed down after initial investigations show no breach has taken place, e.g:

- works that are classed as permitted development (planning permission is deemed to be granted for certain types of development subject normally to conditions);
- planning permission has been granted for the works and the implementation of those works are within the start period (normally 3 years),
- the works do not amount to development (they may be works which affect only the interior of the property or are di minimus).
- it is not expedient to enforce the alleged breach (marginal or non-material breaches of planning control).
- the unauthorised development has subsequently stopped (stopping the use causing harm to the property or reinstated the property to its original form).
- it is immune to enforcement action (the unauthorised development has been in place: for more than 4 years as a new or separate residential unit, or building works which have been substantially complete for 4

years or more, or 10 years for a change of use to a non-residential use.

33 enforcement notices issued during 2015-16

Government guidance advises Local Authorities to only serve enforcement notices in the most severe of planning circumstances having regard to the development plan and the public interest. The team issued 33 enforcement notices in 2015-16. This is higher than previous years, with 17 in 2014-15 and 18 in 2013-14.

5.8 Conservation and Urban Design

5.8.1 National and Local Conservation Listings

The borough has a rich heritage

The Council recognises the value of the historic environment and the contribution it makes to the local character of the borough, and considers it to be important to preserve and enhance its heritage assets for the future. The Council also supports the principles of heritage-led regeneration. This view is supported by our own policies as well as national policies.

Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the borough's architectural, historic and townscape character. A heritage asset is a building, monument, or landscape identified as having significance meriting consideration in planning decisions, because of its valued heritage interest.

Heritage assets can be identified through statutory designation as heritage assets of national significance such as, Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. They can also be identified through designation by the Local Planning Authority, which includes Locally Listed Buildings and Areas of Special Local Character. Finally heritage assets can be identified through areas assessments, master planning or during the planning process itself.

Lewisham has a number of statutory designated heritage asset entries, each benefitting from the same level of protection despite their listing grade. There are a total of 364 **nationally listed entries**, which include buildings, structures and monuments:

- 330 Grade II listed buildings (or groups of buildings).
- 28 Grade II* listed buildings (or groups of buildings).
- Two Grade I listed buildings (Boone's Chapel in Lee High Road and St Paul's Church in Deptford).
- Three registered parks and gardens (all Grade II).
- One scheduled ancient monument.

One Grade II building in Blackheath was also upgraded to Grade II* due to its exceptionally preserved and intact late 17th century interior, which is increasingly rare in London.

One new nationally listed entry in 2015-16

During the period of this AMR there has been one new Grade II list entry: the Roman Catholic Church of the Annunciation and St Augustine at Beckenham Hill. Together with the attached presbytery and parish hall, it has been listed Grade II for its special architectural and historic interest. The church is a striking design inside and out reflecting advanced architectural thinking of the early 1960s, and is a reworked version of a highly commended design for Liverpool Metropolitan Cathedral.

Photo 5.1: Newly listed Grade II Church at Beckenham Hill



Over 600 buildings, structures and places are listed nationally

The above numbers refer to list entries, rather than individual buildings and is by no means comprehensive. An entry might comprise a single house but can also relate to a whole terrace or groups of houses and their outbuildings. Therefore, the total number of buildings that enjoy statutory protection in Lewisham is much higher and can be estimated close to 600.

There are 301 buildings on the local list

In addition to statutory (nationally) listed buildings, Lewisham has a great number of buildings of local architectural and townscape merit. Whilst they do not meet the national criteria for statutory listing, they add to the local distinctiveness of the borough, and so are protected under a **Local List**. The borough currently contains 301 locally listed buildings (including structures and items).

The borough has 28 **Conservation Areas**. Conservation area status protects individual buildings as well as the spatial qualities of an area. The Conservation Team has an ongoing programme of reviewing existing Conservation Areas and identifying new ones. Public consultation is to follow soon for the review of two areas and the designation of one new area.

The borough contains 21 **areas of archaeological priority** and one **area of special local character**. However there are no registered wrecks or registered battlefields in the borough.

Part of the borough is in the **Buffer Zone** of the Maritime Greenwich World Heritage Site.

Improved circumstances of buildings at risk

19 buildings/structures (including ten graveyard monuments in one churchyard) and the Deptford High Street Conservation Area are currently on Historic England's '**at risk**' register due to neglect and decay. The same buildings/items and conservation area remain at risk as last year. However, the

Council continues to work with Historic England and property owners to reduce the risk status and, although they remain at risk, the condition of all items classed as at risk is improving due to this work.

5.8.2 Design Review Panel

To date over 28 schemes have been reviewed

The Design Review Panel (DRP) is a group of professional design experts, who meet regularly to review development schemes. The panel assists and encourages developers and their design teams to achieve and deliver high quality design in their development proposals. While the panel does not have decision-making powers, it serves as an advisory body. Comments from the panel are fed into the assessment of pre-application schemes, planning applications and appeals. Bringing a scheme to DRP as early as possible can ensure a productive and beneficial outcome for all parties. By doing this, design teams have an appropriate time to respond to panel advice and have a better chance to address design concerns prior to application.

During 2015-16 DRP have reviewed 16 sites (some multiple times creating a total of 28 assessed schemes) and provided design advice on 3,075 dwellings and 15,256 m² of non-residential floorspace³⁸. Two additional schemes will provide enhancements to six different schools.

Table 5.7 provides further details of the 16 sites that were reviewed at DRP during 2015-16:

- 10 sites are at pre-application stage, of which three are site allocations. Given that they are not yet at formal application stage, they are deemed confidential and cannot be referenced in this report and are instead referred to as Site A, B and so on.
- Six sites are in the planning pipeline (shown as named sites in Table 5.7). These sites have either been granted permission after having been to DRP but before the end of the monitoring period (31st March 2016) or are already approved sites where DRP has assessed the design of specific phases of their development.
- 10 of the 16 sites are located within the Growth and Regeneration Area, thereby helping to enhance the design quality of the sites being regenerated. Six are at New Cross, two are at Evelyn, two are at Lewisham Central and one is at Rushey Green.
- The remaining sites are located mostly in the north of the borough at Telegraph Hill, Brockley and Blackheath, with only one site at Forest Hill in the south of the borough being reviewed.
- Nine of the sites will be developed with a mix of uses, not just housing. They will provide mixed use developments encompassing a range of commercial, hotel, retail, art studios, health centre, café, car sales and residential units.
- Seven out of the 16 sites will provide solely residential units.

Table 5.7: Sites reviewed at DRP during 2015-16

| Site name | Ward | Site description | Net units completed | Has the site been approved as at 31 st March 2016 |
|--------------------------------------|------------------|---------------------|---------------------|--|
| Strategic gains | | | | |
| Catford Green (part of site) | Rushey Green | Residential scheme. | 179 | Yes |
| Site A | New Cross | Mixed use scheme. | 380 | No |
| Site B | New Cross | Mixed use scheme. | 250 | No |
| Lewisham House, 25 Molesworth Street | Lewisham Central | Residential scheme. | 230 | Yes |
| Site C | Telegraph Hill | Mixed use scheme. | 103 | No |
| Major gains | | | | |
| Site D | Evelyn | Mixed use scheme. | 67 | No |
| Large gains | | | | |
| 29 Pomeroy Street | Telegraph Hill | Residential scheme. | 37 | Yes |
| Featherstone Lodge, Eliot Bank | Forest Hill | Residential scheme. | 36 | Yes |
| Site E | New Cross | Residential scheme. | 31 | No |
| Site F | Forest Hill | Residential scheme. | 22 | No |
| Unknown site capacity | | | | |
| Arklow Trading Estate | Evelyn | Mixed use scheme. | ? | Yes |
| Site G | New Cross | Mixed use scheme. | Not specified | No |
| Site H | New Cross | Mixed use scheme. | Not specified | No |
| Site I | Lewisham Central | Mixed use scheme. | Not specified | No |
| Site J | Blackheath | Mixed use scheme. | Not specified | No |
| Breakspear Mews, 19 Wickham Road | Brockley | Residential scheme. | ? | Yes |

Source: Design Team database

Further information about the DRP can be found here:

<http://www.lewisham.gov.uk/myservices/planning/conservation/Pages/Design-Review-Panel.aspx>

³³ Paragraph 153 of the National Planning Policy Framework.

³⁴ Section 110 (1)(4) of the Localism Act.

³⁵ Paragraphs 156, 178-181 of the National Planning Policy Framework.

³⁶ <http://planningguidance.communities.gov.uk/blog/guidance/self-build-and-custom-housebuilding/self-build-and-custom-housebuilding-registers/>

³⁷ This excludes applications that were dismissed, not validated etc.

³⁸ The totals include return reviews and provide totals only where statistics are available as part of the Design Review Panel process.

6. CONCLUSION

6.1 Main Achievements

In assessing the type and quantum of development that has taken place in 2015-16, and will take place in the future, the AMR has identified a number of achievements for the borough. Table 6.1 highlights some of the key facts relating to these achievements.

Table 6.1: Main achievements

| Category | Main achievements |
|--|---|
| Housing completions | With 1,533 net housing completions, it is the 2 nd highest in the last 12 years and exceeds the London Plan target of 1,385 by 11%. The completions are focussed in the Regeneration and Growth Areas. Affordable housing is being provided - with 211 net affordable housing completions. A social rent/affordable rent: intermediate ratio of 77:23 differs only slightly from the Core Strategy 70:30 target. |
| Housing approvals | 2,371 net dwellings were approved in 2015-16, of which 73% will be located on four sites and 84% will be focussed in the Regeneration and Growth Areas. 387 of the approved dwellings will be affordable housing units. |
| Non-residential floorspace | There has been a gain of 5,783m ² non-residential floorspace completions. Overall, completions have resulted in net gains in retail, leisure and community and other floorspace. From approvals, there will be a net gain in retail, leisure and community floorspace. |
| Strategic sites | Progress has been made on the five strategic sites - Plough Way, Lewisham Gateway and Oxestalls Road are currently under construction and Convoys Wharf and Surrey Canal Triangle have planning permission. |
| Future housing supply | There is a resilient supply of housing land for the next 15 years – with 2,255 dwellings in the forthcoming year and 13,961 dwellings in years 1-15 and an 18% over-supply in the first five years compared to the London Plan target. Development sites are progressing well, with only 7% of the units at medium or medium/high risk of not being implemented. |
| Section 106 funds / CIL | Significant funds have been generated in 2015-16 – with £5.2 million received from S106, £1.4 million collected for the Lewisham CIL and £2.25 million collected for the London Mayor's CIL. A total of £22.3 million has also been granted through the New Homes Bonus since 2011. |
| Investment in the borough | The two Housing Zones designated at New Bermondsey and Catford Town Centre and TFL's commitment to the Bakerloo Line extension to Lewisham Town centre will act as catalysts for development. |
| High quality design | A number of awards recognise the high quality of design taking place in the borough, including the temporary mixed use development of 24 affordable housing units and start up commercial space at Place Ladywell. |
| Local plans | Although slower than anticipated in the LDS, progress has been made on two Local Plans - the Local Plan for Lewisham and the Gypsy and Traveller Site(s) Local Plan. |
| Neighbourhood planning | Neighbourhood planning is gathering pace, with five formally designated neighbourhood forums and areas. |
| Co-operative working | The Council is working co-operatively with neighbouring local authorities, who meet quarterly to discuss cross boundary issues. |
| Planning applications/enforcement | 3,234 applications were decided in 2015-16, 487 more than the preceding year. The performance for determining major, minor and other applications either met or exceeded target levels. 77% of appeals were dismissed. 379 enforcement cases were opened in 2015-16, 249 cases closed and 33 enforcement notices were served. |
| Heritage assets | There are over 900 buildings, structures and places listed either nationally or locally. One Grade II building was upgraded to II* and one church has become a Grade II entry at Beckenham Hill. |
| Design Review Panel | 28 schemes have been assessed by the Design Review Panel at application and pre-application stage, enabling design issues to be addressed at an early stage. |

Overall, it is evident that much of the development taking place across the borough reflects the spatial strategy set out in the Core Strategy. Furthermore, a resilient 15 year housing land supply, progress in terms of the strategic sites, Local Plans and Neighbourhood Planning, significant S106 and CIL funding, investment in the Borough through Housing Zones and the Bakerloo Line Extension, good performance in determining applications and design and heritage initiatives all add up to make 2015-16 a successful year for planning in the borough of Lewisham.

6.2 Concerns

No new concerns have been raised in this AMR. However, there are a number of concerns raised in last year's AMR that remain relevant.

Affordable housing that falls short of the target

Only 14% of the completions are affordable housing. This falls short of the 50% target in the Core Strategy. Note that in practice the amount and type of affordable housing to be actually delivered on-site may differ from the original approval, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum. Viability is the main reason why lower amounts of affordable housing are being negotiated.

Losing non-residential floorspace to housing

The Prior Approval process has enabled 14% of the completions on non-residential sites to be redeveloped solely for housing. 13% of the approvals made during 2015-16 were Prior Approvals and this trend will continue in the future. It is detrimental to local economic diversity and could undermine the protection of scarce employment land in the future. In addition the dwellings created from prior approvals consist mostly of small properties which do not cater for the needs of local families.

Large scale loss of business floorspace

There has been a net loss of business floorspace, with 13,383m² completed and 335,939m² approved. At first, this large scale loss seems alarming but it can help to regenerate the borough by allowing for the redevelopment of mixed use sites, including the strategic site allocations, and by providing modern business units more suited to the modern day economy.

Developments are above density standards

Much of the borough is experiencing densities above the London Plan Sustainable Residential Quality (SRQ) matrix, with an average of 51% of residential units permitted over the last six years exceeding the SRQ matrix.

Future housing supply

Despite a resilient 15 year housing supply, it is likely that the target will need to be increased further to 1,670 per annum, in line with the South East London SHMA. To help meet the increased target the Council has started to prepare a SHLAA which will identify potential additional housing sites to be included in the 15 year supply.

Further monitoring is needed

The concerns identified above will need to be further monitored in future AMRs, to determine:

- Any long-term impacts.
- If any mitigating actions need to be carried out.
- If current policies remain relevant for the new Local Plan, especially affordable housing, business floorspace and residential densities.

APPENDIX 1: ABBREVIATIONS

| | |
|-----------------------|--|
| AMR | Annual Monitoring Report |
| BLE | Bakerloo Line Extension |
| CIL | Community Infrastructure Levy |
| DCLG | Department of Communities and Local Government |
| DMLP | Development Management Local Plan |
| DRP | Design Review Panel |
| GLA | Greater London Authority |
| GPDO | General Permitted Development Order |
| HMO | House of Multiple Occupation |
| IDP | Infrastructure Delivery Plan |
| IMD | Index of Multiple Deprivation |
| km² | Square kilometres |
| LDD | London Development Database |
| LDF | Local Development Framework |
| LDS | Local Development Scheme |
| LPA | Local Planning Authority |
| LSOA | Lower Super Output Areas |
| LTCLP | Lewisham Town Centre Local Plan |
| m² | Square metres |
| NDO | Neighbourhood Development Order |
| NDP | Neighbourhood Development Plan |
| NPPF | National Planning Policy Framework |
| OAN | Objectively Assessed Need |
| ONS | Office of National Statistics |
| PCN | Planning Contravention Notices |
| S106 | Section 106 Agreement |
| SALP | Site Allocations Local Plan |
| SCI | Statement of Community Involvement |
| SHLAA | Strategic Housing Land Availability Assessment |
| SHMA | Strategic Housing Market Assessment |
| SPD | Supplementary Planning Document |
| SRQ | Sustainable Residential Quality Matrix |
| TFL | Transport for London |
| UDP | Unitary Development Plan |

APPENDIX 2: WARD BOUNDARIES MAP



APPENDIX 3: NON-RESIDENTIAL DEVELOPMENT

The tables below are split into two sections - completions and approvals.

The tables below identify the large, major and strategic scale gains and losses in different types of land uses. Changes less than net 100m² are not shown in the tables, and therefore do not provide the complete set of data.

(P) denotes Prior Approvals.

(D) denotes where a site is duplicated, and is shown in more than one table as the site contains a mix of existing uses.

(B) denotes where sites appear in both completions and approvals as granting planning permission and construction of the development has taken place within the same financial year 2015-16.

The sites are listed in order from net gains to net losses. The coloured cells show:

| | |
|--|---|
| | Strategic gains of more than 2,800m ² . |
| | Major gains of more than 1,000m ² . |
| | Large gains of more than 100m ² . |
| | Large losses of more than 100m ² . |
| | Major losses of more than 100m ² . |
| | Strategic losses of more than 2,800m ² . |

Where losses are shown, the last column identifies the new uses that have replaced or will replace the existing ones.

Section 1: COMPLETIONS

Table A3.1: Business floorspace completions during 2015-16

| Site name | Net B1 | Net B2 | Net B8 | Net change | Replaced by other uses |
|---|--------|--------|--------|------------|----------------------------------|
| (D) (B) Marine Wharf West, Plough Way | 2,719 | | | 2,719 | |
| (D) Loampit Vale | 626 | | | 626 | |
| (D) Elizabeth Industrial Estate, Juno Way | 1,428 | 1,135 | -1,972 | 591 | |
| (D) Former Clifton Medical Centre, 23-27 Clifton Rise and Batavia Road | 993 | | -775 | 218 | |
| Guild House, Rollins Street | 1,675 | | -1,675 | 0 | |
| 35 David's Road | | -120 | | -120 | 2 live/work units |
| (P) 1 Penerley Road | -130 | | | -130 | 4 dwellings |
| (P) 17 Brownhill Road | -131 | | | -131 | 4 dwellings |
| (P) Lower Sydenham Social Club, 2-10 Laurel Grove | -132 | | | -132 | 6 dwellings |
| 183 Rushey Green | -135 | | | -135 | 5 dwellings |
| (P) 5 Manor Park Parade, Lee High Road | -150 | | | -150 | 3 dwellings |
| (P) City Link Court, 7 Baildon Street | -154 | | | -154 | 4 dwellings |
| (D) (B) 97 St Asaph Road | -172 | | | -172 | Live/work unit |
| 54 Trundley's Road | | -220 | | -220 | 27 dwellings |
| 1 Harton Street | -236 | | | -236 | 14 dwellings |
| (P) Phoenix Works, Bird in Hand Passage | -275 | | | -275 | 1 dwelling |
| (P) 74-76 Rushey Green | -293 | | | -293 | 6 dwellings |
| 25-27 Montpelier Vale and 4-5a Tranquil Passage | -322 | | | -322 | 6 dwellings |
| (D) Land at Octavius Street, Deptford Project | -547 | | 173 | -374 | Retail, Community, 121 dwellings |
| 2 Elswick Road | | | -712 | -712 | 7 dwellings |
| (P) Hatcham Mews Business Centre | -1,252 | | | -1,252 | 16 dwellings |
| (P) Kelvin House, Worsley Bridge Road | -1,603 | | | -1,603 | 27 dwellings |
| (D) Units 1-3 Blackhorse Road | | | -1,697 | -1,697 | Sui generis |
| (D) Thurston Road Industrial Estate, Jerrard Street | -1,705 | | -2,167 | -3,872 | Retail, 406 dwellings |
| (P) (B) Riverdale House, 68 Molesworth Street | -5,038 | | | -5,038 | 137 dwellings |

Table A3.2: Retail floorspace completions during 2015-16

| Site name | Net A1 | Net A2 | Net A3 | Net A4 | Net A5 | Net change | Replaced by other uses |
|--|--------|--------|--------|--------|--------|------------|------------------------|
| (D) Thurston Road Industrial Estate, Jerrard Street | 6,771 | | | | | 6,771 | |
| (D) Land at Octavius Street, Deptford Project | 345 | 173 | 462 | | | 980 | |
| (D) (B) Wharf West, Plough Way | -136 | 515 | 514 | | | 893 | |
| (D) Loampit Vale | | 615 | | | | 615 | |
| (D) Former Clifton Medical Centre, 23-27 Clifton Rise and Batavia Road | | | 116 | | | 116 | |
| 253-255 Malpas Road | -105 | | | | | -105 | 2 dwellings |
| (P) 1 Station Buildings, Catford Road | -107 | | | | | -107 | 1 dwelling |
| 2-4 Pagnell Street | -110 | | | | | -110 | Business, 1 dwelling |
| 127 Rushey Green | | -130 | | | | -130 | 2 dwellings |
| (B) The Sydney Arms, 122 Lewisham Road | | | | -180 | | -180 | 4 dwellings |
| Rear of 323 Lewisham High Street | | | | -215 | | -215 | 2 dwellings |
| (D) 447-453 New Cross Road | -288 | | | | | -288 | 8 dwellings |
| 28 Deptford High Street | | -360 | 50 | | | -310 | 2 dwellings |

Table A3.3: Leisure and community floorspace completions during 2015-16

| Site name | Net D1 | Net D2 | Net change | Replaced by other uses |
|---|--------|--------|------------|------------------------|
| Brent Knoll School, 69 Perry Rise | 3,670 | | 3,670 | |
| Prendergast Ladywell Fields College, Manwood Road | | 3,132 | 3,132 | |
| Adamsrill Primary School, Adamsrill Road | 1,915 | | 1,915 | |
| John Ball Primary School, Southvale Road | 863 | | 863 | |
| (D) Land at Octavius Street, Deptford Project | 173 | | 173 | |
| (B) Ardmere Cottages, Ardmere Road | -190 | | -190 | 1 dwelling |
| 481-483 Downham Way | -292 | | -292 | 5 dwellings |
| (D) Haberdashers Askes Hatcham Boys College, Pepys Road | -588 | | -588 | Education |

Table A3.4: Other floorspace completions during 2015-16

| Site name | Net C2 | Net Sui generis | Net change | Replaced by other uses |
|---|--------|-----------------|------------|--|
| (D) (B) Marine Wharf West, Plough Way | | 2,100 | 2,100 | |
| (D) Units 1-3 Blackhorse Road | | 1,697 | 1,697 | |
| (D) Haberdashers Askes Hatcham Boys College, Pepys Road | | 1,374 | 1,374 | |
| (D) Elizabeth Industrial Estate, Juno Way | | 629 | 629 | |
| (D) (B) 97 St Asaph Road | | 172 | 172 | |
| Garage site at Kitto Road | | -160 | -160 | 2 dwellings |
| 82 Manwood Road | | -360 | -360 | 7 dwellings |
| (D) 447-453 New Cross Road | | -366 | -366 | 8 dwellings |
| (D) Land at Octavius Street, Deptford Project | | -391 | -391 | Business, Retail, Community, 121 dwellings |
| (B) 1 Edwin Hall Place | | -460 | -460 | 1 dwelling |
| (B) 2 Church Rise | -790 | | -790 | 8 dwellings |

Section 2: APPROVALS

Table A3.5: Business floorspace approved during 2015-16

| Site name | Net B1 | Net B2 | Net B8 | Net change | To be replaced by other uses |
|---|---------|--------|--------|------------|--|
| (D) 65 Lewisham High Street | 2,206 | | | 2,206 | |
| Railway Land at Landmann Way | 1,559 | | | 1,559 | |
| 87 Old Road | | | 771 | 771 | |
| Astra House, 23-25 Arklow Road | 771 | | | 771 | |
| 261 Lewisham High Street | 210 | | | 210 | |
| (D) (B) Marine Wharf West, Plough Way | 136 | | | 136 | |
| Lee Court, Lee High Road | -100 | | | -100 | 1 dwelling |
| (P) 116a Deptford High Street | -108 | | | -108 | 1 dwelling |
| (P) 30 Devonshire Road | -112 | | | -112 | 2 dwellings |
| 85 Nightingale Grove | | -117 | | -117 | 3 dwellings |
| Forman House, Frensbury Road | -120 | | | -120 | 2 dwellings |
| 310 New Cross Road | -148 | | | -148 | Business, Live/work units, 18 dwellings |
| (P) 93-95 Deptford High Street | -148 | | | -148 | 2 dwellings |
| Rear of 11 Perry Vale | | | -163 | -163 | 2 dwellings |
| (P) 2 Malham Road | -165 | | | -165 | 4 dwellings |
| 118 Burnt Ash Road | -170 | | | -170 | 1 dwelling |
| 22 Tranquil Vale | -172 | | | -172 | 3 dwellings |
| (D) (B) 97 St Asaph Road | -172 | | | -172 | 1 live/work unit |
| (P) 178 Brownhill Road | -194 | | | -194 | 1 dwelling |
| Fairway House, rear of 53 Dartmouth Road | 830 | -1,042 | | -212 | Business, 27 dwellings |
| (P) 94a Rushey Green | -221 | | | -221 | 4 dwellings |
| 246 Brownhill Road | | | -230 | -230 | 5 dwellings |
| (P) 35-37 Waite Davies Road | -234 | | | -234 | 7 dwellings |
| 33-35 Tranquil Vale | -278 | | | -278 | 3 dwellings |
| 1 Comet Street | | | -474 | -474 | 9 dwellings |
| Rear of 101-103 Springbank Road | | | -527 | -527 | 6 dwellings |
| 33-39 Beadnell Road | -530 | | | -530 | 2 live/work units, 7 dwellings |
| Sherwood Court, Thurston Court | -700 | | | -700 | 142 student units |
| 10 Mercy Terrace | 181 | | -1,027 | -846 | Business, 92 student units |
| (P) (B) Riverdale House, 68 Molesworth Street | -1,075 | | | -1,075 | 25 dwellings |
| 29 Pomeroy Street | -1,076 | | | -1,076 | 37 dwellings |
| (P) Tower House, TWIN, 65-71 Lewisham High Street | -2,178 | | | -2,178 | 36 dwellings |
| (D) Kent Wharf and 24a Creekside | 458 | -4,000 | | -3,542 | Business, Community, 143 dwellings |
| (D) Marine Wharf East, Plough Way | -4,491 | | | -4,491 | Retail, Business, Community, 225 dwellings |
| (D) Oxestalls Road | -7,734 | | | -7,734 | Retail, Business, Community, 1,132 dwellings |
| (P) Lewisham House, 25 Molesworth Street | -14,588 | | | - | 237 dwellings |
| | | | | 14,558 | |

Table A3.6: Retail floorspace approved during 2015-16

| Site name | Net A1 | Net A2 | Net A3 | Net A4 | Net A5 | Net change | To be replaced by other uses |
|--|--------|--------|--------|--------|--------|------------|--|
| (D) Tower House, TWIN, 65 Lewisham High Street | 1,334 | | | 613 | | 1,947 | |
| Lidl, 3 Bestwood Street | 1,200 | | | | | 1,200 | |
| (D) Marine Wharf East | 209 | 209 | 209 | | | 627 | |
| (D) Former Ladywell Leisure Centre, 261 Lewisham High Street | 210 | 210 | | | | 420 | |
| (D) 16-22 Brownhill Road | | 100 | 147 | | | 247 | |
| (D) Petrol station at 167 Lewisham high Street | 178 | | | | | 178 | |
| 498-500 Bromley Road | | | 107 | | | 107 | |
| 92 Lewisham High Street | 104 | | | | | 104 | |
| (D) (B) Marine Wharf West | -136 | | | | | -136 | Temporary construction use |
| (B) The Sydney Arms, 122 Lewisham Road | | | | -180 | | -180 | 4 dwellings |
| Lord Clyde Public House, 9 Wootton Road | | | | -382 | | -382 | 7 dwellings |
| (D) Oxestalls Road | -1,238 | 374 | -363 | 374 | 374 | -479 | Retail, Business, Community, 1,132 dwellings |
| 403, 405 and 407 New Cross Road | | | | -672 | | -672 | 87 student units |
| (D) Unit 8, Thurston Central, Thurston Road | -1,539 | | | | | -1,539 | Leisure |

Table A3.7: Leisure and community floorspace approved during 2015-16

| Site name | Net D1 | Net D2 | Net change | Replaced by other uses |
|--|--------|--------|------------|---|
| (D) Unit 8, Thurston Central, Thurston Road | | | 1,539 | |
| (D) Tower House, TWIN, 65 Lewisham High Street | | | 1,203 | |
| (D) Kent Wharf and 24a Creekside | | 458 | 458 | 916 |
| (D) Oxestalls Road | | 374 | 374 | 748 |
| (D) Marine Wharf East | | 209 | 209 | |
| (D) 16 Brownhill Road | | 100 | 100 | |
| 446 New Cross Road | | -107 | -107 | 2 dwellings |
| 321 Evelyn Street | | -151 | -151 | 2 dwellings |
| (B) Ardmere Cottages, Ardmere Road | | -190 | -190 | 1 dwelling |
| (D) 23 Lewisham High Street | | -228 | -228 | 1 dwelling |
| (D) 23 Lewisham High Street | | -228 | -228 | 2 dwellings |
| Our Lady of Lourdes Primary School, Cedar Road, Belmont Hill | | -280 | -280 | 9 dwellings |
| Hall at 14 Wastdale Road | | -500 | -500 | 9 dwellings |
| (D) Former Ladywell Leisure Centre, 261 Lewisham High Street | | | -900 | Retail, Business, Community, 24 dwellings |
| Astra House, 23-25 Arklow Road | | -1,884 | -1,884 | Business, 44 dwellings |

Table A3.8: Other floorspace approved during 2015-16

| Site name | Net C2 | Net Sui generis | Net change | Replaced by other uses |
|--|--------|-----------------|------------|--|
| (D) (B) 97 St Asaph Road | | 172 | 172 | |
| Hamilton Lodge, 36 Honor Oak Road | -2,069 | 2,069 | 0 | |
| 118 Canonbie Road | -582 | 582 | 0 | |
| Former stables, rear of 251-257 Algernon Road | | -163 | -163 | 3 dwellings |
| (B) 1 Edwin Hall Place | | -460 | -460 | 1 dwelling |
| (D) Petrol station at 167 Lewisham High Street | | -600 | -600 | Retail, 24 dwellings |
| (B) 2 Church Rise | | -790 | -790 | 8 dwellings |
| Featherstone Lodge, Eliot Bank | -1,395 | | -1,395 | 33 dwellings including elderly units |
| (D) Oxestalls Road | | -2,238 | -2,238 | Retail, Business, Community, 1,132 dwellings |

Source: All data in the tables above are from the LDD.

APPENDIX 4: PROGRESS OF HOUSING TRAJECTORY SITES

The table below lists the sites shown on the Housing Trajectory in Appendix 5. It assesses the progress made on each site using a colour code in the last column, as follows:

| | |
|--|---|
| | Medium to high risk of not being implemented when planned as site is suitable for residential development but unlikely to be granted planning permission in the next few years |
| | Medium risk of not being implemented when planned as site is making slower than expected progress but will continue to be implemented |
| | Low to medium risk of not being implemented when planned as site is at an early stage but is not currently stalled |
| | Low risk of not being implemented when planned as site is progressing well |

Sites are ordered by location: Deptford/New Cross, Lewisham Town Centre, Catford Town Centre, District Hubs, Local Hubs and Areas of Stability and Managed Change.

New sites added to the housing trajectory this year are shown in italics in the table below.

The table below does not include sites protected for current use such as Local Employment Locations (SA13-SA15, SA24–SA25, SA37, SA45-SA50), schools (SA16-SA17, SA51), nature conservation sites (Sinc1-18) and waste sites (1-3). Some Site Allocations have already been completed and are therefore not included in this Appendix.

| Site name/Address/Ward | Site allocation | Total units on site (^ units remaining to be built) | Phasing | None | Pre-application discussions/ application submitted | Application approved | Not yet started on site, as at 31 March 2016 | Started construction , as at 31 March 2016 | Rating |
|---------------------------------------|-----------------|---|-------------|------|--|---|--|--|--------|
| 1. DEPTFORD – NEW CROSS | | | | | | | | | |
| Convoys Wharf | SSA2 | 3,514 | 18/19-30/31 | | | 13/83358 Approved by Mayor of London | Y | | |
| New Bermondsey, Surrey Canal Triangle | SSA3 | 2,365 | 17/18-24/25 | | | 11/76357 13/85143 | Y | | |
| Deptford Wharves, Oxestalls Road | SSA4 | 1,131 | 16/17-26/27 | | | 09/73189 15/92295 | | Y | |

| Site name/Address/Ward | Site allocation | Total units on site (^ units remaining to be built) | Phasing | None | Pre-application discussions/ application submitted | Application approved | Not yet started on site, as at 31 March 2016 | Started construction , as at 31 March 2016 | Rating |
|---|-----------------|---|-------------|------|--|--|--|--|--------|
| Thanet Wharf | SA12 | 380 | 18/19-21/22 | | Y | | | | |
| Plough Way, Greenland Place, Cannon Wharf | SSA5 | ^ 332 | 16/17 | | | 08/68523 13/82731 13/85236 14/86864 15/93017 | | Y | |
| Arklow Road Trading Estate | SA9 | 287 | 18/19-20/21 | | Y | | | | |
| Sun Wharf | SA11 | 280 | 18/19-20/21 | | Y | | | | |
| New Cross Gate NDC Scheme, Besson Street | SA7 | 250 | 18/19-20/21 | | Y | | | | |
| Plough Way, Marine Wharf East | SSA5 | 225 | 16/17-18/19 | | | 13/85917 14/89436 15/91087 | | Y | |
| Giffin Street Masterplan Area | SA3 | 210 | 19/20-20/21 | | Y | | | | |
| New Cross Gate Retail Park/Sainsbury, New Cross Road | SA6 | 200 | 20/21-21/22 | | Y | | | | |
| Neptune Works, Parkside House, Grinstead Road | SA10 | 199 | 16/17-17/18 | | | 10/75331 14/88810 | | Y | |
| New Cross Gate Station sites | SA5 | 148 | 17/18 | | | 11/77418 13/83377 | | Y | |
| Faircharm Trading Estate, Creekside | | 148 | 16/17-17/18 | | | 12/82000 | | Y | |
| Kent Wharf, Creekside | SA11 | 143 | 16/17-17/18 | | | 14/89953 | Y | | |
| Former Deptford Green Secondary School, Amersham Vale | SA17 | 120 | 18/19-19/20 | | Y | | | | |
| Plough Way, Marine Wharf West | SSA5 | ^ 106 | 16/17 | | | 10/73437 13/84296 14/89436 | | Y | |
| Bond House, 20-32 Goodwood Rd | | 89 | 17/18 | | Y | | | | |

| Site name/Address/Ward | Site allocation | Total units on site (^ units remaining to be built) | Phasing | None | Pre-application discussions/ application submitted | Application approved | Not yet started on site, as at 31 March 2016 | Started construction , as at 31 March 2016 | Rating |
|--|-----------------|---|-------------|------|--|--|--|--|--------|
| Acme House, Childers Street | SA8 | 85 | 22/23 | Y | | | | | |
| SR House, Childers Street MEL | SA8 | 83 | 16/17 | | | 10/74526 14/86930 15/93521 | Y | | |
| 19 Yeoman Street | SSA5 | 72 | 18/19 | | Y | | | | |
| The Albany Centre, Douglas Way | | 60 | 19/20 | | Y | | | | |
| 120, 120a and 136 Tanners Hill | SA41 | 58 | 16/17 | | | 13/84686 | | Y | |
| 403-407 New Cross Road | | 58 | 16/17 | | | 14/86833 | | Y | |
| 483-485 New Cross Road | | 44 | 16/17 | | | 13/83322 | | Y | |
| Astra House, Arklow Road | SA9 | 44 | 16/17 | | | 14/89678 15/93689 | | Y | |
| 47-49 Pomeroy Street | | 39 | 18/19 | | Y | | | | |
| 29 Pomeroy Street | | 37 | 16/17 | | | 15/91987 | | Y | |
| Evelyn Court, Grinstead Road | | 18 | 17/18 | | | 14/89442 | Y | | |
| 302-308, 310 New Cross Road | | 11 | 17/18 | | | 15/93085 | Y | | |
| 2. LEWISHAM TOWN CENTRE | | | | | | | | | |
| Lewisham Gateway | SSA6 | 800 | 16/17-20/21 | | | 06/62375/ 13/82493/ 13/84296 14/89233 | | Y | |
| Lewisham Retail Park, east of Jerrard Street | LTC4 | 530 | 21/22-25/26 | | Y | | | | |
| Tesco, Conington Road | LTC5 | 380 | 19/20-22/23 | | Y | | | | |

| Site name/Address/Ward | Site allocation | Total units on site (^ units remaining to be built) | Phasing | None | Pre-application discussions/ application submitted | Application approved | Not yet started on site, as at 31 March 2016 | Started construction , as at 31 March 2016 | Rating |
|--|-----------------|---|-----------------------------|------|--|--|--|--|--------|
| Carpet Right, east of Thurston Road | | 260 | 19/20-21/22 | | Y | | | | |
| Lewisham House, 25 Molesworth Street | | 237 | 17/18-18/19 | | | 15/92471 | Y | | |
| Place Ladywell, former Ladywell Leisure Centre, 261 Lewisham High Street | LTC7 | 24 96 | 16/17 25/26-26/27 | | | 15/90792 | | Y | |
| High, Rennell and Molesworth Streets | LTC8 | 100 | 26/27 | Y | | | | | |
| Model Market, High and Molesworth Streets | LTC8 | 99 | 26/27 | Y | | | | | |
| Northwest of Sherwood Court | | 56 | 16/17 | | | 14/88367 | | Y | |
| <i>Tower House, 65-71 Lewisham High Street and roof extension</i> | | 56 | 16/17 | | | 14/88015 14/89174 15/94039 15/94870 | | Y | |
| 87-89 Loampit Vale | | 49 | 17/18 | | | 15/93404 | Y | | |
| Former petrol station, 167 Lewisham High Street | | 28 | 16/17 | | | 15/91914 | Y | | |
| Garages & community hall, corner of Marischal & Mercator Roads | | 26 | 16/17 | | | 14/86354 | | Y | |
| Roof extension at Riverdale House, 68 Molesworth Street | | ^25 | 17/18 | | | 14/86564 | Y | | |
| 223-225 Lewisham High Street | | 22 | 17/18 | | | 14/85398 | Y | | |
| 3. CATFORD TOWN CENTRE | | | | | | | | | |
| Catford Green, former Catford Greyhound Stadium | | ^ 419 | 16/17-17/18, 20/21-21/22 | | | 07/67276 / 13/84895 | | Y | |
| Former Rising Sun Public House | | 29 | 16/17 | | | 10/74455 | | Y | |
| 16-22 Brownhill Road | | 19 | 17/18 | | | 14/89404 | Y | | |

| Site name/Address/Ward | Site allocation | Total units on site (^ units remaining to be built) | Phasing | None | Pre-application discussions/application submitted | Application approved | Not yet started on site, as at 31 March 2016 | Started construction, as at 31 March 2016 | Rating |
|---|-----------------|---|-------------|------|---|----------------------|--|---|--------|
| 4. DISTRICT HUBS | | | | | | | | | |
| Leegate Shopping Centre | SA23 | 229 | 18/19-21/22 | | Y | | | | |
| 113-153 Sydenham Road | SA22 | 98 | 23/24-24/25 | Y | | | | | |
| Station forecourt, Dartmouth Road, west of the Railway Line | SA19 | 74 | 22/23 | Y | | | | | |
| Waldram Place and Perry Vale, east of the Railway Line | SA18 | 33 | 26/27 | Y | | | | | |
| Fairway House, rear of 53 Dartmouth Road | SA20 | 27 | 17/18 | | | 15/90942 | Y | | |
| 22A-24 Sydenham Road | | 18 | 16/17 | | | 14/89339 | | Y | |
| Independents Day Centre, Independents Road | | 16 | 16/17 | | | 10/76229 | | Y | |
| O'Rourke/Sivyer Transport, Sydenham Road, 154-158 Sydenham Road | SA21 | 15 | 17/18 | | | 14/88852 | Y | | |
| 5. LOCAL HUBS | | | | | | | | | |
| Nightingale Mews Trading Estate, 78-82 Nightingale Grove | SA32 | 43 | 16/17 | | | 13/85721 | | Y | |
| 111-115 Endwell Road | SA30 | 40 | 21/22 | | Y | | | | |
| 35 Nightingale Grove | SA34 | 35 | 21/22 | | Y | | | | |
| Driving Test Centre, off Ennersdale Road | SA33 | 30 | 22/23 | Y | | | | | |
| 37-43 Nightingale Grove | SA35 | 30 | 21/22 | | Y | | | | |
| 180 Brockley Road, Coulgate Street | SA27 | 25 | 16/17 | | | 12/80369 | | Y | |
| 6 Mantle Road | SA28 | 20 | 21/22 | | Y | | | | |

| Site name/Address/Ward | Site allocation | Total units on site (^ units remaining to be built) | Phasing | None | Pre-application discussions/application submitted | Application approved | Not yet started on site, as at 31 March 2016 | Started construction, as at 31 March 2016 | Rating |
|---|-----------------|---|-------------|------|---|----------------------|--|---|--------|
| 6. AREAS OF STABILITY AND MANAGED CHANGE | | | | | | | | | |
| Heathside and Lethbridge Estate | | 863 | 16/17-24/25 | | | 12/81169 14/87333 | | Y | |
| Excalibur Estate, Baudwin Road | | 193 | 16/17-17/18 | | | 10/75973 | | Y | |
| Rear of Christian Fellow Fellowship site, rear of 15-17a Tyson Road | SA40 | 68 | 16/17-17/18 | | | 09/71953 | | Y | |
| Boones Almshouses, Belmont Park | | 58 | 16/17 | | | 10/74143 | Y | | |
| Rear Chiddingstone House, Lewisham Park | | 51 | 17/18 | | | 14/89027 | Y | | |
| St Clements Heights, 165 Wells Park Road | | 50 | 16/17 | | | 14/90031 | | Y | |
| Best Way Cash and Carry, 1 Mildreds Road | | 38 | 31/32 | Y | | | | | |
| Featherstone Lodge, Eliot Bank | | 33 | 17/18 | | | 14/86666 | Y | | |
| <i>BMW site, Lee Terrace</i> | | 30 | 17/18 | | Y | | | | |
| Garages north of Longfield Crescent Estate | | 27 | 16/17 | | | 14/89888 | | Y | |
| 23 Boone Street, Dacre Park Estate (south) | | 25 | 17/18 | | | 14/89902 | Y | | |
| Foster House, Whitefoot Lane | | 23 | 18/19 | | | 15/91734 | Y | | |
| Garages at Buckley Close, 288 Wood Vale | | 17 | 16/17 | | | 14/90021 | | Y | |
| Catford Sorting Office, 92-102 Bromley Road | | 16 | 31/32 | Y | | | | | |

More in-depth site progress details can be found in the Lewisham Housing Implementation Strategy 2015-16.

| Lewisham Housing Trajectory by Ward December 2016 | | | FIVE YEAR SUPPLY YEARS 1-5 | | | | | | | FIVE YEAR SUPPLY YEARS 6-10 | | | | | FIVE YEAR SUPPLY YEARS 11-15 | | | | | 15 YEARS TOTAL | | | |
|---|--|---|----------------------------|------------|------------|------------|------------|------------|-------------|-----------------------------|------------|------------|------------|------------|------------------------------|------------|------------|------------|------------|----------------|-----------------|-----------------|-------|
| | | | 1 | 2 | 3 | 4 | 5 | Total | 6 | 7 | 8 | 9 | 10 | Total | 11 | 12 | 13 | 14 | 15 | Total | 2017-2032 | | |
| | | | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 2017-2022 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 2022-2027 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 2027-2032 | 2017/18-2031/32 | | |
| London Plan annual target: 1385 The list below includes large and major sites containing 10 or more residential units only. It does not include small sites below 10 units or windfalls. New sites added to the trajectory this year are shown in italics. Numbers are a mix of both net additional and gross dwellings. Where approval is yet to be granted the dwelling numbers are indicative. | | | Total target | 1385 | 1385 | 1385 | 1385 | 1385 | 1385 | 6925 | 1385 | 1385 | 1385 | 1385 | 1385 | 6925 | 1385 | 1385 | 1385 | 1385 | 1385 | 6925 | 20775 |
| | | | Conventional supply | 1368 | 1368 | 1368 | 1368 | 1368 | 1368 | 6840 | 1368 | 1368 | 1368 | 1368 | 1368 | 6840 | 1368 | 1368 | 1368 | 1368 | 1368 | 6840 | 20520 |
| | | | Non self contained supply | 17 | 17 | 17 | 17 | 17 | 17 | 85 | 17 | 17 | 17 | 17 | 17 | 85 | 17 | 17 | 17 | 17 | 17 | 85 | 255 |
| Ward | Site name/address | Site total units remaining to be built) | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 2017-2022 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 2022-2027 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 2027-2032 | 2017/18-2031/32 | |
| Bellingham | No sites | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Blackheath | Heathside & Lethbridge Estate | 863 | 218 | 118 | 118 | 0 | 0 | 132 | 368 | 132 | 73 | 72 | 0 | 0 | 277 | 0 | 0 | 0 | 0 | 0 | 0 | 645 | |
| | Independents Day Centre, Independents Road | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 23 Boone Street, Dacre Park Estate (south) | 25 | 0 | 25 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | |
| | Former petrol station, 167 Lewisham High Street | 28 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Tower House, 65-71 Lewisham High Street | 56 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | BMW site, Lee Terrace | 30 | 0 | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | |
| | Ward total | 1,018 | 318 | 173 | 118 | 0 | 0 | 132 | 423 | 132 | 73 | 72 | 0 | 0 | 277 | 0 | 0 | 0 | 0 | 0 | 0 | 700 | |
| Brockley | 180 Brockley Road, Coulgate Street | 25 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 120, 122A and 136 Tanners Hill | 58 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 302-308, 310 New Cross Road | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | |
| | Ward total | 94 | 83 | 11 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | |
| Catford South | Catford Sorting Office, 94-102 Bromley Road | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 16 | 16 | |
| | Ward total | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 16 | 16 | |
| Crofton Park | No sites | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Downham | No sites | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Evelyn | Arklow Road Trading Estate | 287 | 0 | 0 | 96 | 96 | 95 | 0 | 287 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 287 | |
| | Deptford Wharves, Oxestalls Road | 1131 | 40 | 70 | 100 | 100 | 120 | 120 | 510 | 120 | 120 | 120 | 120 | 101 | 581 | 0 | 0 | 0 | 0 | 0 | 0 | 1091 | |
| | Plough Way, Marine Wharf West | 106 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Plough Way, Greenland Place, Cannon Wharf | 332 | 332 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Plough Way, Marine Wharf East | 225 | 100 | 100 | 25 | 0 | 0 | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | |
| | Convoys Wharf (GLA issued approval) | 3514 | 0 | 0 | 147 | 147 | 168 | 168 | 630 | 168 | 168 | 168 | 476 | 476 | 1456 | 476 | 476 | 238 | 238 | 0 | 1428 | 3514 | |
| | SR House, Childers Street MEL | 83 | 83 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Acme House, 165 Childers Street MEL | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | |
| | Thanet Wharf | 380 | 0 | 0 | 30 | 130 | 120 | 100 | 380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | |
| | Evelyn Court, Grinstead Road | 18 | 0 | 18 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | |
| | Neptune Works, Parkside House, Grinstead Road | 199 | 100 | 99 | 0 | 0 | 0 | 0 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | |
| | Astra House, Arklow Road | 44 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 19 Yeoman Street | 72 | 0 | 0 | 72 | 0 | 0 | 0 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 72 | |
| | Ward total | 6,476 | 805 | 287 | 470 | 473 | 503 | 388 | 2121 | 373 | 288 | 288 | 596 | 577 | 2122 | 476 | 476 | 238 | 238 | 0 | 1428 | 5671 | |
| Forest Hill | Rear of Christian Fellowship site, rear of 15-17a Tyson Road | 68 | 40 | 28 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | |
| | Fairway House, rear of 53 Dartmouth Road | 27 | 0 | 27 | 0 | 0 | 0 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | |
| | Garages at Buckley Close, 288 Wood Vale | 17 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Featherstone Lodge, Eliot Bank | 33 | 0 | 33 | 0 | 0 | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | |
| | Garages north of Longfield Crescent Estate | 27 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Ward total | 172 | 84 | 88 | 0 | 0 | 0 | 0 | 88 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 | |
| Grove Park | No sites | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Ladywell | No sites | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Lee Green | Leegate Shopping Centre | 229 | 0 | 0 | 65 | 65 | 65 | 34 | 229 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 229 | |
| | Ward total | 229 | 0 | 0 | 65 | 65 | 65 | 34 | 229 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 229 | |
| Lewisham Central | Nightingale Mews trading estate, 78-82 Nightingale Grove | 43 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Driving test centre, off Ennersdale Road | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | |
| | 35 Nightingale Grove | 35 | 0 | 0 | 0 | 0 | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | |
| | 37-43 Nightingale Grove | 30 | 0 | 0 | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | |
| | Lewisham Gateway | 800 | 193 | 169 | 146 | 146 | 146 | 0 | 607 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 607 | |
| | Lewisham Retail Park, east of Jerrard Street | 530 | 0 | 0 | 0 | 0 | 0 | 100 | 100 | 100 | 100 | 100 | 130 | 0 | 430 | 0 | 0 | 0 | 0 | 0 | 0 | 530 | |
| | Place Ladywell, former Ladywell Leisure Centre | 120 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 40 | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 96 | |
| | Tesco, Conington Road | 380 | 0 | 0 | 100 | 100 | 100 | 300 | 300 | 80 | 0 | 0 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | |
| | High, Rennell & Molesworth Streets | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | |
| | Model Market, High & Molesworth Streets | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | |
| | Boones Almshouses, Belmont Park | 58 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Garages & community hall, corner of Marischal & Mercator Roads | 26 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 223-225 Lewisham High Street | 22 | 0 | 22 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | |
| | Rear Chiddingstone House, Lewisham Park | 51 | 0 | 51 | 0 | 0 | 0 | 0 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 | |
| | Northwest of Sherwood Court | 56 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 87-89 Loampit Vale | 49 | 0 | 49 | 0 | 0 | 0 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | |
| | Lewisham House, 25 Molesworth Street | 237 | 0 | 80 | 157 | 0 | 0 | 0 | 237 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 237 | |
| | Roof extension at Riverdale House, 68 Molesworth Street | 25 | 0 | 25 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | |
| | Carpet Right, east of Thurston Road | 260 | 0 | 0 | 100 | 100 | 60 | 260 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 260 | |
| | Ward total | 2951 | 400 | 396 | 303 | 346 | 346 | 325 | 1716 | 210 | 100 | 100 | 186 | 239 | 835 | 0 | 0 | 0 | 0 | 0 | 0 | 2551 | |
| New Cross | New Cross Gate station sites (29, 23-27 Goodwood Road) | 148 | 0 | 148 | 0 | 0 | 0 | 0 | 148 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148 | |
| | Kent Wharf, Creekside | 143 | 100 | 43 | 0 | 0 | 0 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | |
| | Sun Wharf | 280 | 0 | 0 | 94 | 93 | 93 | 0 | 280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 280 | |
| | Giffin St Masterplan Area | 210 | 0 | 0 | 110 | 100 | 0 | 210 | 210 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | |
| | New Bermondsey, Surrey Canal Triangle | 2365 | 0 | 266 | 266 | 351 | 350 | 2 | | | | | | | | | | | | | | | |

APPENDIX 6: CIL ACCOUNTS

| | | |
|---|-----------|--------------|
| Receipts | | (£) |
| Total CIL receipts in the reported year (2015/16) | | 1,440,463.66 |
| of which land | | Nil |
| of which infrastructure | | Nil |
| The amount of CIL carried over from the previous year(s) | | n/a |
| of which is land payments | | n/a |
| of which infrastructure payments | | n/a |
| Expenditure | | (£) |
| Total CIL Expenditure in the reported year | | Nil |
| Infrastructure - The items of infrastructure to which CIL has been applied: | | (£) |
| N/A | | Nil |
| Other | | (£) |
| The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure that borrow money was used to provide | | Nil |
| The amount of CIL passed to any person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure | | Nil |
| Administration | | (£) |
| The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation | 72,023.18 | 5% |
| CIL Neighbourhood Proportion | | (£) |
| Total amount of the neighbourhood proportion of CIL receipts in the reported year (15% of receipts) | | 216,069.55 |
| The items to which neighbourhood CIL funding has been applied and the amount of expenditure on each item | | Nil |
| N/A | | Nil |
| Totals | | (£) |
| Total amount of CIL receipts for the reported year retained at the end of the reported year excluding the neighbourhood proportion | | 1,152,370.93 |
| Total amount of CIL receipts from previous years retained at the end of the reported year excluding the neighbourhood proportion | | Nil |
| Total amount of neighbourhood proportion CIL receipts for the reported year retained at the end of the reported year | | 216,069.55 |
| Total amount of neighbourhood proportion CIL receipts from previous years retained at the end of the reported year | | Nil |

Prepared by
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London Borough of Lewisham

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December 2016



Agenda Item 9

| Mayor and Cabinet | | |
|--------------------|---|-----------------|
| Title | Comments of the Housing Select Committee on the outcome of the consultation on the proposed saving to the handyperson service | |
| Contributor | Housing Select Committee | Item |
| Class | Part 1 (open) | 7 December 2016 |

1. Summary

- 1.1 This report sets out the Housing Select Committee's views on the outcome of the consultation on the proposed saving to the handyperson service.

2. Recommendation

- 2.1 To note the views of the Housing Select Committee as set out in this referral and ask the Executive Director for Customer Services to provide a response for Mayoral consideration.

3. The Select Committees' views

- 3.1 On 16 November 2016 the Housing Select Committee discussed the outcome of the consultation on the proposed saving to the handyperson service (saving M6 in the 2017/18 Revenue Budget Savings Report).

- 3.2 The committee agreed to advise Mayor and Cabinet of the following:

The committee notes that many Lewisham residents turn to the Council as a source of reliable and trustworthy services. The committee is concerned that some people may find it difficult without this or a similar service to turn to. With this in mind, the committee notes that while Lewisham Homes doesn't provide this exact service, it does provide day-to-day repair and maintenance services, which require many of the same skills. The committee therefore recommends that officers ask Lewisham Homes to provide the handypersons service at a reasonable price that will cover costs. The Committee recommend trialling any arrangement for a year – keeping the revenue and expenses separate from the Housing Revenue Account.

4. Financial implications

- 4.1 Although this report has no direct financial implications, there may be financial implications of the actions proposed by the committee.

5. Legal implications

- 5.1 The Constitution provides for select committees to refer reports to the Mayor and Cabinet. The Mayor and Cabinet are obliged to consider the report and the proposed response from the relevant Executive Director and report back to the Committee within two months.

6. Further implications

- 6.1 At this stage there are no specific environmental, equalities or crime and disorder implications to consider. However, there may be implications arising from the implementation of the committee's recommendations.

Background papers:

Lewisham Future Programme, 2017/18 Revenue Budget Savings Report

If you have any questions about this report, please contact John Bardens (Scrutiny Manager) on 0208 3149976.

DRAFT

Agenda Item 10

| | |
|---|-------------------------------------|
| Chief Officer Confirmation of Report Submission | |
| Cabinet Member Confirmation of Briefing | |
| Report for: Mayor | <input type="checkbox"/> |
| Mayor and Cabinet | <input checked="" type="checkbox"/> |
| Mayor and Cabinet (Contracts) | <input type="checkbox"/> |
| Executive Director | <input type="checkbox"/> |
| Information <input type="checkbox"/> Part 1 <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Key Decision <input type="checkbox"/> | |

| | |
|-----------------|-----------------|
| Date of Meeting | 7 December 2016 |
|-----------------|-----------------|

| | |
|-----------------|-------------------------------------|
| Title of Report | Treasury Management Mid-year review |
|-----------------|-------------------------------------|

| | |
|----------------------|---|
| Originator of Report | David Austin HEAD OF CORPORATE RESOURCES 49114 |
|----------------------|---|

At the time of submission for the Agenda, I confirm that the report has:

| Category | Yes | No |
|--|-----|----|
| Financial Comments from Exec Director for Resources | X | |
| Legal Comments from the Head of Law | X | |
| Crime & Disorder Implications | X | |
| Environmental Implications | X | |
| Equality Implications/Impact Assessment (as appropriate) | X | |
| Confirmed Adherence to Budget & Policy Framework | X | |
| Risk Assessment Comments (as appropriate) | x | |
| Reason for Urgency (as appropriate) | x | |

Signed:  Executive Member

Date: 6 December 2016

Signed:  Director/Head of Service

Date: 6/12/2016

Control Record by Committee Support

| Action | Date |
|---|------|
| Listed on Schedule of Business/Forward Plan (if appropriate) | |
| Draft Report Cleared at Agenda Planning Meeting (not delegated decisions) | |
| Submitted Report from CO Received by Committee Support | |
| Scheduled Date for Call-in (if appropriate) | |
| To be Referred to Full Council | |

| Mayor & Cabinet | | |
|----------------------------|---|-----------------------|
| Report Title | Treasury Management Mid-year Review Report 2016/17 | |
| Key Decision | No | Item No: |
| Ward | All | |
| Contributors | Executive Director for Resources & Regeneration (Head of Corporate Resources) | |
| Class | Part 1 | Date: 7 December 2016 |

Lateness: This report was not available for the original dispatch because of officers needing additional time to complete their review of the current Treasury Management performance and prepare the report.

Urgency: The report is urgent and cannot wait until the next meeting of the Mayor & Cabinet on 11 January 2017 to comply with the requirement of the CIPFA Treasury Management Code of Practice and to enable Members to note the position of the Council's Treasury Management Strategy before considering the Treasury Management Strategy with the Council's budget in the New Year.

Where a report is received less than 5 clear days before the date of the meeting at which the matter is being considered, then under the Local Government Act 1972 Section 100(b)(4) the Chair of the Committee can take the matter as a matter of urgency if he is satisfied that there are special circumstances requiring it to be treated as a matter of urgency. These special circumstances have to be specified in the minutes of the meeting.

1. EXECUTIVE SUMMARY

1.1 The report presents the current economic conditions in which the Council is operating in respect of its investments and borrowing. It then sets out the Council's treasury performance and capital position as at 30 September 2016. It also provides updates on the arrangements in place and an assessment of the current Treasury Management strategy as required by the Chartered Institute of Finance and Accountancy (CIPFA) Code of Practice.

1.2 The UK economy has performed well in 2016 however there are large uncertainties in the outlook. These include the following risks:

- The implications of the UK's EU referendum result most immediately the inflationary pressures from the loss of value of sterling;
- Weakening global growth, in particular in China, Japan and Emerging Markets; and
- Recapitalisation of European banks and a resurgence of the Eurozone sovereign debt crisis.

- 1.3 In terms of performance, the capital expenditure estimate for 2016/17 has fallen to £85m, from £129m, principally in respect of the HRA. On current plans no difficulties are envisaged for the current or future years in complying with the Code's requirements for prudential borrowing. Council investments are managed within the agreed parameters and delivered a yield (on an annualised basis) for the six months to 30 September of 0.59% (down from 0.65% last year). For this risk profile this performance is in line with the benchmark group of London Authorities.
- 1.4 There are no changes proposed to the Treasury Management strategy proposed at this time and one change the Prudential Indicators (to reflect revised Capital Finance Requirement) and one change the Treasury Indicators (to provide some flexibility in the profile of fixed rate borrowing).

2. STRUCTURE

- 2.1. The rest of this report is structured with the following sections:
- Purpose
 - Recommendations
 - Policy Context
 - Background and Prior Year Outturn
 - Economic Update
 - Treasury Management Strategy Statement And Annual Investment Strategy Update
 - The Council's Capital Position
 - Investment Portfolio 2015/16
 - Borrowing
 - Debt Rescheduling
 - New Banking Contract

3. PURPOSE OF THE REPORT

- 3.1 This mid-year review has been prepared in compliance with the Chartered Institute of Public Finance and Accountancy (CIPFA) Code of Practice on Treasury Management. It covers the following:
- (i) An economic update for the first part of 2016/17;
 - (ii) A review of the Treasury Management Strategy Statement and Annual Investment Strategy;
 - (iii) The Council's capital expenditure (prudential indicators);
 - (iv) A review of the Council's investment portfolio for 2016/17;
 - (v) A review of the Council's borrowing strategy for 2016/17;
 - (vi) A review of any debt rescheduling undertaken during 2016/17; and

- (vii) A review of compliance with Treasury and Prudential Limits for 2016/17.

4. RECOMMENDATIONS

- 4.1. Mayor and Cabinet are asked to note the report, in particular the:
- macro economic context, performance of investments to date, updates on capital expenditure and borrowing in line with CIPFA requirements and the Council's treasury management strategy.
 - the changes (section 12) to the Treasury Indicators and Limits in respect of the fixed interest rate borrowing to reflect the maturing structure of the existing borrowing portfolio.
 - officers work to explore the options, as a non-specified investment, of pooled investment funds and residential mortgage backed securities for periods of greater than twelve months and that, if required, changes to non-specified investments in the Annual Investment Strategy will be brought forward when the treasury strategy is reset with the budget in February 2017.

5. POLICY CONTEXT

- 5.1 The contents of this report are consistent with the Council's policy framework. It supports the achievement of the Council's corporate priority to ensure efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community.

6. BACKGROUND AND PRIOR YEAR OUTURN

Background

- 6.1. The Council operates a balanced budget, which broadly means cash raised during the year will meet its cash expenditure. Part of the treasury management operations ensure this cash flow is adequately planned, with surplus monies being invested in low risk counterparties, providing adequate liquidity initially before considering optimising investment return.
- 6.2. The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses, and on occasion any debt previously drawn may be restructured to meet Council risk or cost objectives.
- 6.3. Accordingly, treasury management is defined as:
"The management of the local authority's investments and cash flows, its banking, money market and capital market transactions; the effective

control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”

- 6.4. The Council complies with the Chartered Institute of Public Finance and Accountancy’s (CIPFA) Code of Practice on Treasury Management (revised 2011). The primary requirements of the Code are as follows:
1. Creation and maintenance of a Treasury Management Policy Statement which sets out the policies and objectives of the Council’s treasury management activities.
 2. Creation and maintenance of Treasury Management Practices which set out the manner in which the Council will seek to achieve those policies and objectives.
 3. Receipt by the full council of an annual Treasury Management Strategy Statement - including the Annual Investment Strategy and Minimum Revenue Provision Policy - for the year ahead, a Mid-year Review Report and an Annual Report (stewardship report) covering activities during the previous year. (This is the mid year report).
 4. Delegation by the Council of responsibilities for implementing and monitoring treasury management policies and practices and for the execution and administration of treasury management decisions.
 5. Delegation by the Council of the role of scrutiny of treasury management strategy and policies to a specific named body. For this Council the delegated body is the Public Accounts Select Committee.

2015/16 Treasury Management Outturn

- 6.5. The overall treasury management portfolio as at 31 March 2016 is set out in the table below:

| Treasury Management Outturn 2015/16 | Outstanding at 31 March 2016 | Average Coupon Rate | Average Remaining Duration | Outstanding at 31 March 2015 |
|--|------------------------------|---------------------|----------------------------|------------------------------|
| | £m | % | Years | £m |
| Fixed Rate Borrowing | | | | |
| Public Works Loan Board | 78.0 | 5.1 | 36.0 | 78.0 |
| Market Loans | 88.3 | 4.5 | 46.7 | 87.4 |
| Sub-total – Fixed Rate Borrowing | 166.3 | 4.8 | 41.4 | 165.4 |
| Variable Rate Borrowing | | | | |
| Public Works Loan Board | 0 | 0 | N/A | 0 |
| Market Loans | 25.0 | 4.6 | 37.5 | 25.0 |
| Sub-total – Variable Rate Borrowing | 25.0 | 4.6 | 37.5 | 25.0 |
| Total Debt | 191.3 | 4.7 | 39.5 | 190.4 |
| Investments | | | | |
| Money Markets | 90.5 | 0.5 | N/A | 81.0 |
| Fixed Term Deposits | 220.0 | 0.8 | 137.0 | 220.0 |

| Treasury Management Outturn 2015/16 | Outstanding at 31 March 2016 | Average Coupon Rate | Average Remaining Duration | Outstanding at 31 March 2015 |
|--|------------------------------------|---------------------------|----------------------------------|------------------------------------|
| | £m | % | Years | £m |
| Notice Deposits | 20.0 | 0.7 | 135.0 | 10.0 |
| Total Investments | 330.5 | 0.7 | 136.0 | 311.0 |

6.6. The net borrowing requirement for 2015/16 was £10.9m, this being £10.1m higher than the net borrowing requirement of £0.8 for 2014/15 as set out in the table below:

| Net Borrowing Requirement | 2015/16 | 2014/15 |
|----------------------------------|-------------|------------|
| | £m | £m |
| Capital Investment | 72.3 | 65.3 |
| Capital Grants | (36.2) | (50.9) |
| Capital Receipts | (11.7) | (4.3) |
| Revenue | (11.9) | (6.7) |
| Net position | 12.5 | 3.4 |
| MRP | (1.6) | (8.5) |
| Maturing Debt | 0 | 5.9 |
| Net Borrowing Requirement | 10.9 | 0.8 |

6.7. In previous years the Council has financed its net borrowing requirement from temporary cash balances it holds. As at 31 March 2016, this internal borrowing totalled £50.4m, which is the difference between the Capital Financing Requirement (CFR) and the Council's actual borrowing.

| Debt and CFR Movement | 2015/16 | 2014/15 |
|--|-------------|-------------|
| | £m | £m |
| Capital Financing Requirement * | 241.7 | 230.8 |
| External Debt | (191.3) | (190.4) |
| Difference – internal borrowing | 50.4 | 40.3 |

* Excluding other long term liabilities

6.8. With the exception of the capitalised interest £0.9m on one loan, there was no new borrowing in 2015/16. There were no external debt transactions during 2015/16 therefore the average interest rate of the external debt and the average duration remained the same as the previous year.

7. ECONOMIC UPDATE

7.1. The Economic update is provided by our Treasury Advisors Capital Asset Services:

UK

7.2. UK GDP growth rates in 2013 of 2.2% and 2.9% in 2014 were strong but 2015 was disappointing at 1.8%, though it still remained one of the leading

rates among the G7 countries. Growth improved in quarter 4 of 2015 from +0.4% to 0.7% but fell back to +0.4% (2.0% y/y) in quarter 1 of 2016 before bouncing back again to +0.7% (2.1% y/y) in quarter 2. During most of 2015, the economy had faced headwinds for exporters from the appreciation during the year of sterling against the Euro, and weak growth in the EU, China and emerging markets, plus the dampening effect of the Government's continuing austerity programme. The referendum vote for Brexit in June this year delivered an immediate shock fall in confidence indicators and business surveys, pointing to an impending sharp slowdown in the economy. However, subsequent surveys have shown a sharp recovery in confidence and business surveys, though it is generally expected that although the economy will now avoid flat lining, growth will be weak through the second half of 2016 and in 2017.

- 7.3. The Bank of England meeting on August 4th addressed this expected slowdown in growth by a package of measures including a cut in Bank Rate from 0.50% to 0.25%. The Inflation Report included an unchanged forecast for growth for 2016 of 2.0% but cut the forecast for 2017 from 2.3% to just 0.8%. The Governor of the Bank of England, Mark Carney, had warned that a vote for Brexit would be likely to cause a slowing in growth, particularly from a reduction in business investment, due to the uncertainty of whether the UK would have continuing full access, (i.e. without tariffs), to the EU single market. He also warned that the Bank could not do all the heavy lifting and suggested that the Government will need to help growth by increasing investment expenditure and possibly by using fiscal policy tools (taxation). The new Chancellor Phillip Hammond announced after the referendum result, that the target of achieving a budget surplus in 2020 will be eased in the Autumn Statement on November 23.
- 7.4. The Inflation Report also included a sharp rise in the forecast for inflation to around 2.4% in 2018 and 2019. CPI has started rising during 2016 as the falls in the price of oil and food twelve months ago fall out of the calculation during the year and, in addition, the post referendum 10% fall in the value of sterling on a trade weighted basis is likely to result in a 3% increase in CPI over a time period of 3-4 years. However, the MPC is expected to look thorough a one off upward blip from this devaluation of sterling in order to support economic growth, especially if pay increases continue to remain subdued and therefore pose little danger of stoking core inflationary price pressures within the UK economy.

USA

- 7.5. The American economy had a patchy 2015 with sharp swings in the growth rate leaving the overall growth for the year at 2.4%. Quarter 1 of 2016 disappointed at +0.8% on an annualised basis while quarter 2 improved, but only to a lacklustre +1.4%. However, forward indicators are pointing towards a pickup in growth in the rest of 2016. The Fed. embarked on its long anticipated first increase in rates at its December 2015 meeting. At that point, confidence was high that there would then be four more increases to come in 2016. Since then, more downbeat news on the international scene and then the Brexit vote, have caused a delay in

the timing of the second increase which is now strongly expected in December this year.

Eurozone

7.6. In the Eurozone, the ECB commenced in March 2015 its massive €1.1 trillion programme of quantitative easing to buy high credit quality government and other debt of selected EZ countries at a rate of €60bn per month; this was intended to run initially to September 2016 but was extended to March 2017 at its December 2015 meeting. At its December and March meetings it progressively cut its deposit facility rate to reach -0.4% and its main refinancing rate from 0.05% to zero. At its March meeting, it also increased its monthly asset purchases to €80bn. These measures have struggled to make a significant impact in boosting economic growth and in helping inflation to rise from around zero towards the target of 2%. GDP growth rose by 0.6% in quarter 1 2016 (1.7% y/y) but slowed to +0.3% (+1.6% y/y) in quarter 2. This has added to comments from many forecasters that central banks around the world are running out of ammunition to stimulate economic growth and to boost inflation. They stress that national governments will need to do more by way of structural reforms, fiscal measures and direct investment expenditure to support demand in the their economies and economic growth.

Asia

7.7. Japan is still bogged down in anaemic growth and making little progress on fundamental reform of the economy while Chinese economic growth has been weakening and medium term risks have been increasing.

Interest rate forecasts

7.8. The Council's treasury advisor, Capita Asset Services, has provided the following forecast:

| | Dec-16 | Mar-17 | Jun-17 | Sep-17 | Dec-17 | Mar-18 | Jun-18 | Sep-18 | Dec-18 | Mar-19 | Jun-19 |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Bank rate | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.25% | 0.25% | 0.25% | 0.25% | 0.50% |
| 5yr PWLB rate | 1.00% | 1.00% | 1.10% | 1.10% | 1.10% | 1.10% | 1.20% | 1.20% | 1.20% | 1.20% | 1.30% |
| 10yr PWLB rate | 1.50% | 1.50% | 1.60% | 1.60% | 1.60% | 1.60% | 1.70% | 1.70% | 1.70% | 1.70% | 1.80% |
| 25yr PWLB rate | 2.30% | 2.30% | 2.40% | 2.40% | 2.40% | 2.40% | 2.50% | 2.50% | 2.50% | 2.50% | 2.60% |
| 50yr PWLB rate | 2.10% | 2.10% | 2.20% | 2.20% | 2.20% | 2.20% | 2.30% | 2.30% | 2.30% | 2.30% | 2.40% |

7.9. Capita Asset Services undertook a quarterly review of its interest rate forecasts after the MPC meeting of 4th August cut Bank Rate to 0.25% and gave forward guidance that it expected to cut Bank Rate again to near zero before the year end. The above forecast therefore includes a further cut to 0.10% in November this year and a first increase in May 2018, to 0.25%,

but no further increase to 0.50% until a year later. Mark Carney, has repeatedly stated that increases in Bank Rate will be slow and gradual after they do start. The MPC is concerned about the impact of increases on many heavily indebted consumers, especially when the growth in average disposable income is still weak and could well turn negative when inflation rises during the next two years to exceed average pay increases.

7.10. The overall longer run trend is for gilt yields and PWLB rates to rise, albeit gently. An eventual world economic recovery may also see investors switching from the safe haven of bonds to equities. However, we have been experiencing exceptional levels of volatility in financial markets which have caused significant swings in PWLB rates. Our PWLB rate forecasts are based on the Certainty Rate (minus 20 bps) which has been accessible to most authorities since 1st November 2012.

7.11. The overall balance of risks to economic recovery in the UK remains to the downside. Downside risks to current forecasts for UK gilt yields and PWLB rates currently include:

- Monetary policy action reaching its limit of effectiveness and failing to stimulate significant sustainable growth, combat the threat of deflation and reduce high levels of debt in some major developed economies, combined with a lack of adequate action from national governments to promote growth through structural reforms, fiscal policy and investment expenditure.
- Weak capitalisation of some European banks.
- A resurgence of the Eurozone sovereign debt crisis.
- Geopolitical risks in Europe, the Middle East and Asia, increasing safe haven flows.
- Emerging country economies, currencies and corporates destabilised by falling commodity prices and / or Fed. rate increases, causing a further flight to safe havens (bonds).
- UK economic growth and increases in inflation are weaker than we currently anticipate.
- Weak growth or recession in the UK's main trading partners - the EU and US.

7.12. The potential for upside risks to current forecasts for UK gilt yields and PWLB rates, especially for longer term PWLB rates include: -

- The pace and timing of increases in the Fed. funds rate causing a fundamental reassessment by investors of the relative risks of holding bonds as opposed to equities and leading to a major flight from bonds to equities.
- UK inflation returning to significantly higher levels than in the wider EU and US, causing an increase in the inflation premium inherent to gilt yields.

8. TREASURY MANAGEMENT STRATEGY STATEMENT AND ANNUAL INVESTMENT STRATEGY UPDATE

- 8.1. The Treasury Management Strategy Statement (TMSS) for 2016/17 was approved by Council on 24 February 2016.
- 8.2. No changes to the current treasury strategy are proposed at the current time.
- 8.3. Officers continue to explore the options, as a non-specified investment, to use pooled investment funds (property funds and residential backed mortgage securities) for periods of greater than twelve months. Such funds typically have higher entry and exit fees and therefore require a longer term investment and higher risk appetite for higher returns. The use of such instruments can be deemed capital expenditure and as such will be an application (spending) of capital resources. The Authority will seek guidance on the status of any fund it may consider using and appropriate due diligence will also be undertaken before any such investment is committed to.
- 8.4. If required, changes to or clarifications within the non-specified investments Annual Investment Strategy will be brought forward when the treasury strategy is reset with the budget in February 2017.
- 8.5. There is one change to the Prudential Indicators and one to the Treasury Indicators. Respectively, they are:
 - lower CFR to reflect revised lower capital programme which reduces the anticipated level of General Fund prudential borrowing by £10m; and
 - amended upper limits for the structure of fixed rate borrowing which need to reflect the maturing nature of the Council's existing loans over time.

9. THE COUNCIL'S CAPITAL POSITION (PRUDENTIAL INDICATORS)

- 9.1. This section of the report is structured to update on:
 - a) The Council's capital expenditure plans;
 - b) How these plans are being financed;
 - c) The impact of the changes in the capital expenditure plans on the prudential indicators and the underlying need to borrow; and
 - d) Compliance with the limits in place for borrowing activity.

Prudential Indicator for Capital Expenditure

- 9.2. This table shows the original estimates for capital expenditure and the changes since the capital programme was agreed by Council in the Budget.

Table2: Capital Expenditure by service area

| Capital Expenditure | Original Feb £m | Revised Sep £m | Change £m | % |
|---------------------------------|-----------------|----------------|-----------|------|
| General Fund | | | | |
| Building Schools for the Future | 1.2 | 2.8 | 1.6 | 133% |

| Capital Expenditure | Original Feb £m | Revised Sep £m | Change £m | % |
|--------------------------------|-----------------|----------------|--------------|-------------|
| Schools | 7.4 | 14.3 | 6.9 | 93% |
| Highways & Transport | 6.0 | 8.5 | 1.5 | 25% |
| Regeneration | 11.7 | 11.7 | 0.0 | 0% |
| Town Centres | 3.6 | 0.3 | -3.3 | -92% |
| Asset Management Programme | 3.1 | 1.5 | -1.6 | -52% |
| Other | 10.1 | 8.9 | -1.2 | -12% |
| Sub total | 43.1 | 48.0 | 4.9 | 11% |
| Housing Revenue Account | 86.1 | 36.7 | -49.4 | -57% |
| Total | 129.2 | 84.7 | -44.5 | -34% |

- 9.3. The General Fund revised capital expenditure plan at the half year increased by 11%, reflecting in the main the additional costs anticipated to deliver school projects. The Housing Revenue Account revised capital expenditure plan has been reduced by 57% to reflect the revised timings for the delivery of the Housing Matters and Decent Homes programmes.

Financing of the Capital Programme

- 9.3 The table below draws together the main strategy elements of the capital expenditure plans (above), highlighting the original supported and unsupported elements of the capital programme, and the expected financing arrangements of this capital expenditure. The borrowing element of the table increases the underlying indebtedness of the Council by way of the Capital Financing Requirement (CFR), although this will be reduced in part by revenue charges for the repayment of debt (the Minimum Revenue Provision). This direct borrowing need may also be supplemented by maturing debt and other treasury requirements.

Table 3: Capital Expenditure Financing

| Capital Expenditure Financing | Original Feb £m | Revised Sep £m | Change £m | % |
|-------------------------------|-----------------|----------------|--------------|-------------|
| Grants and contributions | 13.1 | 19.2 | 6.1 | 47% |
| Capital Receipts | 53.1 | 27.9 | -25.2 | -47% |
| General reserves / revenue | 48.3 | 33.0 | -15.3 | -32% |
| Sub total | 114.5 | 80.1 | -34.4 | -30% |
| Borrowing Required | 14.7 | 4.6 | -10.1 | -69% |
| Total | 129.2 | 84.7 | -44.5 | -34% |

- 9.4 The CFR, which is the underlying external need to incur borrowing for a capital purpose, is on target with a reduction of £10m noted in the table above for the General Fund. There are no other changes at this stage and a full outturn position, including the operational boundary, will be presented with the Budget in February.

Limits to Borrowing Activity

- 9.5 The first key control over the treasury activity is a prudential indicator to ensure that over the medium term, net borrowing (borrowings less investments) is only undertaken for capital purposes. Gross external borrowing should not, except in the short term, exceed the total of CFR in the preceding year plus the estimates of any additional CFR for 2016/17 and the next two financial years. This allows some flexibility for limited early borrowing for future years. The Council has an approved policy for borrowing in advance of need which will be utilised if it is deemed to be prudent. The forecast position for the end of 2016/17 remains with the CFR approximately £45m higher than the actual level of external debt.
- 9.6 A further prudential indicator controls the overall level of borrowing. This is the Authorised Limit which represents the limit beyond which borrowing is prohibited, and needs to be set and revised by Members. It reflects the level of borrowing which, while not desired, could be afforded in the short term, but is not sustainable in the longer term. The level for 2016/17 was set at £507.7m and includes on balance sheet PFI schemes and finance leases as well as borrowing. It is the expected maximum borrowing need with some headroom for unexpected movements and is the statutory limit determined under section 3 (1) of the Local Government Act 2003.
- 9.7 The Executive Director for Resources and Regeneration reports that no difficulties are envisaged for the current or future years in complying with either of these prudential indicators.

10. INVESTMENT PORTFOLIO 2016/17

- 10.1. In accordance with the Code, it is the Council's priority to ensure security of capital and liquidity, and to obtain an appropriate level of return which is consistent with the Council's risk appetite. As set out in Section 7, it is a very difficult investment market in terms of earning the level of interest rates commonly seen in previous decades as rates are very low and in line with the 0.25% Bank Rate. The continuing potential for a re-emergence of a Eurozone sovereign debt crisis together with other risks which could impact on the credit worthiness of banks, prompts a low risk strategy. Given this risk environment, investment returns are likely to remain low.
- 10.2. The Council held £367m of investments as at 30 September 2016 (£342m at 31 March 2016) and the investment portfolio yield for the first six months of the year is 0.59% (compared to 0.65% this time last year).
- 10.3. The Council is a member of a London treasury benchmarking group (organised by Capita Services) along with 12 other London authorities. An extraction of the September benchmarking report is shown in Appendix 2. This shows that the return on investments in June is in-line with the model weighted average rate of return provided by the Council's treasury advisors and based on the overall risk the investments are exposed to.
- 10.4. A full list of investments held as at 30 September 2016 is shown below:
Table 4: Fixed Term Deposits

| Counterparty | Duration | Principal £m | Rate | Interest £k |
|--|----------|-----------------|--------|----------------|
| Standard Charter Bank (CD) | 183 | 10.000 | 0.72% | 34,600 |
| Bank of Scotland Plc (TD) | 364 | 5.000 | 1.00% | 49,863 |
| Lloyds Bank Plc (TD) | 364 | 5.000 | 1.00% | 49,863 |
| Rabobank Nederland (TD) | 364 | 5.000 | 0.83% | 41,386 |
| Lloyds Bank Plc (TD) | 365 | 5.000 | 1.00% | 50,000 |
| Barclays Bank Plc (TD) | 365 | 5.000 | 0.93% | 46,500 |
| Bank of Scotland Plc | 94 | 10.000 | 0.650% | 16,740 |
| BNP Paribas | 185 | 10.000 | 0.700% | 35,479 |
| Toronto Dominion Bank | 364 | 20.000 | 0.900% | 179,507 |
| Sumitomo Mitsui Banking Corporation Europe Ltd | 184 | 5.000 | 0.720% | 17,520 |
| Landesbank Hessen-Thueringen Girozentrale (Helaba) | 364 | 10.000 | 0.900% | 89,753 |
| Nationwide BS | 183 | 10.000 | 0.710% | 35,597 |
| Goldman Sachs International Bank | 185 | 10.000 | 0.780% | 39,534 |
| Credit Industriel et Commercial | 185 | 15.000 | 0.700% | 53,219 |
| Goldman Sachs International Bank | 186 | 5.000 | 0.620% | 15,797 |
| ABN AMRO Bank N.V. | 182 | 15.000 | 0.600% | 43,012 |
| Landesbank Hessen-Thueringen Girozentrale (Helaba) | 364 | 5.000 | 0.920% | 45,874 |
| Cooperatieve Rabobank U.A. | 186 | 5.000 | 0.500% | 12,740 |
| BNP Paribas | 186 | 5.000 | 0.530% | 13,504 |
| Norddeutsche Landesbank Girozentrale | 186 | 10.000 | 0.530% | 12,730 |
| Danske Bank | 184 | 15.000 | 0.500% | 37,808 |
| Landesbank Hessen-Thueringen Girozentrale (Helaba) | 364 | 5.000 | 0.970% | 48,367 |
| Cooperatieve Rabobank U.A. | 181 | 15.000 | 0.460% | 34,216 |
| DZ Bank AG (Deutsche Zentral-Genossenschaftsbank) | 181 | 20.000 | 0.450% | 44,630 |
| Abbey National Treasury Services plc | 364 | 15.000 | 0.900% | 134,630 |
| Commonwealth Bank of Australia | 364 | 10.000 | 0.990% | 98,729 |
| Abbey National Treasury Services plc | 365 | 5.000 | 0.900% | 45,000 |
| Commonwealth Bank of Australia | 364 | 10.000 | 0.990% | 98,729 |

10.5 In addition to the fixed investments above, the Council holds certain funds in the money markets, call accounts, and treasury bills. A list of these investments held as at 30 September 2016 is shown below:

Money Market Funds

| MMF Counterparty | Principal £m | Average Interest |
|-----------------------|-----------------|---------------------|
| Blackrock | 12.657 | 0.28% |
| Standard Life (Ignis) | 30.000 | 0.37% |
| Insight | 30.000 | 0.33% |
| Federated (PR) | 30.000 | 0.37% |

Call and Notice Accounts

| Counterparty | Principal £m | Interest Rate |
|---|-----------------|------------------|
| Santander UK Plc - (95 Day Notice) (Base rate 0.25 + 10 Basis Points) | 10.000 | 0.35% |
| Lloyds Bank Plc – 175 Day Notice account | 10.000 | 0.60% |
| Lloyds Bank Plc – 175 Day Notice account | 5.000 | 0.60% |
| Santander Corporate notice account – 180-day notice account | 5.000 | 0.55% |
| Bank of Scotland Plc – 175 Day Notice account | 5.000 | 0.60% |

- 10.6 The Executive Director for Resources and Regeneration confirms that the approved limits within the Annual Investment Strategy were not breached during the first six months of 2016/17.

Investment Counterparty List

- 10.7 The current investment counterparty criteria selection approved in the TMSS is meeting the requirements of the treasury management function.

11. BORROWING

- 11.1. The Council's latest forecast capital financing requirement (CFR) for 2016/17 is £474m. The CFR denotes the Council's underlying need to borrow for capital purposes. If the CFR is positive the Council may borrow from the PWLB or the market (external borrowing) or from internal balances on a temporary basis (internal borrowing).
- 11.2. The balance of external and internal borrowing is generally driven by market conditions. The Council has borrowings of £191m and has utilised £28m of cash flow funds in lieu of borrowing. This is a prudent and cost effective approach in the current economic climate.
- 11.3. It is anticipated that further borrowing, most likely internal borrowing, may be undertaken during this financial year as the capital programme develops. This position will require ongoing monitoring alongside the review of opportunities to favourably refinance existing borrowing and support investment in agreed Lewisham objectives (such as the Lewisham Homes acquisition programme to

address Temporary Accommodation pressures) which may require external borrowing.

- 11.4. In recent years the Council has not added to its additional borrowing and therefore set Treasury

12. DEBT RESCHEDULING

- 12.1. Debt rescheduling opportunities have been limited in the current economic climate and consequent structure of interest rates. No debt rescheduling was undertaken during the first six months of 2016/17. However, the Council continues to explore opportunities in respect of the financing of its PFIs and external loans.
- 12.2. The current Treasury indicators reflect that the existing fixed interest rate borrowing profile has been stable. This needs updating to recognise that the existing borrowing continues to mature. At the same time, following advice from our Treasury Advisors, it is proposed to introduce some headroom and flexibility in the indicators (i.e. so they add up to more than 100%). This will enable the Authority to take on additional borrowing with an appropriate level of maturity for the purposes the borrowing is required. The table below sets out the changes.

Table: Treasury Indicators and Limits

| Maturity structure of fixed interest rate borrowing 2016/17 (Lower limits remain 0%) | Current Upper | Revised Upper |
|--|---------------|---------------|
| Under 12 months | 1% | 10% |
| 12 months to 2 years | 0% | 10% |
| 2 to 5 years | 6% | 10% |
| 5 to 10 years | 4% | 15% |
| 10 to 20 years | 13% | 20% |
| 20 to 30 years | 5% | 25% |
| 30 to 40 years | 20% | 50% |
| 40 to 50 years | 51% | 60% |

13. FINANCIAL IMPLICATIONS

- 13.1. There are no additional financial implications other than those mentioned in the body of the report.

14. LEGAL IMPLICATIONS

- 14.1. Authorities are required to produce and keep under review for the forthcoming year a range of indicators based on actual figures. These are set out in the report. The CIPFA Treasury Management Code of Practice says that movement may be made between the various indicators during the year by an Authority's Chief Finance Officer as long as the indicators for

the total Authorised Limit and the total Operational Boundary for external debt remain unchanged. Any such changes are to be reported to the next meeting of the Council.

- 14.2. Under Section 5 of the 2003 Act, the prudential indicator for the total Authorised Limit for external debt is deemed to be increased by an amount of any unforeseen payment which becomes due to the Authority within the period to which the limit relates which would include for example additional external funding becoming available but not taken into account by the Authority when determining the Authorised Limit. Where Section 5 of the Act is relied upon to borrow above the Authorised Limit, the Code requires that this fact is reported to the next meeting of the Council.
- 14.3. Authority is delegated to the Executive Director for Resources & Regeneration to make amendments to the limits on the Council's counterparty list and to undertake Treasury Management in accordance with the CIPFA Treasury Management Code of Practice and the Council's Treasury Policy Statement.

15. ENVIRONMENTAL IMPLICATIONS

- 15.1. There are no specific environmental implications relating to this report.

16. HUMAN RESOURCES IMPLICATIONS

- 16.1. There are no specific human resources implications relating to this report.

17. CRIME AND DISORDER IMPLICATIONS

- 17.1. There are no specific crime and disorder implications relating to this report.

18. EQUALITIES IMPLICATIONS

- 18.1. There are no specific equalities implications relating to this report.

For further information about this report, please contact:

David Austin, Head of Corporate Resources on 020 8314 9114.

APPENDIX 1 - Extract from Credit worthiness Policy

The criteria, time limits and monetary limits applying to institutions or investment vehicles are:

| | Minimum credit criteria / colour band | Max % of total investments/ £ limit per institution | Max. maturity period |
|--|--|---|---|
| Debt Management Office – UK Government | N/A | 100% | 6 months |
| UK Government gilts | UK sovereign rating | £20m | 1 year |
| UK Government Treasury bills | UK sovereign rating | 100% | 6 months |
| Money market funds | AAA | £30m | Liquid |
| Local authorities | N/A | £10m | 1 year |
| Term deposits and Certificates of Deposits with banks and building societies | Yellow* Purple Blue** Orange Red Green No Colour | £30m £25m £40m £20m £15m £10m 0 | Up to 1 year Up to 1 year Up to 1 year Up to 1 year Up to 6 mths Up to 100 days Not for use |
| Call accounts and notice accounts | Yellow Purple Blue Orange Red Green No Colour | In line with the above | Liquid |

**for UK Government debt, or its equivalent, constant net asset value money market funds and collateralised deposits where the collateral is UK Government debt*

***Part-nationalised bank (>50% state owned)*

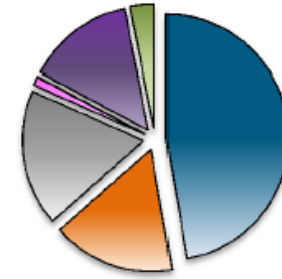
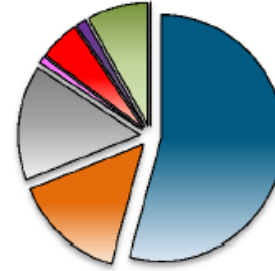
London Borough Of Lewisham

Summary Sheet

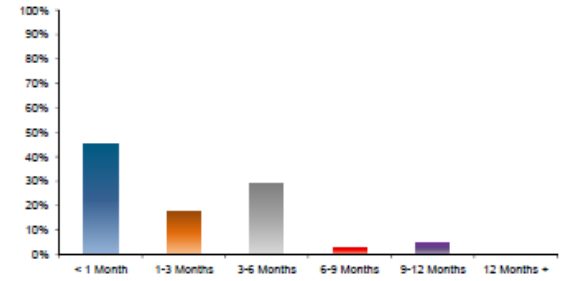
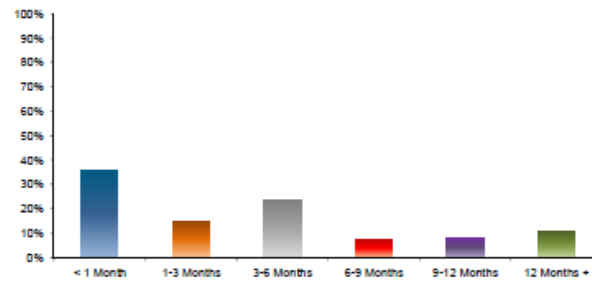
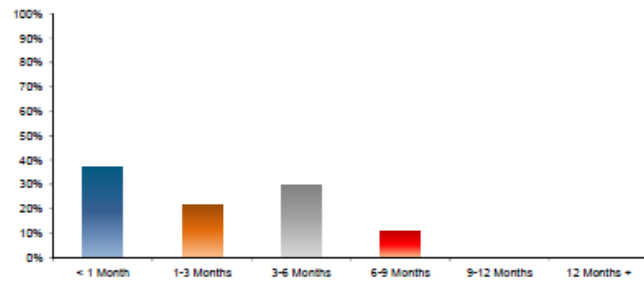
| London Borough Of Lewisham | Benchmarking Group 2 (15) Basic Portfolio Characteristics | London (20) |
|----------------------------|--|---------------|
| WARoR | 0.59% | 0.51% |
| WAM | 83 | 72 |
| WATT | 159 | 148 |
| WA Credit Risk | 3.7 | 3.1 |
| Model WARoR | 0.59% | 0.56% |
| Difference | -0.01% | -0.05% |
| Model Band | 0.53% - 0.66% | 0.50% - 0.62% |
| Performance | Inline | Inline |

Asset Breakdown

- Fixed Deposits
- Calls & O/N
- MMFs
- ECFs
- Struct. Prods.
- Bonds
- CDs



Maturity Profiles



APPENDIX 2 - Extract of the Benchmarking Data with 12 other London Authorities September 2016

London Borough Of Lewisham

Peer Comparison

| | London Borough Of Lewisham | Benchmarking Group 2 (15) | | London (20) | | Population Average (236) | |
|----------------------------------|----------------------------|---------------------------|----|--------------|---|--------------------------|-----|
| Basic Characteristics | | | | | | | |
| Principal | £367,657,000 | £260,148,296 | | £281,917,584 | | £79,974,564 | |
| WARoR | 0.59% | 0.77% | | 0.51% | | 0.62% | |
| WAM | 83 | 158 | | 72 | | 97 | |
| WATT | 159 | 331 | | 148 | | 187 | |
| WA Credit Risk | 3.68 | 3.46 | | 3.07 | | 3.64 | |
| Portfolio Breakdown | | | | | | | |
| Fixed Deposits | 54.40% | 54.20% | 13 | 47.36% | 5 | 51.43% | 210 |
| Calls & O/N | 9.52% | 14.83% | 14 | 16.19% | 5 | 22.59% | 204 |
| MMFs | 27.92% | 15.20% | 13 | 18.01% | 3 | 18.83% | 170 |
| ECFs | 0.00% | 0.93% | 3 | 1.14% | 1 | 1.73% | 24 |
| Struct. Prods. | 0.00% | 5.33% | 6 | 0.00% | 0 | 0.56% | 13 |
| Bonds | 0.00% | 1.40% | 2 | 14.22% | 2 | 1.19% | 20 |
| CDs | 8.16% | 8.11% | 9 | 3.08% | 1 | 3.66% | 47 |
| Institution Breakdown | | | | | | | |
| Banks | 69.36% | 64.64% | 15 | 47.75% | 6 | 55.67% | 225 |
| Building Socs. | 2.72% | 5.16% | 8 | 8.10% | 4 | 12.66% | 149 |
| Government | 0.00% | 13.06% | 7 | 24.81% | 2 | 10.86% | 86 |
| MMFs | 27.92% | 15.20% | 13 | 18.01% | 3 | 18.83% | 170 |
| ECFs | 0.00% | 0.93% | 3 | 1.14% | 1 | 1.73% | 24 |
| MLDBs | 0.00% | 0.37% | 1 | 0.00% | 0 | 0.02% | 1 |
| Other | 0.00% | 0.63% | 3 | 0.18% | 1 | 0.23% | 9 |
| Domestic/Foreign Exposure | | | | | | | |
| Domestic | 25.84% | 61.04% | 15 | 62.77% | 6 | 68.58% | 232 |
| Foreign | 46.24% | 22.83% | 10 | 18.08% | 4 | 10.86% | 120 |
| MMFs | 27.92% | 15.20% | 13 | 18.01% | 3 | 18.83% | 170 |
| ECFs | 0.00% | 0.93% | 3 | 1.14% | 1 | 1.73% | 24 |
| Maturity Structure | | | | | | | |
| < 1 Month | 37.44% | 35.63% | | 45.43% | | 44.97% | |
| 1-3 Months | 21.76% | 14.86% | | 17.73% | | 15.34% | |
| 3-6 Months | 29.92% | 23.70% | | 29.22% | | 26.69% | |
| 6-9 Months | 10.88% | 7.47% | | 3.07% | | 5.63% | |
| 9-12 Months | 0.00% | 7.79% | | 4.55% | | 4.51% | |
| 12 Months + | 0.00% | 10.55% | | 0.00% | | 2.87% | |

Definitions

| | | |
|--------------------|---------------------------------------|--|
| WARoR | Weighted Average Rate of Return | This is the average annualised rate of return weighted by the principal amount in each rate. |
| WAM | Weighted Average Time to Maturity | This is the average time, in days, till the portfolio matures, weighted by principal amount. |
| WATT | Weighted Average Total Time | This is the average time, in days, that deposits are lent out for, weighted by principal amount. |
| WA Risk | Weighted Average Credit Risk Number | Each institution is assigned a colour corresponding to a suggested duration using Capita Asset Services' Suggested Credit Methodology 1 = Yellow; 1.25 = Pink 1; 1.5 = Pink 2, 2 = Purple; 3 = Blue; 4 = Orange; 5 = Red; 6 = Green; 7 = No Colour |
| Model WARoR | Model Weighted Average Rate of Return | This is the WARoR that the model produces by taking into account the risks inherent in the portfolio. |
| Difference | Difference | This is the difference between the actual WARoR and the model WARoR; Actual WARoR minus Model WARoR. |