

Sustainable Development Select Committee Agenda

Thursday, 20 April 2017
7.00 pm,

Committee room 3
Civic Suite
Lewisham Town Hall
London SE6 4RU

For more information contact: Timothy Andrew (Tel: 02083147916)

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

Part 1

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Sustainable Development Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Thursday, 20 April 2017.

Barry Quirk, Chief Executive
Thursday, 06 April 2017

Councillor Liam Curran (Chair)	
Councillor Mark Ingleby (Vice-Chair)	
Councillor Abdeslam Amrani	
Councillor Andre Bourne	
Councillor Suzannah Clarke	
Councillor Amanda De Ryk	
Councillor Sophie McGeevor	
Councillor Eva Stamirowski	
Councillor Paul Upex	
Councillor James-J Walsh	
Councillor Alan Hall (ex-Officio)	
Councillor Gareth Siddorn (ex-Officio)	

Agenda Item 1

Sustainable Development Select Committee		
Title	Confirmation of the Chair and Vice-Chair of the Sustainable Development Select Committee	
Contributor	Chief Executive, Business and Committee Manager	Item 1
Class	Part 1 (open)	20 April 2017

1. Summary

Further to the Annual General Meeting of Council on 27 March 2017, this report informs the Select Committee of the appointment of a Chair and Vice Chair of the Sustainable Development Select Committee.

2. Purpose of the report

To issue directions to the Select Committee regarding the election of their Chair and Vice Chair.

3. Recommendations

The Select Committee is recommended to:

- (i) Confirm the election of Councillor Liam Curran as Chair of the Sustainable Development Select Committee
- (ii) Confirm the election of Councillor Mark Ingleby as Vice Chair of the Sustainable Development Select Committee

4. Background

- 4.1 On 27 March 2017, the Annual General Meeting of the Council considered a report setting out an allocation of seats on committees to political groups on the Council in compliance with the requirements of the Local Government and Housing Act 1989.
- 4.2 The constitutional allocation for both chairs and vice chairs of select committees is:

Labour: 6

5. Financial implications

- 5.1 There are no financial implications arising from the implementation of the recommendations in this report.

6. Legal implications

- 6.1 Select Committees are obliged to act in accordance with the Council's Constitution.

Background papers

Council AGM Agenda papers 27 March 2017 – available on the Council website <http://www.lewisham.gov.uk/> or on request from Kevin Flaherty, Business and Committee Manager (0208 3149327)

If you have any questions about the contents of this report, please contact Timothy Andrew, Scrutiny Manager (020 83147916)

MINUTES OF THE SUSTAINABLE DEVELOPMENT SELECT COMMITTEE

Wednesday, 8 March 2017 at 7.00 pm

PRESENT: Councillors Liam Curran (Chair), Suzannah Clarke (Vice-Chair), Bill Brown, Amanda De Ryk, James-J Walsh, Mark Ingleby, Pauline Morrison and Pat Raven

APOLOGIES: Councillors Eva Stamirowski and Paul Upex

ALSO PRESENT: Timothy Andrew (Scrutiny Manager), Kplom Lotsu (SGM Capital Programmes), Simon Moss (Policy and Development Manager, Transport), Martin O'Brien (Asset Management Planning Manager), Mole Meade (Communication Workers Union) and Peter Meech (Communication Workers Union)

1. Minutes of the meeting held on 24 January 2017

Resolved: that the minutes of the meeting on 24 January be agreed as an accurate record.

2. Declarations of interest

There were none.

3. Responses from Mayor and Cabinet

Councillor Handley circulated copies of a response from the Mayor of London to the letter from the Chairs of the Housing and Sustainable Development Select Committees arising from the joint meeting in October 2016.

Kplom Lotsu (SGM Capital Programme Delivery) responded to questions from the Committee on the response from Mayor and Cabinet. The following key points were noted:

- Decisions related to the renegotiation of the s106 brought about by the changes to the housing zone funding for the New Bermondsey project would be taken by the Strategic Planning Committee.
- Housing zone agreements required schemes to provide 35% affordable housing, however they also took into account viability and the other burdens being placed on schemes.
- In Lewisham the aspiration for the delivery of affordable housing in new developments was 50%.
- In the Catford housing zone there were a number of burdens being placed on the scheme, including the proposed provision of a civic complex and a potential contribution to the relocation of the road.
- There were different forms of affordable housing. The type of affordable housing chosen for a scheme would influence the amount of housing that could be provided.

Resolved: to refer the Committee's views to Mayor and Cabinet, as follows –

- The Committee notes the Mayor of London's response to Select Committee Chairs and welcomes the stated ambition to provide 35% affordable housing

Lewisham's housing zones. However, the Committee asks that officers are clear about the definitions they use for affordable housing in future reports.

- The Committee notes that the bid document for the New Bermondsey housing zone only became available to Members after Mayor and Cabinet in February 2017.
- The Committee notes that there are many issues that are being explored as part of the independent inquiry into matters relating to New Bermondsey/Surrey Canal. Pending the outcome of the inquiry, the Committee may decide to scrutinise any substantial issues that are not covered in the inquiry report.

4. Post Office changes

It was noted that the Post Office had sent a written update about their proposed changes to crown post office services in Lewisham but due to short notice they were unable to send a representative to the meeting.

Mole Meade (Communication Workers Union) and Peter Meech (Communication Workers Union) addressed the Committee. The following key points were noted:

- The only place that was legally allowed to provide biometric residency checking services in the local community was the post office.
- Post offices had specialist machines that were used for providing Border Agency Services. These machines used biometrics and were operated by specially trained staff.
- The CWU believed that the information being provided to the public by the Post Office about closing and franchising post offices was inaccurate both by intent and omission.
- There were a number of problems with the post office franchising programme, including: the loss of specialist staff and services from established post offices as well as the frequent turnover of staff at new franchised post offices because of the typically low levels of pay on offer.
- The lease of the Sydenham post office building was owned by Lewisham Council. In Manchester, the Council had offered the post office the subsidised use of the building for a nominal level of rent.
- The lease for the Sydenham post office finished in April.
- There would be a demonstration in Sydenham in two weeks. There would also be public meetings to organise campaigns against the closure and franchising of both post offices.
- Politicians from all political parties had supported the campaign against post office closures.
- The post office on Rye Lane in Peckham closed last year, with the promise that another post office would open in the vicinity. However, the replacement post office was moved to a building on a leasing arrangement that was now coming to an end, meaning that there would soon be no services for the community.
- WHSmiths had taken on lots of franchises for post offices.
- There were regular changes of staff in Lewisham's post office, which was based in a WHSmiths.
- Post offices that were franchised were at risk of being closed if the businesses that were hosting them failed.

- The number of crown post offices had reduced substantially over time.
- The post office was losing half a million customers every year.
- Sub post masters were finding it difficult to maintain services because of the lack of direction being provided by the organisation.
- In France the post office had been turned into a bank, which made substantial annual profits.
- The CWU had put forward a plan to save the industry.
- The Union had asked the Post Office to meet together with the government to discuss the plans to save post offices, but the meeting had not been forthcoming.
- Current plans to continue to reduce the number of post offices would be detrimental for local communities, but with the support of communities, a number of post offices had been prevented from closure.

Mole Meade and Peter Meech responded to questions from the Committee and in the discussion that followed these key points were noted:

- It was not clear what the long term strategy for the post office was.
- There were some areas of the UK that had very few post offices and there was limited access to post office services.
- Crown post offices provided some DVLA and border agency services that could not be delivered from a franchised post office. Also, smaller post offices could not be able to store parcels for 'click and collect' services.
- The CWU would provide a list of services that would be lost in Lewisham if New Cross Gate and Sydenham post offices closed – as well as a list of the distances people might need to travel from Lewisham to access those services.
- There was no legal requirement to provide a range of post office service in a local area. The Post Office Act stipulated that there had to be a post office within 1 mile of 99% of the population in an urban area and 3 miles in a rural area, but the Act did not specify what services should be provided.
- The CWU was working with politicians from all parties to build support for the future of the Post Office.

Resolved: that the Committee refer its views to Mayor and Cabinet, as follows-

- The Committee notes the Council's decision in February 2017 to oppose the closure of New Cross crown post office and for the same reasons outlined in that decision the Committee opposes the closure of Sydenham crown post office. The Committee believes the loss of skilled jobs, skilled staff and the economic impact on the high street would be a serious blow to the local economy and to consumers.
- The Committee asks that the Mayor write to the government minister responsible, and the Chief Executive of the Post Office, about the potential loss of Sydenham crown post office.
- The Committee requests that Council officers be tasked with investigating how lease arrangements might be negotiated to retain the crown post office in Sydenham for the benefit of the local community.
- The Chair of Committee intends to write to Jim Dowd about the potential closure Sydenham crown post office and asks that the Mayor do the same.

- The Committee recommends that the Council should request further information from the Post Office about its strategy to preserve the full range of post office services for Lewisham residents.

5. Sustainable energy

Martin O'Brien (Asset Management Planning Manager) introduced the report. The following key points were noted:

- The Home Energy Conservation Act required all local authorities in England to publish a report on their plans for energy efficiency. The next report was due to be published by the end of March and responsibility for signing this off had been delegated to the Executive Director for Resources and Regeneration.
- There was an ambitious plan two years ago to create a sustainability consultancy. This had run up against legal, HR and logistical hurdles, which could not be overcome. Officers were still outward looking and continually explored opportunities for working with other boroughs.
- Government programmes in this area had become increasingly limited.
- Work was taking place to develop heat networks in the borough.
- There was money from government to enable heat network projects to get started. A report on the technical and commercial viability of a heat network in the north of the borough would be completed in the next few months.
- There was also work taking place to deliver carbon offset projects. The London Plan enabled developments that were unable to deliver carbon savings on site to do so by funding other projects in the borough. Officers had developed an evidence base around this work.
- The Energy Company Obligation (ECO) on affordable warmth was the main way of funding fuel poverty and energy efficiency work in homes. From April 10% of the funding would be delivered through local authority schemes.
- Work on fuel poverty had been delivered since 2012 in spite of changing circumstances, including the loss of dedicated officers to carry out this work. From August 2017, current internal funding would end and unless an alternative source was secured the borough would not have any fuel poverty offer.

Martin O'Brien responded to questions from the Committee. The following key points were noted:

- Fuel poverty figures were provided from the government's fuel poverty strategy.
- The measure for fuel poverty had recently been replaced. Previously for homes to be considered to be in fuel poverty, they were required to spend 10% of their income on heating their homes. The figure was now based on a metric of household income and the estimated cost of heating a home to an acceptable standard, which indicated that one in ten Lewisham households were in fuel poverty. The figures were available from the department of Business Energy and Industrial Strategy. (<https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>)
- London had been poor at attracting ECO funding because of the cost of carrying out this work in the city. The responsibility for meeting the

requirements of the obligation lay with energy companies and they found it easier to work outside of London.

- Officers had been working to make it more attractive to work in London. One way of doing this was to support the delivery of schemes across, with and for, other London boroughs.
- Officers working on sustainable energy were still drawing in some income. They had recently delivered a piece of funded work on fuel poverty referral networks and a smart meter awareness project in Bexley, Bromley and Greenwich.
- A community share scheme had been set up in Greenwich and Lewisham to place solar panels on schools and generate dividends for community investors through a feed-in tariff. Feed in tariff funding had been cut – which limited the likelihood of this kind of project in the future.
- Vulnerable households for fuel poverty work were identified via referrals from front line staff.
- Communications about fuel poverty work were sent out on a rolling basis.
- Carbon emissions had fallen considerably in the borough since 2012. Whilst the Council wanted to tell a positive story about the work it had carried out on carbon reduction, it could not wholly claim credit for the reduction. The economy and changes to the energy grid had substantially reduced carbon emissions. But, it was recognised that the Council could have a significant impact on delivering carbon reductions from housing stock.
- ECO funded loft and cavity wall insulation and the installation of first time central heating.

In the Committee's discussions the following point was also noted:

- Martin O'Brien and his team should be highly commended for their commitment to innovation and their ongoing efforts to explore new ways to deliver services.
- The Committee requested a graphical representation of the energy savings that had been achieved over the past ten years.

Resolved: to refer the Committee's views to Mayor and Cabinet, as follows-

- The Committee commends the work of officers in delivering the Council's sustainable energy ambitions. The Committee believes that the Council should find ways to further publicise its good work in reducing carbon emissions.
- The Committee recommends that the Mayor write to his counterparts in the London Boroughs of Bromley, Bexley, Croydon, Greenwich, Lambeth and Southwark to encourage them to work collaboratively with Lewisham in order to access the benefits of the energy company obligation affordable warmth scheme.

6. Modern roads review update

Simon Moss (Transport Policy and Development Manager) introduced the report. The following key points were noted:

- The 20mph limit was being delivered in line with Lewisham Labour's Mayoral and Council manifesto commitment.

- Officers had reviewed a number of different models for the implementation of the 20mph limit in Lewisham.
- It had been agreed that Lewisham would follow the Southwark model of implementing the 20mph limit on all borough roads and then monitor speeds in order to decide where additional measures would be required to enforce the limit.
- There were a number of roads in the borough that did not feel like they were 20mph in their design and layout.
- Average speeds on the fastest roads with 20mph limits were up to 38mph.
- Work had started on proposals to deliver work to improve compliance with the 20mph limit. It was recognised that it would be a challenge to deliver the speed limit across the whole borough.

Simon Moss responded to questions from the Committee, the following key points were noted:

- Interventions to slow traffic on busiest roads would include narrowing the carriageway on some roads or removing centre line markings, which had both been shown to reduce average traffic speeds.
- Traffic calming might take place on some roads using traffic humps – but the introduction of these measures had to take account of the range of road uses, including bus routes.
- Introduction of informal crossing points and zebra crossings might also be used to slow and smooth the traffic flow.
- Space for cyclists might be provided as part of the narrowing of parts of the road network.
- There was insufficient evidence to link the reduction in traffic speeds to improved air quality but work was taking place in Lewisham to gather evidence about improvements of air quality linked to reduced speeds.
- The primary reason for implementing the speed limit was to reduce the incidence and severity of collisions.
- Work to progress the cycling strategy was underway, a further update would be provided to the Committee before the summer.

In the Committee's discussions these key points were also noted:

- One of the main arguments for the scheme was the reduction in fatalities of children and vulnerable road users.
- Members wanted further quality data about the impact of 20mph zones on air quality and on accidents.
- It was hoped that cycle superhighway four would be extended into the north of the borough.

Resolved: to note the report.

7. Select Committee work programme

Timothy Andrew (Scrutiny Manager) introduced the report and asked that the Committee put forward suggestions for the 2017-18 work programme. In the discussion that followed, these key points were noted:

- The Committee should continue to receive quarterly updates on Catford but it would also agree a second interim report on the redevelopment.
- Concerns were raised about decisions being made on Catford before options had been provided for scrutiny.
- Waste, recycling and fly-tipping were areas of interest, an update would be added to the draft work plan in July.
- Enforcement and noise nuisance were also of interest.
- An update on the asset management system would be considered at the meeting in April.

Resolved: to put forward the Committee's suggestions for the work programme to the first meeting of the 2017/18 year.

8. Items to be referred to Mayor and Cabinet

Resolved: that the Committee's views under items three, four and five be referred to Mayor and Cabinet.

The meeting ended at 9.15 pm

Chair:

Date:

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Sustainable Development Select Committee		
Title	Declaration of interests	
Contributor	Chief Executive	Item 3
Class	Part 1 (open)	20 April 2017

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;

(b) and 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)

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Sustainable Development Select Committee		
Title	Beckenham Place Park Regeneration scrutiny paper	
Contributor	Executive Director for Customer Services	Item 5
Class	Part 1 (open)	20 April 2017

1. Purpose

- 1.1 This report to the Sustainable Development Select Committee sets out the progress made on the regeneration of Beckenham Place Park to date, and the proposed next steps for the regeneration of the landscape and the park's buildings.
- 1.2 On 17th February 2016, the Mayor took the decision to close the golf course which had been operating in Beckenham Place Park for many decades, following a report to Mayor and Cabinet and a prior report to the Sustainable Development Committee in January 2016. Golf ceased operation in the park on 31st October 2016 and the regeneration of the park has progressed well since.

2. Summary

- 2.1 On 10th July 2013, Mayor and Cabinet approved the submission of bids to the Heritage Lottery Fund (HLF) for financial support for a Beckenham Place Park regeneration project.
- 2.2 The HLF 'Parks for People' bid was successful in phase 1 and funding of £4.9m was set aside for the project in summer 2014.
- 2.3 A small proportion of the Heritage Lottery Funds were made available to carry out consultation, engage partners and work up the initial designs to become detailed designs and plans for the park. Following approval by Mayor and Cabinet on 17th February 2016, to close the golf course and progress with the regeneration plans, these plans were worked up in earnest, and submitted back to Parks for People in a Round 2 bid, in August 2016. This was approved in December 2016, and maximum funding, of a total of £5m was awarded to the Council to implement the regeneration plans for the park.

3. Recommendations

- 3.1 The Sustainable Development Select Committee is asked to :
- Note the content of the report

4. Policy context

- 4.1 Lewisham's long standing vision is: 'Together, we will make Lewisham the best place in London to live, work and learn'. This vision was developed following extensive consultation with Lewisham residents, public sector agencies, local business, voluntary and community sector organisations, and has been adopted by all our partners. It continues to be a bold ambition that stretches and motivates the Council and its partners to set priorities and deliver services in ways that achieve our vision.
- 4.2 The restoration of Beckenham Place Park could create a significant open space, venue and leisure facility that genuinely impacts the quality of life of thousands of residents. A park of this scale and history could make a substantial contribution to the regeneration of the south of borough, helping to engender a sense of place and pride in the area. This opportunity to transform Beckenham Place Park offers a key moment to make a further a step towards making Lewisham the best place in London to live, work and learn.
- 4.3 The key strategic document for Lewisham and our partners is the Sustainable Community Strategy 2008-2020, "Shaping our Future". In this document, the strategic partners set out six priorities – creating communities that are:
- Ambitious and achieving
 - Safer
 - Empowered and responsible
 - Clean, green and liveable
 - Healthy, active and enjoyable
 - Dynamic and prosperous
- 4.4 A large and thriving open space can make a contribution to local communities in each and every priority area above. Yet Beckenham Place Park is not yet having this positive impact on the locality. The Heritage Lottery Funds made available to the Council for the regeneration of the park, offer the opportunity to harness the potential of the park for the benefit of the local community.

4.5 Already we are beginning to witness an increase in use of the park as people enjoy the parkland that was previously perceived to be out of bounds to non golfers.

5. The park and the vision for regeneration

5.1 Beckenham Place Park is Lewisham's largest park by far; indeed it is the one of the largest parks in London, and South east London's biggest open space. At 95 hectares it is 30% bigger than Greenwich Park. It boasts ancient woodland, meadow, parkland, a river and several historic buildings. It was originally acquired by the London County Council to be the key amenity space for the new estates of Bellingham and Downham.

5.2 Yet today the park is little known among the wider community and is used significantly less than many other Lewisham parks, despite its size. A usage and movement survey of the park was carried out by Building Design Partnership (BDP) in 2013. In addition, in November 2015 and April 2016 a further usage survey was carried out. Together these surveys establish a fairly robust picture of usage throughout the year. They conclude that the park currently attracts around 220,000 visits a year, which is only around a quarter of the number of visits made to Brockwell Park.

5.3 At the heart of the vision to regenerate Beckenham Place Park and its buildings is the aspiration to significantly increase the use of the park. Specifically, the project team sets out to triple use of the park by 2022. Primarily it is local people who will use the park, so re-connecting the communities of Bellingham, Downham, Whitefoot and Catford with the park, as well as welcoming visitors from Beckenham and Bromley, is key to achieving this aim.

5.4 Engaging a much broader and larger audience to benefit from the park, it is important to recognise the breadth of appeal and opportunities it affords. In order to ensure the regeneration plans build on the full breadth of the parks potential, five themes have been developed:

Themes for the park's regeneration:

- Community
- Heritage
- Outdoor activity
- Nature
- Relaxation and play

5.4.1 Community

Following the restoration the park will become a hub for community life. The derelict gardener's cottage will become a volunteering hub, from which a diverse volunteering programme will be run. The community garden will offer opportunities for many to get involved in growing in the park – groups such as Sydenham Gardens, and Guides and Scouts have already expressed an interest in using this resource. Early opportunities for involvement such as the recent tree planting have also attracted over a hundred volunteers with no affiliation to organised groups.

In addition to volunteering, a programme of events will be run, delivered partly through the HLF programme and the community engagement officer (to be appointed as part of the project), but largely through partnerships the team is already building with other organisations who are keen to use the space for their community activities – activities as diverse as forest school, immersive theatre, geocaching, and outdoor cinema. Markets will be held in the park periodically, and art exhibitions could be held in the gardens or mansion. We are currently working with Phoenix's Young Makers Agency to plan an event around the opening of the BMX track and establish the park as a key space for young people in the area too.

The regeneration programme will make Beckenham Place Park into a place where community gathers – where people from all walks of life and all ages come together to volunteer, to learn, to celebrate, to enjoy events and the great outdoors, together.

5.4.2 Heritage

Beckenham Place Park is a place full of history. Its listed buildings are much loved by local people, and the regeneration of the park aims to bring alive the stories of the park and its buildings to all park users. As the mansion is the dominant building in the park, built by John Cator in the late eighteenth century, the regeneration looks particularly to restore the eighteenth century landscape of the Cator estate, for twenty-first century use. The restoration of the lake and pleasure grounds, and the relocation of the current car park away from the mansion's curtilage and restoration of the carriageway drive will redefine the park's landscape as an attractive setting in line with the principles favoured by Historic England and the council's conservation officers.

The restoration of the eighteenth century stable block and stable yard, damaged by fire in 2011, will create a historic and beautiful arrival point and hub for the park. Once restored, the stable block will provide a café, toilets and an education centre and most visitors who arrive at the park by car will begin their visit here.

Through the regeneration of the park, many key heritage features will be restored, and the history of the park will be brought to life through landscape and interpretation.

5.4.3 Outdoor activity

As south east London's largest park, Beckenham Place Park offers many opportunities for outdoor activities that other urban parks simply cannot support. Already ParkRun is established on the eastern side of the park with around 170 runners each week. Once the restoration is complete, ParkRun, and other runners throughout the week, will be able to make use of the 5km figure of 8 path, allowing people to walk, run or cycle 5km without leaving the park or repeating any section of path.

In addition to this path, which will also serve as a family cycling trail, the project team are exploring the possibility of including some additional mountain-biking elements off the main path. A BMX facility is being built, and the skatepark enhanced. A trim trail will be provided in the woods, as well as opportunities for orienteering and geocaching.

New paths are being created within the parkland to encourage people to explore and enjoy the extent of the open space, and to venture from the one side of the railway line to the other. And the park will also be home to more adventurous activities with kayaking and swimming offered in the lake. The park will provide many and varied opportunities for outdoor activities – many of which are not offered in other parks locally.

5.4.4 Nature

Beckenham Place Park is Lewisham's most important site for nature conservation. With its varied habitats of ancient woodland, acid grassland, river and meadow, the site already supports considerable biodiversity. Through the regeneration we will introduce new habitats identified as priorities within Greater London – open water and wet woodland. The project has already planted 2.8 hectares of new woodland following award of funding from the Mayor of London, and is seeking to expand areas of meadow and improve the management of existing woodlands, removing invasive species and holly which shades out the native ground flora.

The regeneration of the park will also help people to engage with and to appreciate the wealth of nature in Beckenham Place park, through new trails, interpretation, education, events and through the accessibility of the landscape itself. Many people commented in consultation events that they appreciate Beckenham Place Park as a 'piece of countryside'. This sense of openness and

reconnection with nature is an important aspect of the park, and the regeneration plans seek to strengthen this special character.

5.4.5 Relaxation and play

In a busy urban area it is important that communities have places to relax; where adults and children alike can 'play'. There will be significant new play provision within the park – small play areas in the pleasure grounds and by Old Bromley Road entrance, and a larger, more adventurous play area near the railway bridge on the eastern side of the park. But more importantly, there will be ample opportunities to explore, to discover, to relax, to 'breathe'. The provision of toilets and refreshment facilities on both sides of the park is key to fulfilling this aim. Beckenham Place Park will become a place where people like to linger, a place all sorts of people come to love.

Please refer to Appendix 1, a masterplan of the park.

6. The flood alleviation scheme

- 6.1 Currently an area stretching from St Dunstan's playing fields (the old Powerleague) up to Deptford Bridge DLR is at substantial risk of flooding from the River Ravensbourne, which flows through Beckenham Place Park. To address this, we have been working with the Environment Agency to progress the River Ravensbourne Flood Alleviation scheme, which will use the eastern side of Beckenham Place Park as a key area to store water in high flow conditions.
- 6.2 The project team for the park's regeneration are working closely with the Environment Agency to ensure the flood storage scheme works as part of the park's regeneration, and that the community benefit, not only in terms of reduced flood risk, but also in terms of a greatly enhanced park once the scheme is completed.
- 6.4 The flood alleviation scheme involves interventions at 10 sites along the River Ravensbourne, but affects Beckenham Place Park on the eastern side of the railway only. The flood scheme presents a great opportunity to synchronise the two projects (flood alleviation and park regeneration) together for cost effectiveness and to create a holistic vision for the park.

7. Project timetable and transformation to date

- 7.1 Since the approval of the Round 2 bid, the project has been awaiting planning approval. Currently the project manager is tendering for designers (heritage

architects and landscape architects) and detailed design works should commence in May. It is expected the project will then progress as follows:

BMX track opens	July 2017
Planning application submitted for flood scheme and eastern side of park	August 2017
Tender for works contracts	October 2017 – Dec 2017
Contracts awarded, mobilisation	Jan - Feb 2018
Preliminary works	Feb 2018
Works contracts begin	March 2018
Works completed on site	June 2019
HLF activity grant ceases	June 2022

7.2 Although the physical transformation of the park is still to come, since the closure of the golf course the park, its audiences and activities have begun to change:

- ParkRun established with 170 runners each week
- 4 Forest school events have been held in the park
- More schools work has taken place, with tree planting and a weekly session with Coninsborough college
- Ground staff report a busier winter in terms of park usage
- Community and school runs booked in the park
- Cyclocross event held in the park
- Successful Christmas event held in the park attracting over 1000 visitors
- Three volunteer tree planting events held, attracting 100 volunteers planting 1500 trees.
- 11,000 trees planted in the park, funded by the GLA, creating 2.8 hectares of new woodland

7.3 The project team are regularly approached by new people who are seeking to get involved in the park or run activities there. In order to ensure these opportunities to engage new audiences are pursued, a community engagement officer will be recruited shortly.

7.4 It is exciting to see the level of interest in the park from local people. These community led activities, diversifying the audiences and opportunities in the park, are as much part of the regeneration as the physical transformation is.

8. Buildings within the park

- 8.1 The Parks for People transformation of the park will deliver the restoration of several key listed buildings in the park:
- The Grade II listed eighteenth century stable block will become a café and education centre
 - Southend Lodge and Gate house (Grade II listed) will be restored externally to create a welcoming and historic entrance to the park from Beckenham Hill Road
 - The Victorian gardener's cottage will be fully restored to become a volunteer hub for the park

In addition, a simple new building to provide refreshments and toilets will be built on the eastern side of the park, near the Old Bromley Road entrance.

- 8.2 The mansion, the Foxgrove and the homestead cottages sit outside of the scope of the Parks for People funded regeneration of the park. (Please see appendix 2 for photographs and locations) The current use of these buildings is as follows:

Mansion: Following cessation of golf operations RJK Properties took on a 22 month lease for the mansion on 1st November 2016. Their occupation safeguards a vulnerable building and creates opportunities to grow activity in the park whilst restoration works get underway. They have carried out repairs and undertaken important maintenance such that the building is now in a better condition and less likely to deteriorate. They have reopened a café which was one of the elements that closed along with the golf course ensuring that there is continuity of provision in the interim period during restoration. They also provide security to the park by having a presence in the mansion throughout the day and night, and have sublet rooms as artist studios, for sewing/craft community sessions, and to a pilates/wellbeing centre as well as supporting the continuation of the Friends of Beckenham Place Park visitor centre in the building.

RJK properties led the Christmas event 'Festival of Lights', are planning a community open day at the mansion on 29th April, and are working with the Council to support a short series of free summer events in the park to engage new audiences.

Funds required for full restoration of mansion: c.£3-4m

Foxgrove Club: Property guardians currently inhabit the Foxgrove Club

Funds required for full restoration: c.£250k

Considerably less investment is required to make the building usable for various different purposes

Homestead cottages: Originally estate workshops built in the early Victorian era, these were converted into workers' cottages by London County Council in the 1930's. They are currently derelict and in need of considerable restoration. They form one side of the courtyard which is being restored and are a priority for restoration to form an attractive visitor hub.

Funds required for full restoration c.£300k

- 8.3 Developing a strategy for these three buildings within the open space is a key part of the regeneration of Beckenham Place Park.

In the long term it is important that these buildings

- Complement the park and its activities
- Return rental revenues to the Council that can help sustain the management and maintenance of the park in the long term
- Draw new audiences to the park and add to the visitor experience of the park.

Given the restoration funds required for each of these buildings, it is likely (unless the Council was to fund the restoration prior to letting), that leases on the buildings would need to be long term commitments from both parties.

- 8.4 The 'Call for Ideas' issued in July 2016 asked people, organisations and investors to share ideas for any or all of these buildings. The limited response demonstrated that most potential investors/tenants found it difficult to imagine the park as we believe it will be, post regeneration, and as a result, underestimated the potential of the buildings and the opportunities they present. Rather than responding to a future vision, people responded to the opportunity they saw at the time, with a space that has very low visitor numbers.
- 8.5 Given the scale of change anticipated in the park over the next five years – in terms of its facilities, landscape, and most importantly its visitor numbers – it does not seem prudent to the project team to enter into long term leases on the properties at this stage. Guidance from HLF Trustees as part of a formal review of our proposals was that it would be more advantageous to the Council, and better for the park in the long term, to allow the regeneration of the park to unfold, and the audiences to increase and diversify, in order that potential long

term tenants/investors can respond to the opportunities these buildings offer, post transformation of the park.

- 8.6 As a result the project team proposes letting both the Foxgrove and the mansion for the medium term. The Foxgrove could be marketed over summer 2017, with a view to securing a tenant to carry out necessary renovation works and return a rental income to the Council from autumn 2017. The tenancy would run for approximately 5 years, to 2022, allowing the physical transformation of the park to be properly embedded before re-marketing the opportunity for long term use.
- 8.7 The current lease on the mansion house expires in Sept 2018. At this stage, the project team recommends re-marketing the mansion house for a similar community facing let, looking to secure a reasonable rental income and a tenant for a further 3-5 years from 2018. Towards the end of this period the Council would look to secure a long term partner, with whom to bid for HLF restoration funds, to fully restore the building and establish a long term use that fits with the park, its audiences recognises the mansion's importance as one of the borough's few historic civic buildings.
- 8.8 This process would also enable the Council to respond to any emerging needs within the park from new audiences that have not as yet been anticipated.
- 8.9 Whilst the project team believes this approach would work well for the mansion and the Foxgrove, it will not be appropriate for the homestead cottages. The cottages are situated on the northern side of the stable yard, which will become a key visitor hub post regeneration. Currently the cottages are derelict, and they require substantial investment to become usable. In order to ensure the visitor experience is as pleasant as possible, to encourage repeat visits and drive up usage of the park, it is important that the stable yard is an attractive place, in which people want to linger.
- 8.10 Because of their sensitive location, therefore, together with their current state of dereliction, restoring the cottages, and securing a complementary use which will add to the park's offer is a key part of regenerating the park, and should be undertaken at the same time as the regeneration of the park.
- 8.11 The project team will therefore recommend that the Council's capital programme provides £300k from the capital programme to enable the restoration to take place, and then seeks to secure tenant(s) who will pay rent to the Council and complement the park and its facilities. It would be prudent to enter into a lease for a relatively short term (perhaps up to 7 years) and to ensure rents are reviewed each year to enable the rental return to increase as

visitor numbers increase and the scale of the commercial opportunity also increases.

9. Conclusion

- 9.1 Substantial progress has been made to raise funds and establish a blueprint for the park's restoration and use, but the scale of the project is very substantial. Whilst residents can look forward to the initial phase of work completing in June 2019 with many new facilities, it likely to be several more years before all aspects of the project are completed.

10. Background documents and report author

- 10.1 Alison Taylor - Project Manager x48758

Appendices:

- Current masterplan – emerging landscape design for the park

If you require any further information about this report please contact Alison Taylor on alison.taylor@lewisham.gov.uk



Location plan



The homesteads



The Mansion House



The Foxgrove Club



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Sustainable Development Select Committee		
Title	The Asset Management System (AMS) and Asset Register Update	
Contributors	Katharine Nidd (SGM Commercial & Investment Delivery), Freddie Murray (SGM Asset Strategy & Technical Support) and Peter Agent (SGM Operational Asset Management)	Item 6
Class	Part 1 (open)	20 April 2017

1.0 Purpose

- 1.1 The purpose of this report is to inform the Sustainable Development Select Committee of the current position with regard to the development and implementation of the Asset Management System and the progress made to date on the Asset Register which will be contained within this system.

2.0 Recommendations

- 2.1 It is recommended that the Select Committee note the content of this report, which provides background and an update of the development to date of the new Asset Management System for the Council's Non-Housing Asset Portfolio and refinements to the Asset Register.

3.0 Background

- 3.1 As stated in the updates of December 2015, March 2016 and June 2016, Lewisham Council has been working towards establishing a new Asset Management System. This is was built in house using the SharePoint platform to record and manage the Council's Non-Housing Asset Portfolio. It is an integrated system which is split into the following modules:
- Properties Management Module
 - Programs and Projects Management Module
 - Facilities Maintenance Management Module
 - Highways Asset Register Management Module
- 3.2 Since the report to Sustainable Development Select Committee on the development of the system in June 2015 and subsequent updates in December 2015, March 2016 and June 2016, work has now been completed and the system was implemented successfully on the 01st November 2016 except for the Facilities Maintenance Module which went live on the 10th November 2016.
- 3.3 There were a number of delays to the original project timetable, the detail of which has been reported to Sustainable Development Select Committee in the reports of June 2015, December 2015, March 2016 and June 2016.
- 3.4 The meticulous UAT (User Acceptance Testing started in June 2016 until early October 2016. Different testing user groups were created to test individual modules and roles. Once the Testing was completed, Training was conducted for all the end

users in Regeneration & Place. All the testing data was then deleted from the AMS so when AMS went live users can start updating the system with live data. The AMS went live on the 1st November 2016 to all the users except for the Facilities Management module as the module required some final modifications. The Facilities Management module went live on the 10th November 2016.

3.5 The key data which will underpin the Asset Management System is held in the Council's Asset Register. This was last formally published in July 2014 and it was highlighted that whilst significant progress had been made by officers to enable the publication of a single, non-housing, asset register there was still a significant number of properties within what was considered the 'grey estate', i.e. those properties or land holdings which remained unclassified.

3.6 In June 2016 the non-housing asset register was reported as per the table below:

Asset Category	Number	%
Commercial	228	29
Operational	146	19
Parcels of Land	112	14
Parks / Open Spaces	105	14
Schools	97	12
Not Classified	39	5
Residential (Inc. Homes)	29	4
Other	24	3
Total	780	100

4.0 Current Status and Next Steps

4.1 The Asset Management System is now complete and implemented comprising of all 4 modules:

- Properties Management Module
- Programs and Projects Management Module
- Facilities Maintenance Management Module
- Highways Asset Register Management Module

4.2 The current data for all the live properties and highways has been uploaded in the AMS now. The Regeneration & Place users have since been updating the system with live data and are currently in the process of migrating historical data/documents into AMS to facilitate a centralised document management system for all the documents relevant to individual properties. The Regeneration & Place users are ensuring that all existing asset data including the projects and programmes is uploaded into the system

4.3 Following the successful implementation of AMS, the Council now wants to implement Office365 corporately i.e. Council wide. And AMS will be the pilot project for this Council wide implementation.

4.4 Considerable work has been done on the Non-housing Asset Register since the last report in June 2016 and the current position is shown in the following table:

Asset Category	Number	%
Commercial	229	29
Operational	153	20
Parcels of Land	131	17
Parks / Open Spaces	107	14
Schools	97	12
Residential (Inc. Homes)	31	4
Other	25	3
Not Classified	5	1
Total	778	100

*Please note: the total number of assets has reduced from 780 to 778 due to the demolition of 2 buildings.

- 4.5 The focus now is to review the quality of the data within the Asset Register. We are aware there are some gaps in the Asset Register and these will need to be investigated to ensure we meet the data threshold requirements for the Asset Register. It is important we have comprehensive and up to date information contained therein and also implement robust control methodologies to maintain the accuracy of the Asset Register.
- 4.6 The plan to use the Asset Management System to store and maintain the Asset Register remains on track. Work with users of the system is being undertaken to ensure there is a shared understanding of what information is held and where it is being held. In addition to this, a project has commenced to transfer data from the old Asset Management system to the new Asset Management System is taking place. This will enable Users to have both current and historic information about our assets available on the new Asset Management System.
- 4.7 The Council's Estate Management team is working closely with Lewisham Homes to ensure the effective management of the Council's portfolio of Garages. Lewisham Homes retain responsibility for day to day management of the Garages. The Estates Management team has recently commissioned a Stock Condition Survey of the Garage portfolio and this work has commenced. A report detailing Garage Surveys, 30 year Output tables and an initial options appraisal report is due to be available by the end of April 2017.
- 4.8 Since the previous update in June 2016, a form of this asset register has been provided in response to a request made under the Freedom of Information Act 2000. Furthermore as part of Lewisham's inclusion in the One Public Estate programme we have had to commit to the publication of all land and property assets owned (excluding social housing) on the Electronic Information Mapping Service (e-PIMS) database. e-PIMS™ records the precise location of property, along with information such as landlord details, lease data and usage.
- 4.9 Users are able to find properties on an electronic map, amend their own property details, and use the system to search for vacant space. Over 100 local authorities on the One Public Estate programme are already using e-PIMS™. These benefits include, but are not limited to:
- Access to data on central government land and buildings creating collaboration between central and wider public sector

- Advance information of surplus land before it is disposed of outside of government
- Detailed property searching and mapping, including land registry titles of all land packages and vacant land and property
- Free access for all users - local authorities will not have to establish their own systems at their own cost
- Standardised and consistent data capture, which allows for better estate planning and management between public sector bodies
- Benchmarking capability
- Further improvements and technical additions to the e-PIMS system to support and provide a wider functionality for local authorities
- Support from Cabinet Office

4.10 The process of working on the requirement to collate the information has started following a training session in January 2017 and will be uploaded by June 2017. Current resources suggest that an annual update of data from the AMS into e-PIMS would be most efficient.

5.0 Financial implications

5.1 The financial implications of this report are that for the development of the Asset Management System, funds allocated to an internal resource have been reallocated to a commercial software house. The costs are unchanged and will be contained within existing IMT budgets. The work that has been undertaken to refine and improve the Asset Register has been funded from a combination of existing staffing budgets and limited funding from once off monies approved by the Executive Director of Resources and Regeneration. The requirement to maintain asset information on the e-PIMS system can be accommodated within existing resources provided it is agreed that we update this annually.

6.0 Legal implications

6.1 There are no legal implications to this report

7.0 Other Implications

7.1 There are no specific crime and disorder, environmental or equalities implications arising from this report.

8.0 Conclusion

8.1 This report was to give an update of the status of the development of the R-AMS system to date and the work undertaken to ensure that the Asset Register continues to be refined and forms the core data within the R-AMS now that it is complete.

If there are any queries on this report please contact Katharine Nidd, SGM Commercial & Investment Delivery, Regeneration and Place. Tel: 020 8314 6651.

Sustainable Development Select Committee		
Title	Select Committee work programme 2017-18	
Contributor	Scrutiny Manager	Item 7
Class	Part 1 (open)	20 April 2017

1. Purpose

- 1.1 To ask Members to discuss and agree an annual work programme for the Sustainable Development Select Committee.

2. Summary

- 2.1 This report:

1. Provides a summary of the Committee's work in 2016-17 and provides the context for setting the 2017-18 work programme.
2. Invites Members to agree on priorities for the 2017-18 municipal year.
3. Outlines how the work programme can be monitored, managed and developed.

3. Recommendations

- 3.1 The Select Committee is asked to:

- Note the meeting dates and terms of reference for the Sustainable Development Select Committee.
- Consider the provisional work programme at appendix B.
- Note the key decision plan, attached at appendix F, and consider any key decisions for further scrutiny.
- Agree a work programme for the municipal year 2017-18.
- Review how the work programme can be developed, managed and monitored over the coming year.

4. Meeting dates

- 4.1 The following Committee meeting dates for the next municipal year were agreed at the Council AGM on 27 March 2017:

- 20 April 2017
- 14 June 2017
- 19 July 2017
- 12 September 2017
- 08 November 2017
- 14 December 2017
- 18 January 2018
- 22 March 2018

5. Terms of reference

5.1 Sustainable Development Select Committee's terms of reference are to exercise all the functions and roles of the overview and scrutiny committee in relation to the following matters:

- to examine issues relating to the protection of the environment including 'green' issues such as the conservation of natural resources, energy efficiency and conservation and/or the reduction of all types of pollution and make recommendations to the Mayor and Cabinet as appropriate;
- to comment and consult on and make recommendations to the Mayor and Cabinet in relation to the following:
 - i. sustainable development, economic development, business support, employment and training;
 - ii. the formulation of the Council's planning policies, (including the preparation of the Council's Local Development Framework and other local plans for the use and development of land, but excluding planning control and building control functions);
 - iii. highways, parking, traffic and transport, and urban regeneration;
 - iv. the environment including waste disposal, environmental health, street and market trading (but not the granting of licences and related matters);
 - v. public protection, refuse collection and disposal, street cleaning, consumer protection, cemeteries and crematoria;
 - vi. generally to examine the performance of the Mayor and Cabinet in relation to these matters.
- the review and scrutiny of the exercise by risk management authorities of flood risk management and coastal erosion risk management affecting the area.

6. Sustainable Development Select Committee work programme 2016-17

6.1 At the beginning of the 2016-17 year the Committee considered a range of issues in the development of its work programme and agreed which should be prioritised. In addition, as high priority issues came to the attention of the Committee during the year, they were added to the work programme and low priority items were removed or considered as information items.

6.2 The Committee considered 18 issues in the 2016-17 year, including:

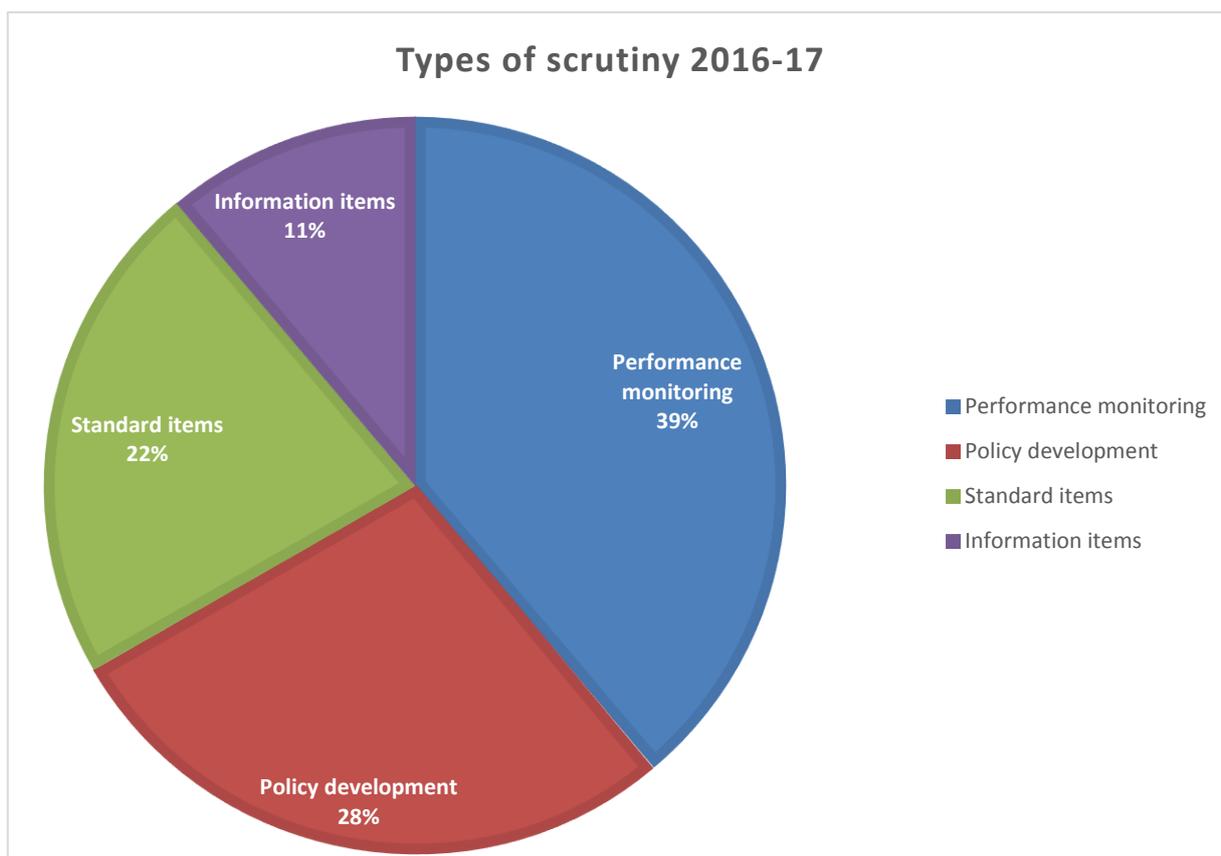
- Street lighting
- Catford Town Centre regeneration
- Lewisham Community Trust
- Asset Management System and Asset Register Update
- Waste strategy communications plan and implementation
- Lewisham Future Programme
- Lewisham cyclist strategy
- Planning obligations and regulations
- Planning service annual monitoring report
- Animal welfare charter
- Sustainable energy

6.3 In addition, the Committee considered a report on housing zones jointly with the Housing Select Committee and submitted and followed up on its modern roads review.

Different types of scrutiny

6.4 During its initial discussions about the priority of items on the work programme, the Committee agreed how each item would be scrutinised. It decided that some items only required an information report to be presented to the Committee, which gave a briefing on the status of the issue at hand – but that the Committee did not need to discuss at its meeting. For other items the Committee required performance monitoring data or analysis to be presented. Typically, the majority of items on committee work programmes take the form of single meeting items, where members:

- (a) agree what information and analysis they wish to receive in order to achieve their desired outcomes;
- (b) receive a report presenting that information and analysis;
- (c) ask questions of the presenting officer or guest;
- (d) agree, following discussion of the report, whether the Committee will make recommendations or receive further information or analysis before summarising its views.



6.5 Officers from the Council's environment, enforcement, planning, regeneration and asset management, and economic development teams attended meetings of the Committee in 2016-17 to present reports and answer questions from Members. The Committee also heard from Lewisham cyclists, the Mayor of Lewisham and representatives of the Communication Workers Union.

6.6 Following the consideration of items on the Committee work programme, it made 15 referrals to Mayor and Cabinet this year on the following issues:

- 12 May 16 Street lighting
- 12-May-16 Use of section 106 and CIL
- 12-May-16 Catford regeneration (2)
- 29-Jun-16 Catford regeneration (3)
- 29-Jun-16 Lewisham cyclists' cycling strategy
- 14-Sep-16 Lewisham future programme
- 14-Sep-16 Catford regeneration (4)
- 25-Oct-16 Air quality
- 25-Oct-16 Housing zones
- 29-Nov-16 Planning
- 24-Jan-17 Work and skills
- 24-Jan-17 Catford regeneration (5)
- 08-Mar-17 Housing zones
- 08-Mar-17 Sustainable energy
- 08-Mar-17 Post office changes

Performance monitoring

6.7 Scrutiny regularly uses performance information and data to examine the effectiveness of services. It might also assess the progress of project delivery against a set timescale. Last year, the Committee monitored the performance of the Council's work in these areas:

- the Catford town centre redevelopment;

6.8 The Council has ambitious plans to regenerate the town centre of Catford. These plans could deliver major improvements to Catford's pedestrian and transport infrastructure while creating opportunities for new homes, shops and other amenities. In October 2015 the Sustainable Development Select Committee decided to carry out an in-depth review of the regeneration programme.

6.9 During the course of its review, the Committee received evidence from Council officers, officers from Transport for London, and local stakeholders. The Committee hoped to add further value to the ongoing process of decision-making and development in Catford by acting as a critical friend and challenging the approach taken by decision makers.

6.10 In the course of evidence gathering for the review, the Committee recognised that it would need to continue to monitor the performance of the programme over a longer period and as such, it resolved to receive quarterly updates on progress with the scheme. To date the Committee has made 30 recommendations in five referrals to Mayor and Cabinet advising on the Committee's concerns and the overall progress with the scheme. The Committee plans to continue to engage with the local community, stakeholders and Council officers to drive the programme forward. A full summary of the Committee's work in this area is included in appendix G.

- Asset management system

6.11 For a number of years, the Committee has pressed the Council to develop a coordinated register of its assets. Officers have made some progress in updating systems and reconciling the inconsistencies in existing records. However, the Committee has expressed its concern that a single register of Council assets does not yet exist. Further updates on the system are scheduled in the Committee's 2017-18 work programme.

- Waste strategy

6.12 The Council is implementing a new waste strategy. The Committee has scrutinised the proposals for the delivery of the new waste and recycling service and it has commented on the communications that have been carried out to make residents aware of the change in services. The new service is starting in 2017 and the Committee has agreed to carry out an early review of implementation. The intention of the new service is to improve recycling rates and to reduce costs. The Committee intends to closely scrutinise the delivery of the new service to ensure that it is meeting its expressed ambitions.

Policy development

6.13 The Committee has scrutinised the development of a number of Council policies and strategies in the past year, including:

- Lewisham cycling strategy

6.14 The Committee is extremely supportive of plans to improve cycling infrastructure and to enable the uptake of cycling as a sustainable means of transport. The Committee benefits from having the Council's cycling champion in its membership, who is able to link the strategic work being undertaken by the Council to the work that is taking place at a grassroots level in Lewisham's community. The Committee ensures that it keeps cycling provision in mind when reviewing other issues on its work programme – such as the redevelopment of Catford, air quality or the implementation of 20mph speed limits in the borough. The Committee will continue to build on its previous work in this area in order to support the uptake of cycling in Lewisham.

- Air quality action plan

6.15 Following its consideration of the Council's air quality action plan, the Committee recommended that there be greater political involvement in the delivery of the action plan. Clearly, the issues surrounding air quality cross borough boundaries and as such the Committee recommended that elected members should work with colleagues at local, regional and national level to develop new approaches. Following the Council's AGM on 27 March, Lewisham has a new air quality champion, who is also a member of the select committee.

- Planning

6.16 In 2016-17, the Committee has considered four items on planning – including the use of section 106 and the community infrastructure levy, annual monitoring report,

the development of the Lewisham community trust, planning obligations and regulations and key planning policies and procedures. The Committee wants to ensure that councillors are enabled to take part in future plan making exercises and consultations. As such, it has recommended that the planning department set out a series of key dates for councillors to be involved in plan making. The Committee is currently awaiting a response from Mayor and Cabinet.

- 6.17 The Committee has also scrutinised the Council's plans for the future management and distribution of section 106 and CIL monies.

Future challenges

- 6.18 The Council has already made savings of £138.4m to meet its revenue budget requirements since May 2010 and is proposing further savings of £23.2m in 2017/18. The Lewisham Future Programme was established to determine and progress crosscutting and thematic reviews to deliver the savings required. All select committees have dedicated considerable time to scrutiny of proposals.
- 6.19 It is expected that the Council will need to identify further savings of circa £32.6m for the following two years, 2018/19 to 2019/20. This will bring the total savings in cash terms made by the Council in the decade to 2020 to just shy of £200m.

The revised profile for savings required is now broadly;

- £22m to be implemented in 2017/18;
 - £5m gap remaining for 2017/18 to be met from reserves;
 - £16m gap for 2018/19 against which £5m of outline proposals were set out in September and now need to be firmed up and extended; and
- £11m gap for 2019/20 against which £9m of outline proposals were set out in September and now need to be firmed up and brought forward if possible.

- 6.20 Sustainable Development Select Committee did not have any specific savings proposals to scrutinise in 2016/17, however, as noted above significant savings will need to be found in the years 2017/18 and 2019/20. In particular, the Lewisham future programme board has determined that there are potential savings of £8m, that can be made before 2020, through asset rationalisation. Less than £2m of this sum has been already been identified. In addition the programme board indicates that there are savings of £4m to be found from Environmental Services, of which so far less than half has been identified. These are two areas within the Committee remit it should consider in the broader context of its 2017/18 work programme.

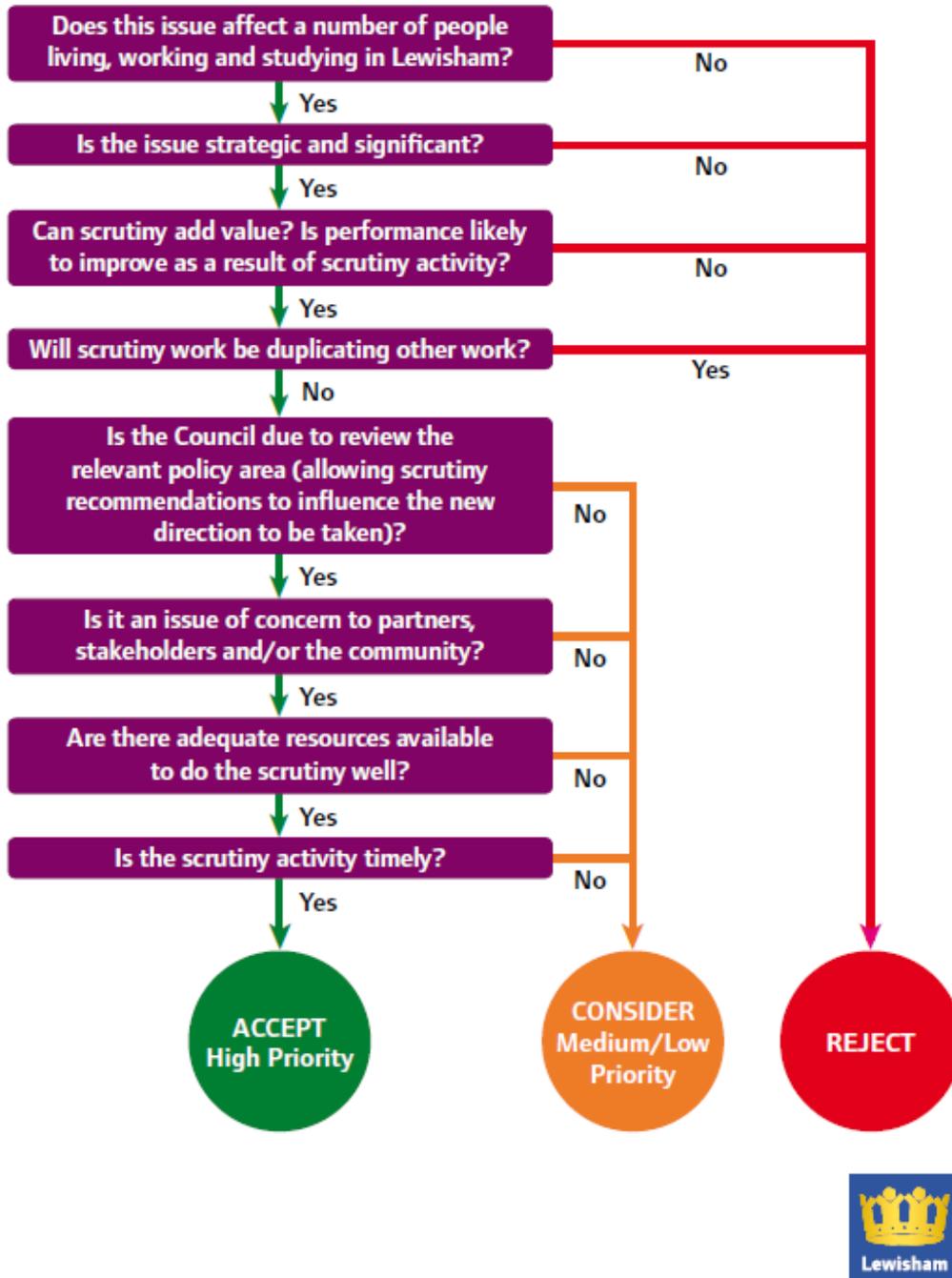
7. Agreeing the 207-18 work programme

- 7.1 When deciding on items to include in the work programme, the Committee should have regard to:

- items the Committee is required to consider by virtue of its terms of reference;
- the criteria for selecting and prioritising topics;
- the capacity for adding items;
- the context for setting the work programme and advice from officers;
- suggestions already put forward by Members.

7.2 At its meeting on 28 March, Overview and Scrutiny Business Panel agreed that all select committees be reminded that 2017-18 is the last year of the administration, and therefore they may want to consider work done to date and also focus their attention on key policy areas going into the new municipal year.

Scrutiny work programme – prioritisation process



7.3 This flow chart, based best practice for prioritising topics, is designed to help Members decide which items should be added to the work programme:

8. Provisional 2017-18 work programme

8.1 The Scrutiny Manager has re-drafted the provisional work programme (appendix B) which was considered at the Committee's March meeting, to incorporate:

- suggestions from the Committee in the previous year,
- suggestions from officers;
- issues arising as a result of previous scrutiny;
- issues that the Committee is required to consider by virtue of its terms of reference;
- items requiring follow up from Committee reviews and recommendations;
- standard reviews of policy implementation or performance, which is based on a regular schedule.

8.2 The Committee should also give consideration to:

- issues of importance to Local Assemblies (appendix D)
- decisions due to be made by Mayor and Cabinet (appendix F).

9. Approving, monitoring and managing the work programme

9.1 In accordance with the Overview and Scrutiny Procedure rules outlined in the Council's constitution, each select committee is required to submit their annual work programme to the Overview and Scrutiny Business Panel. The Business Panel will meet on 5 May 2017 to consider provisional work programmes and agree a co-ordinated Overview and Scrutiny work programme, which avoids duplication of effort and which facilitates the effective conduct of business.

9.2 The work programme will be reviewed at each meeting of the Committee. This allows urgent items to be added and items which are no longer a priority to be removed. Each additional item added should first be considered against the criteria outlined above. If the committee agrees to add additional items because they are high priority, it must then consider which medium/low priority items should be removed in order to create sufficient capacity. The Committee has eight scheduled meetings this municipal year and its work programme needs to be achievable in terms of the amount of meeting time available.

9.3 At each meeting of the Committee, there will be an item on the work programme presented by the Scrutiny Manager. When discussing this item, the Committee will be asked to consider the items programmed for the next meeting. Members will be asked to outline what information and analysis they would like in the report for each item, based on the outcomes they would like to achieve, so that officers are clear on what they need to provide.

10. Financial implications

10.1 There may be financial implications arising from some of the items that will be included in the work programme (especially reviews) and these will need to be considered when preparing those items/scoping those reviews.

11. Legal implications

11.1 In accordance with the Council's Constitution, all scrutiny select committees must devise and submit a work programme to the Business Panel at the start of each municipal year.

12. Equalities implications

12.1 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.

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

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

12.3 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.

12.4 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.

12.5 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>

12.6 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](#)

12.7 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>

The Comprehensive Equalities Scheme

12.8 The Council's comprehensive equalities scheme (2016-20) reconfirms Lewisham's commitment to five enduring objectives:

1. tackling victimisation, discrimination and harassment
2. improving access to services
3. closing the gap in outcomes for all residents
4. increasing mutual understanding and respect within and between communities
5. increasing citizen participation and engagement

12.9 There may be equalities implications arising from items on the work programme and all activities undertaken by the Select Committee will need to give due consideration to this. In particular, the Committee should note the Council's planned approach to the delivery of its enduring objectives through the delivery of key strategies and plans.

13. Crime and disorder implications

13.1 There may be crime and disorder implications arising from some of the items that will be included in the work programme (especially reviews) and these will need to be considered when preparing those items/scoping those reviews.

Background documents

Lewisham Council's Constitution
Centre for Public Scrutiny: The Good Scrutiny Guide

Appendices

Appendix A – Committee's terms of reference
Appendix B – Provisional work programme
Appendix C – CfPS criteria for selecting scrutiny topics
Appendix D – Local assembly priorities
Appendix E – How to carry out reviews
Appendix F – Key decision plan
Appendix G – Catford programme summary 2016-17

Appendix A

The following roles are common to all select committees:

(a) General functions

To review and scrutinise decisions made and actions taken in relation to executive and non-executive functions

To make reports and recommendations to the Council or the executive, arising out of such review and scrutiny in relation to any executive or non-executive function

To make reports or recommendations to the Council and/or Executive in relation to matters affecting the area or its residents

The right to require the attendance of members and officers to answer questions includes a right to require a member to attend to answer questions on up and coming decisions

(b) Policy development

To assist the executive in matters of policy development by in depth analysis of strategic policy issues facing the Council for report and/or recommendation to the Executive or Council or committee as appropriate

To conduct research, community and/or other consultation in the analysis of policy options available to the Council

To liaise with other public organisations operating in the borough – both national, regional and local, to ensure that the interests of local people are enhanced by collaborative working in policy development wherever possible

(c) Scrutiny

To scrutinise the decisions made by and the performance of the Executive and other committees and Council officers both in relation to individual decisions made and over time

To scrutinise previous performance of the Council in relation to its policy objectives/performance targets and/or particular service areas

To question members of the Executive or appropriate committees and executive directors personally about decisions

To question members of the Executive or appropriate committees and executive directors in relation to previous performance whether generally in comparison with service plans and targets over time or in relation to particular initiatives which have been implemented

To scrutinise the performance of other public bodies in the borough and to invite them to make reports to and/or address the select committee/Business Panel and local people about their activities and performance

To question and gather evidence from any person outside the Council (with their consent)

To make recommendations to the Executive or appropriate committee and/or Council arising from the outcome of the scrutiny process

(d) Community representation

To promote and put into effect closer links between overview and scrutiny members and the local community

To encourage and stimulate an enhanced community representative role for overview and scrutiny members including enhanced methods of consultation with local people

To liaise with the Council's ward assemblies so that the local community might participate in the democratic process and where it considers it appropriate to seek the views of the ward assemblies on matters that affect or are likely to affect the local areas, including accepting items for the agenda of the appropriate select committee from ward assemblies.

To keep the Council's local ward assemblies under review and to make recommendations to the Executive and/or Council as to how participation in the democratic process by local people can be enhanced

To receive petitions, deputations and representations from local people and other stakeholders about areas of concern within their overview and scrutiny remit, to refer them to the Executive, appropriate committee or officer for action, with a recommendation or report if the committee considers that necessary

To consider any referral within their remit referred to it by a member under the Councillor Call for Action, and if they consider it appropriate to scrutinise decisions and/or actions taken in relation to that matter, and/or make recommendations/report to the Executive (for executive matters) or the Council (non-executive matters)

(e) Finance

To exercise overall responsibility for finances made available to it for use in the performance of its overview and scrutiny function.

(f) Work programme

As far as possible to draw up a draft annual work programme in each municipal year for consideration by the overview and scrutiny Business Panel. Once approved by the Business Panel, the relevant select committee will implement the programme during that municipal year. Nothing in this arrangement inhibits the right of every member of a select committee (or the Business Panel) to place an item on the agenda of that select committee (or Business Panel respectively) for discussion.

The Council and the Executive will also be able to request that the overview and scrutiny select committee research and/or report on matters of concern and the select committee will consider whether the work can be carried out as requested. If it can be accommodated, the select committee will perform it. If the committee has reservations about performing the requested work, it will refer the matter to the Business Panel for decision.

The following roles are specific to the Sustainable Development Select Committee:

(a) To exercise all the functions and roles of the overview and scrutiny committee in relation to the following matters:

- to examine issues relating to the protection of the environment including 'green' issues such as the conservation of natural resources, energy efficiency and conservation and/or the reduction of all types of pollution and make recommendations to the Mayor and Cabinet as appropriate;

- to comment and consult on and make recommendations to the Mayor and Cabinet in relation to the following:

- i. sustainable development, economic development, business support, employment and training;

- ii. the formulation of the Council's planning policies, (including the preparation of the Council's Local Development Framework and other local plans for the use and development of land, but excluding planning control and building control functions);

- iii. highways, parking, traffic and transport, and urban regeneration;

- iv. the environment including waste disposal, environmental health, street and market trading (but not the granting of licences and related matters);

- v. public protection, refuse collection and disposal, street cleaning, consumer protection, cemeteries and crematoria;

- vi generally to examine the performance of the Mayor and Cabinet in relation to these matters.

- The review and scrutiny of the exercise by risk management authorities of flood risk management and coastal erosion risk management affecting the area.

Appendix B - Provisional Work Programme 2017-18

Work Item	Type of item	Priority	Strategic Priority	Delivery deadline	20-Apr	14-Jun	19-Jul	12-Sep	16-Nov	14-Dec	18-Jan	22-Mar
Lewisham Future Programme	Performance monitoring	High	CP10	Ongoing								
Election of the Chair and Vice-Chair	Constitutional requirement	High	CP6	Apr								
Select Committee work programme 2017/18	Constitutional requirement	High	CP6	Ongoing								
Asset Management System (AMS) and asset register update	Performance monitoring	Medium	CP10	Apr								
Beckenham Place park update	Standard item	High	CP3	Apr								
Implementation of the air quality action plan	Performance monitoring	Medium	CP3	Jun								
Catford Town Centre Regeneration quarterly updates	Performance Monitoring	High	CP3, CP10	Ongoing								
Implementation of the cycling strategy	Performance monitoring	Medium	CP3	Jun								
Waste strategy implementation and performance monitoring	Performance monitoring	High	CP3	Jun								
To be decided	In-depth review	High	CP X	Dec		Scope	Evidence	Evidence	Report	Report		
Flood risk management strategy	Policy development	High	CP3	Nov								
Section 106 and CIL	Standard item	Tbc	CP6	Dec								
Planning key policies and procedures	Policy development	High	CP10	Dec								
Planning service annual monitoring report	Information Item	High	CP3, CP 5	Dec								
Annual parking report	Performance monitoring	Low	CP 3, CP5	Jan								
Work and skills strategy implementation	Performance monitoring	Low	CP5	Jan								
Home energy conservation	Standard item	High	CP 3	Mar								

Shaping Our Future: Lewisham's Sustainable Community Strategy 2008-2020		
	Priority	
1	Ambitious and achieving	SCS 1
2	Safer	SCS 2
3	Empowered and responsible	SCS 3
4	Clean, green and liveable	SCS 4
5	Healthy, active and enjoyable	SCS 5
6	Dynamic and prosperous	SCS 6

Corporate Priorities		
	Priority	
1	Community Leadership	CP 1
2	Young people's achievement and involvement	CP 2
3	Clean, green and liveable	CP 3
4	Safety, security and a visible presence	CP 4
5	Strengthening the local economy	CP 5
6	Decent homes for all	CP 6
7	Protection of children	CP 7
8	Caring for adults and older people	CP 8
9	Active, healthy citizens	CP 9
10	Inspiring efficiency, effectiveness and equity	CP 10

Appendix C – Criteria for selecting topics

The Centre for Public Scrutiny (CfPS) has developed a useful set of questions to help committees prioritise items for scrutiny work programmes:

General questions to be asked at the outset

- Is there a clear objective for scrutinising this topic – what do we hope to achieve?
- Does the topic have a potential impact for one or more section(s) of the population?
- Is the issue strategic and significant?
- Is there evidence to support the need for scrutiny?
- What are the likely benefits to the council and its customers?
- Are you likely to achieve a desired outcome?
- What are the potential risks?
- Are there adequate resources available to carry out the scrutiny well?
- Is the scrutiny activity timely?

Sources of topics

The CfPS also suggest that ideas for topics might derive from three main sources: the public interest; council priorities; and external factors. These are described below.

Public interest

- Issues identified by members through surgeries, casework and other.
- Contact with constituents.
- User dissatisfaction with service (e.g. complaints).
- Market surveys/citizens panels.
- Issues covered in media

Internal council priority

- Council corporate priority area.
- High level of budgetary commitment to the service/policy area (as percentage of total expenditure).
- Pattern of budgetary overspend.
- Poorly performing service (evidence from performance indicators/ benchmarking).

External Factors

- Priority area for central government.
- New government guidance or legislation.
- Issues raised by External Audit Management Letters/External Audit reports.
- Key reports or new evidence provided by external organisations on key issue.

Criteria to reject items

Finally, the CfPS suggest some criteria for rejecting items:

- issues being examined elsewhere - e.g. by the Cabinet, working group, officer group, external body;

- issues dealt with less than two years ago;
- new legislation or guidance expected within the next year;
- no scope for scrutiny to add value/ make a difference;
- the objective cannot be achieved in the specified timescale.

Appendix D – Assembly priorities

Bellingham

- Children and young people.
- Older people's issues
- Community events and festivals
- The promotion and development of Bellingham as a community

Blackheath

- Environment and Community.
- Provision for Older people, Young People and Children
- Parking, Streets and Waste.
- Crime and Anti-Social Behaviour

Brockley

- Creating a high-quality living environment – improving our local living environment and making Brockley a safer, cleaner and greener place to live, work and learn
- Connecting communities – bringing Brockley residents together and fostering a sense of community spirit, mutual understanding and respect, through community projects, events and activities

Catford South

- Streetscape and environment (litter, dog fouling, fly tipping, street furniture).
- Developing local opportunities for children (aged 16 and under) and young people (aged 17–25)
- Increase opportunities for older people
- Improvements to shopping hubs
- Community cohesion

Crofton Park

- Children, young people and older people
- The environment
- Health and well-being
- Improving community facilities
- Unemployment and skills development

Downham

- Children and young people
- Older people and intergenerational projects
- Connecting communities
- High quality living environment

Evelyn

- Provision for young people and children
- Provision for older people, people with disabilities and intergenerational activities
- Skills development and access to local employment opportunities
- Community support on anti-social behaviour, crime and drug issues
- Housing issues / developments and improving the built environment
- Community capacity building, cohesion and events.

Forest Hill

- Youth engagement and provision
- Making Forest Hill more attractive
- Community events and publicity
- Supporting local traders

Grove Park

- Improving the town centre
- Crime and antisocial behaviour
- Neighbourliness, community activities, events and cohesion
- Community facilities
- Parking, road safety & traffic calming

Ladywell

- Environment and landscape.
- Antisocial behaviour and crime.
- Local shops.
- Lack of youth and community facilities.
- Traffic.

Lee Green

- Safe healthy living – improving health services, crime reduction, improved environment, provision of outdoor spaces / exercise spaces, promote measures to reduce air pollution / promoting cleaner air.
- Roads and streets – road safety and traffic calming measures, road maintenance, cleaner streets, tree planting, rubbish collection, improved road use, provision of cycling tracks, addressing parking and CPZ issues.
- Leisure and amenities – improved parks and open spaces, more meeting spaces / community centres, provision of cycling tracks, improved shops, Leegate, provision of more local events.
- Services and infrastructure – better social housing, provision of jobs locally, more services for the elderly and young people, increased use and access to local use for recreational activities, more school spaces.

Lewisham Central

- Improving health and well-being.
- Cleaner, better environment.
- Better access to activities and facilities for young people.
- Better access to training and employment for all inhabitants of the ward.
- Promoting and improving community cohesion.

New Cross

- Tackling unemployment and skills development
- Cleaner streets, environment and ecology
- Community safety, crime and anti-social behaviour
- Activities for children and young people
- Neighbourliness, community activities, events and cohesion

Perry Vale

- Children and Young People
- Unemployment and skills development
- Older people and intergenerational
- Crime and antisocial behaviour
- Environment and ecology

Rushey Green

- activities and opportunities for children (under 18) and young people (under 25)
- increasing opportunities for older people (55+)
- community cohesion – including events, activities and projects designed to create a sense of community in Rushey Green
- culture and the arts – with particular reference to improving the wellbeing of people in the Rushey Green Area
- improving your local area – including local 'streetscape', environment and ecology.

The Rushey Green Assembly is also committed to keeping residents informed about the ongoing improvements to Catford town centre.

Sydenham

- bringing our community together – intergenerational and intercultural
- health and wellbeing
- vibrant high street
- clean and green
- crime and anti-social behaviour.

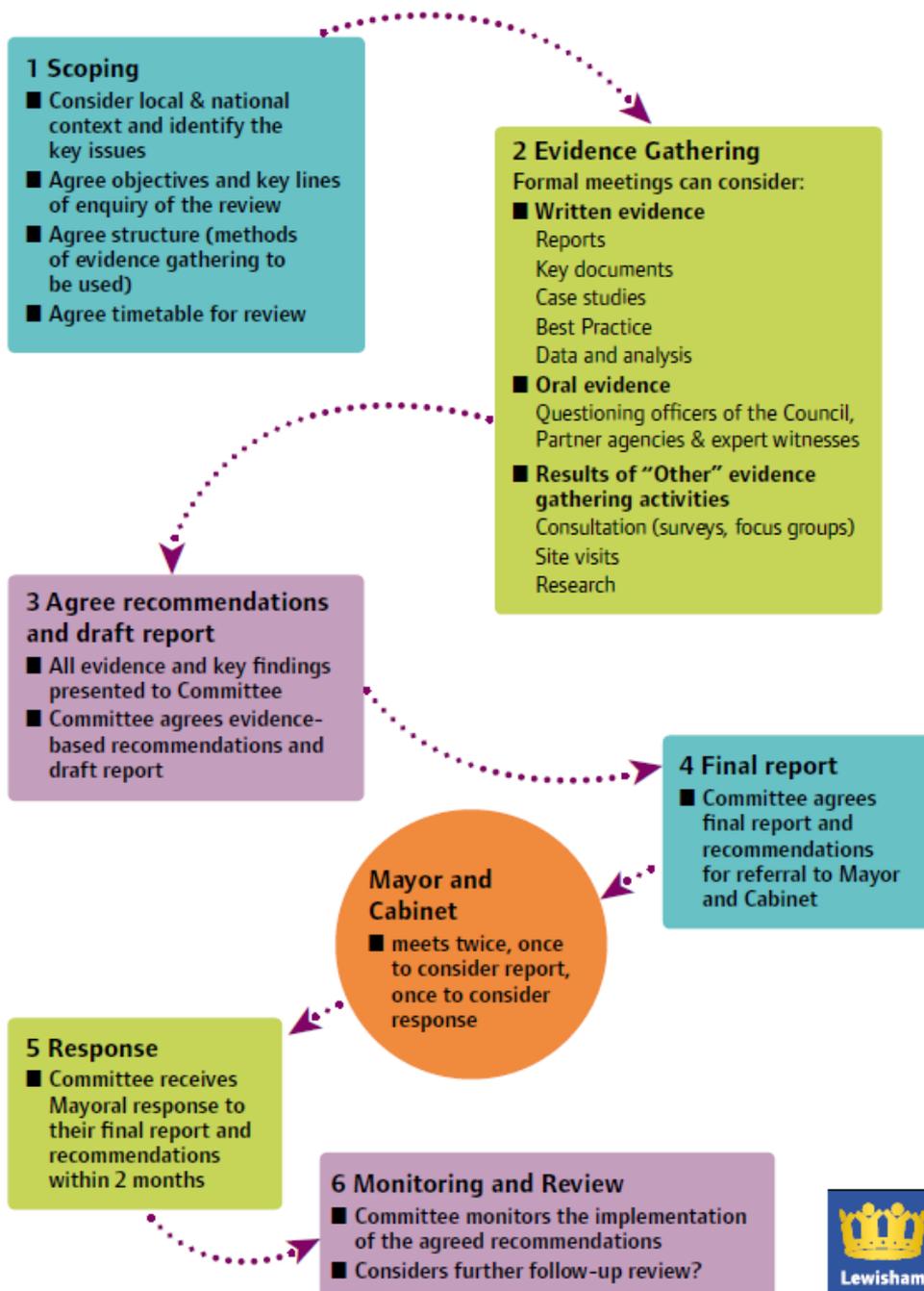
Telegraph Hill

- Older people and intergenerational projects
- Cleaning up dirty streets, environment and ecology
- Neighbourliness, community activities, events and cohesion
- Community safety, crime and anti-social behaviour
- Parking, road safety and traffic calming

Whitefoot

- Children and young people
- older people
- unemployment and skills development
- connecting communities
- creating a high-quality living environment.

How to carry out an in-depth review



FORWARD PLAN OF KEY DECISIONS

Forward Plan April 2017 - July 2017

This Forward Plan sets out the key decisions the Council expects to take during the next four months.

Anyone wishing to make representations on a decision should submit them in writing as soon as possible to the relevant contact officer (shown as number (7) in the key overleaf). Any representations made less than 3 days before the meeting should be sent to Kevin Flaherty, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

A "key decision"* means an executive decision which is likely to:

- (a) result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates;
- (b) be significant in terms of its effects on communities living or working in an area comprising two or more wards.

December 2016	Lewisham Homes Management Agreement and Articles of Association	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	New Homes Programme	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
December 2016	Brasted Close development	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2017	Deptford Anchor Action Plan	22/03/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Excalibur Update - Part 1 & 2	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2017	Approval to Transfer land at Our Lady & St Philip Neri Primary School to Catholic Archdiocese of Southwark	22/03/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Lewisham Place Planning Strategy 2017-2022	22/03/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	School Expansion Proposals	22/03/17	Sara Williams, Executive		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Addey & Stanhope School and Ashmead Primary School	Mayor and Cabinet	Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2017	Annual Lettings Plan	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Results of Handypersons consultation	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
January 2017	Private Rented Sector Offer Policy	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	Resettlement of Refugee Households	22/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
February 2017	Bill Payment Services Contract	22/03/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia,		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Cabinet Member Resources		
January 2017	Library Savings Programme Preferred Provider Manor House	22/03/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
December 2016	Stage 1 of 2-stage procurement for the proposed expansions of Ashmead Primary School and Addey & Stanhope Secondary School (Mornington Centre) and to enter into a Pre-Construction Services Agreement.	22/03/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Transforming Construction Skills - Lewisham Construction Hub, Training, Apprenticeship and Employment Service and Local Supply Chain Development Services	22/03/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
January 2017	Better Place Programme	23/03/17 Better Place Joint Committee	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
January 2017	Children and Young People's Advocacy Service	28/03/17 Overview and Scrutiny Business	Sara Williams, Executive Director, Children and Young People and		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
		Panel	Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2017	Volunteering Service for Children & Young People subject to Children in Need and Child Protection Plans	28/03/17 Overview and Scrutiny Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Short Term Contract Extension for Kitchen FM Services for Council Managed School Meals	28/03/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Permission to award Stage 1 of a 2-stage procurement for proposed expansions Ashmead Primary School and Addey & Stanhope Secondary School (Mornington Centre) Pre-Construction Services Agreement	28/03/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
	Achilles Street Regeneration Proposals	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2017	Beckenham Place Park Programme Update	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
	CRPL Business Plan 2017/18	19/04/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Deptford Southern Housing Sites - Part 1 & Part 2	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	Milford Towers Leaseholder Buyback Parts 1 and 2	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	New Homes Programme Parts 1 and 2	19/04/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	Selection of Payroll & Human Resources Software Platform and System Integrator Appointment of a Systems Integrator for this and Oracle	19/04/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Cloud		Resources		
	Main Grants Programme 2017/18 London Boxing Allocation	19/04/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
February 2017	Provision of Passenger Transport Services - Establishment & Use of Dynamic Purchasing System	19/04/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Replacement of Fleet Vehicles	19/04/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Provision of Textile Collection Bring Back Service - Appointment to Framework	19/04/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
January 2017	Appointment of Heritage Architects for Delivery of Beckenham Place Park Regeneration	02/05/17 Overview and Scrutiny Business Panel	Scrutiny Work Programme and Councillor Rachel Onikosi, Cabinet Member Public Realm		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2017	Appointment of Landscape Architects for Delivery of Beckenham Place Park Regeneration	02/05/17 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
January 2017	Award of contract for Sexual Health e-service	02/05/17 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
	School Minor Works Contract Award	02/05/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
January 2017	Catford Regeneration Programme Parts 1 and 2	10/05/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	New Homes Programme	10/05/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
August 2016	The Wharves Deptford -	10/05/17	Janet Senior, Executive		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
	Compulsory Purchase Order Resolution	Mayor and Cabinet	Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
	Response to Consultation on Policy for Supported Travel Young People Attending College and Adults Eligible for Adult Social Care	10/05/17 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2017	Award of Contract for two Extra Care Services at Cinnamon Court and Cedar Court	10/05/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2017	Award of Contract for Extra Care Service at Hazlehurst Court	10/05/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
February 2017	IT Network re-procurement	10/05/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
February 2017	Contract award report for 2 x bulge class schemes	23/05/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
February 2017	Extending the shared IT service to Southwark	07/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
February 2017	New Homes Programme	07/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	Preliminary Flood Risk Assessment Update	07/06/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Telephony re-procurement	07/06/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
	CRPL Business Plan 2017-18	21/06/17 Council	Janet Senior, Executive Director for Resources &		

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			Regeneration and Councillor Alan Smith, Deputy Mayor		

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Sustainable Development Select Committee		
Title	Catford review end of year report	
Contributor	Scrutiny Manager	Appendix G
Class	Part 1 (open)	20 April 2017

1. Purpose

- 1.1 To summarise the Committee's scrutiny of the Catford programme in the 2016-17 year.

2. Recommendation

- 2.1 It is recommended that the Committee:
- Notes the content of the report;
 - Decides how it wants to scrutinise the Catford programme in 2017-18.

3. Summary

- 3.1 London has significant demand for new homes and supporting infrastructure. The city's town centres, with their good quality transport links and local high streets are of primary importance to the future growth and vitality of London as a whole.
- 3.2 Catford is a busy town centre in the heart of the London Borough of Lewisham. Its history as a hub of activity and a destination for entertainment was enhanced by good transport links with neighbouring areas and central London, as well as its supply of good homes and quality open spaces.
- 3.3 Catford retains its fundamental strengths. Its connections to neighbouring areas and to central London still provide efficient ways to get in and out of the town centre and its homes and open spaces continue to provide choice and quality. Its diverse community is home to people from all across the world and it houses a significant proportion of South East London's workforce. However, the shopping experience and entertainment offer in the town centre have fallen behind many of London's other town centres.
- 3.4 The centre of Catford is dominated by a 1960s shopping precinct, which incorporates an expansive multi-story carpark. Milford towers (the residential block above the precinct) is no longer considered to be fit for purpose. There are a number of vacant or underused spaces in the centre that have the potential to provide new homes for Lewisham's growing population, or new premises for Lewisham's businesses. The south circular (A205), which runs across the edge of the town centre provides access to other parts of South London and beyond but its layout makes travelling through the town centre difficult and time consuming as well as unpleasant and often dangerous for pedestrians and cyclists.

- 3.5 Lewisham Council has embarked on a major programme of redevelopment for the town centre. It has ambitious plans to provide new homes; to develop the shopping environment and to improve Catford's public spaces. Building on the evidence gathered from officers involved in the regeneration programme, this report summarises the Committee's key findings on the progress of the redevelopment.
- 3.6 Key elements of the Council's vision for Catford include¹:
- the redevelopment of Catford shopping centre to create new retail space
 - demolition of Milford Towers and the provision of several hundred new homes across the town centre
 - major infrastructure work to the road network (which is mostly owned by Transport for London (TfL) which would create a more joined up town centre and could also free up additional space for development
 - new community facilities, pedestrianised areas and open spaces
 - a possible re-location of Council services which would provide further development space on the existing sites.
- 3.7 The Committee has considered a number of reports and updates about the proposed redevelopment of Catford. It has also drawn on historical information and the knowledge and experience of its membership in order to inform its views about the redevelopment. The Committee's key concerns are:
- involvement of the community in the development of a vision for Catford;
 - future of the Broadway Theatre;
 - provision of public spaces;
 - viability of options for the relocation of the south circular;
 - provision of excellent cycling and pedestrian infrastructure;
 - provision of affordable housing;
 - suitability and scope of any future development;
 - air quality;
 - indecision and delay in the delivery of the programme.
- 3.8 A list of the referrals the Committee has made to Mayor and Cabinet in the last year is included in the appendix.

4. Background

- 4.1 In June 2004, Mayor and Cabinet agreed that the evidence from the Decent Homes programme showed that the fundamental problems with Milford Towers meant it was uneconomic to maintain the 276 homes in the block and that major regeneration should instead be pursued.
- 4.2 In November 2005, the Council undertook a consultation with residents and stakeholders in Catford on 'issues and options' for a collection of local planning documents, including an 'action plan' for Catford town centre, which would provide a framework for developments in the town centre.

¹ Catford Regeneration, Lewisham Council website: <https://tinyurl.com/z4mo793>

- 4.3 By 2007, the Council had developed a 'preferred options' report, which took account of the views of the community and other stakeholders and was published for further consultation.
- 4.4 In early 2010, the Council took the step of acquiring the Catford shopping centre, through the newly established Catford Regeneration Partnership and in July 2010, Mayor and Cabinet had approved a three-phased redevelopment of the town centre. It was envisaged that the redevelopment would be based on a new Tesco store and that it would include new Council offices, enabling the release of space occupied by existing Council buildings for new homes.
- 4.5 In 2012, Mayor and Cabinet gave its approval for a re-housing programme to enable tenants of Milford towers to be moved to alternative accommodation, in order to prepare for the redevelopment. Short term leases were to be agreed for remaining residents. Negotiations between the principal landowning interests (the Council, Petersham Land and Tesco) took place to try to agree a commercial deal for the regeneration of the shopping centre site. However, these discussions stalled late in 2012 as Tesco's investment needs and business focus shifted.
- 4.6 Early in 2013, the Council consulted on further options for the Catford town centre plan, incorporating changes that had taken place since the original options appraisal in 2007.
- 4.7 In June 2013², a meeting of Lewisham's full Council resolved that the Catford Town Centre Local Plan and its accompanying Sustainability Appraisal be approved for submission to the Secretary of State for independent examination. The Plan provided the basis for the redevelopment of the town centre by allocating key sites for redevelopment and enabling decisions to be taken about the phasing of the regeneration programme.
- 4.8 In November 2013, the Plan was submitted to the Secretary of State. However, following the publication of the independent 'Roads Task Force' report in July 2013, the Mayor of London requested that TfL and the London Boroughs look again at long established road improvement proposals and consider how they might be implemented. Following TfL's decision to reconsider the longstanding options for the relocation of the south circular (A205) the Council made the decision to withdraw the Catford town centre local plan in December 2013³.
- 4.9 In late 2014, the Sustainable Development Select Committee considered an update from officers about the development of Catford as part of its annual performance monitoring programme. It was reported that works to improve the Catford Broadway were progressing and that further options were being explored for the regeneration.
- 4.10 In April 2015, when deciding on its annual work programme, the Committee decided to carry out an in-depth review into the regeneration programme. The Committee decided on the terms of reference for the review in autumn 2015. The first evidence

² See the minutes of the Council meeting on 26 June 2013, <http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=138&MId=2833&Ver=4>

³ FAQs about the Catford town centre action plan: <https://www.lewisham.gov.uk/myservices/planning/policy/LDF/catford/Documents/FAQCatford.pdf>

gathering session for the review was held in November 2015. At its second evidence taking session in January 2016, the Committee heard that TfL were working with Council officers to evaluate options for improvements to the south circular. Dates of autumn 2016 and then latterly spring 2017 were been given as deadlines for a decision to be reached about the future options for the road.

- 4.11 In March 2016 the Council's bid to the Greater London Authority (GLA) for housing zone status for the redevelopment of Catford town centre was successful and £30m grant was awarded to help enable redevelopment. It is proposed that a significant proportion of the grant will be used to help improve the affordable housing element of the regeneration programme with the remainder funding improvements to Catford and Catford Bridge stations as well as the overall flood resilience of the town centre.
- 4.12 The Mayor of Lewisham was invited to the Committee's meeting in September 2016 to discuss the decision making and oversight of the Catford regeneration. The Mayor echoed the Committee's concerns about the progress of the scheme and indicated that all key decisions about the future of the redevelopment would be taken before the spring of 2018.
- 4.13 At its meeting in January 2017, the Committee received an update from Council officers about their work with TfL to progress the decision about the relocation of the A205. It was anticipated that information would be available for the Committee's meeting in either March or April 2017 for scrutiny, before a decision by Lewisham's Mayor, on the Council's approach to proposals for relocation. However, it is understood that this timetable will not now be met.

5. Creating a sense of place

'...all development is cultural as it reflects the way people perceive their problems and opportunities...'

Creative Lewisham report 2001, p5

- 5.1 The Committee has considered a number updates and reports on the future of the Catford redevelopment in this administration and the last. At different times emphasis has been placed on different elements of the scheme and some ideas have been included and removed from the scope. However, whatever the scope and scale of the proposals, the Committee believes that Catford's community should be at the centre of all decisions made about the future of the redevelopment.

The Committee's key concerns:

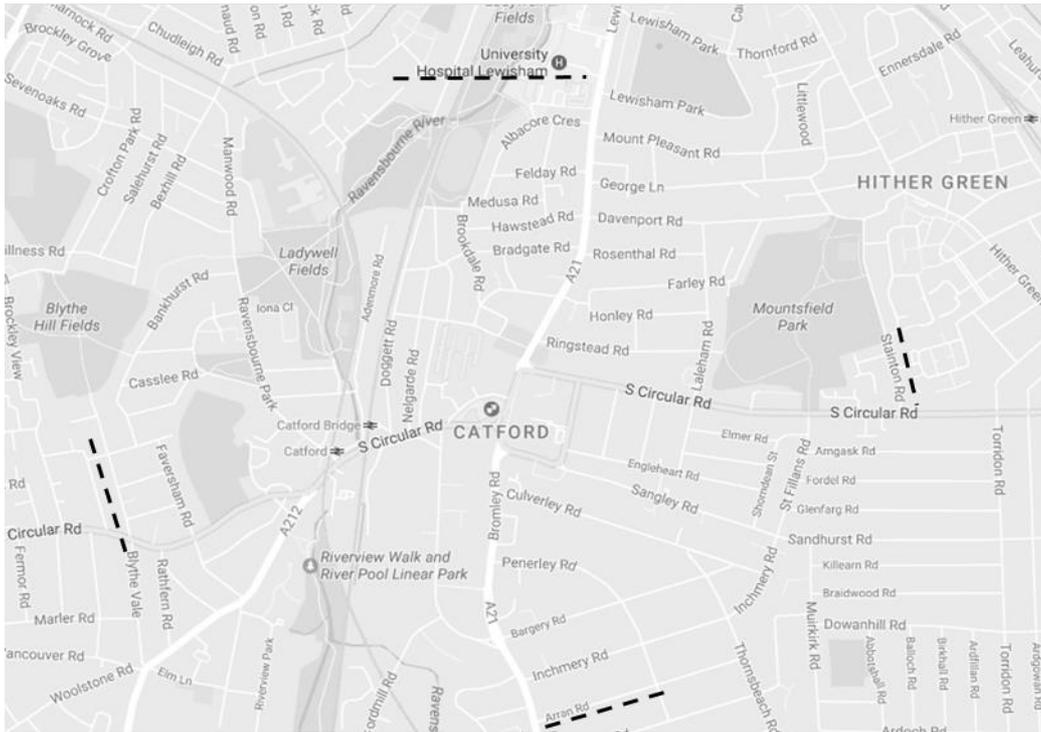
- 5.2 Throughout its discussions the Committee has reiterated a number of key concerns about the involvement of the community and the cultural offer in Catford. Principal amongst these concerns are:

- The involvement of the community in the vision for Catford
- The future of the Broadway Theatre
- The provision of public spaces

The involvement of the community in the vision for Catford

- 5.3 The Committee believes that Catford's community should be at the centre of the regeneration of the town centre. Members were encouraged by the energy and enthusiasm shown by local people who were involved in consideration of the proposals for the development of the former dog track site and it believes that this vocal engagement in the options for the future of the local area is a significant asset.
- 5.4 The potential scope and scale of the proposed regeneration means that consultations with a broad range of stakeholders will be required. The Committee believes that the community should be in a position to positively impact on the plans for the town centre. The Committee also recognises business, community groups, commuters and workers in Catford are stakeholders and potential partners in the delivery of the Council's ambitious plans for the town centre.
- 5.5 At its meeting in January 2017, the Committee heard that officers were developing a new engagement strategy for the programme. It was reported that the purpose of the strategy would be to⁴:
- ensure that engagement is clear, concise, open and two-way, ensuring a good understanding of the knowledge, interests and concerns of all stakeholders;
 - create realistic expectations with regards to timescales, scope and constraints;
 - reduce misunderstanding and misconceptions about the programme and its impacts, by providing the right amount of information in appropriate detail at the right time;
 - be inclusive by seeking to reach communities and individuals that are seldom heard;
 - provide feedback to participants and the wider community on the outcomes and decisions taken following engagement
 - provide positive press coverage for Catford town centre;
- 5.6 It was reported that the strategy would be designed to be proactive in gathering views from a range of stakeholders. Nonetheless, Members had concerns about the definition of 'stakeholders' being used by officers as well as the likely extent of the consultation. The Committee heard that the current demarcation of the town centre had been proposed to include people who see Catford as their 'primary' town centre. Members heard that this roughly equated to an area delineated by the roads on the map below:

⁴ Catford regeneration programme – update report to Sustainable Development Committee 24 January 2017.



Approximate boundary for initial Catford engagement, as reported by Council officers at Sustainable Development Select Committee 24 January 2017. The area is bounded by Lewisham Hospital in the north, Blyth Vale to the east, Arran Road in the South and Stanton Road in the West.



In planning terms, the map above sets out the boundary of the town centre that is used to define the area for technical purposes. However, the Committee believes that Catford includes broader self-defined neighbourhoods that sit outside of this range and it welcomes Council officers' use of the 'Common Place' methodology for engagement with local residents.

- 5.7 The Committee heard that the Common Place online platform would allow local residents and stakeholders to highlight issues of importance and comment about the things they like and dislike in the town centre. It was noted that the added benefit of this approach is that it would retain a record of comments and concerns as the scheme progresses. The Committee has been reassured that engagement will continue throughout the master planning, design and development stages of the regeneration and that decision makers will be provided with information which enables them to give due consideration to the views of stakeholders before making key decisions.
- 5.8 Key amongst the Committees concerns is that residents are able to have a meaningful impact on the options for development of the town centre. The Committee believes that the development should be a reflection of the local community and that the design should be ambitious and forward thinking.
- 5.9 The historic work of the Creative Lewisham commission has been influential in informing members' thinking about ambitions for the town centre. The Committee has drawn on the thinking in the Creative Lewisham report to challenge officers to envisage Catford's cultural offering as a central part of future plans. An important part of this offer, it is hoped, will include a viable future for the Broadway theatre.

The future of the Broadway theatre

- 5.10 At its meeting in January 2016, the Committee received a presentation from Ian Chalk, of Ian Chalk Architects, who had carried out some design work on the theatre. His proposals seek to resolve some of the design flaws within the existing building and offer the theatre a more promising future.
- 5.11 The Broadway theatre is a Grade II listed building in Catford town centre. It was designed by architects Bradshaw, Gass and Hope and built in 1932. It is the only remaining building of the original Catford complex, which originally included an historic town hall in the gothic style. The town hall, as well as a number of Lewisham's other historic buildings (including the Lewisham hippodrome) were demolished in to make way for previous redevelopments in Catford.
- 5.12 The theatre was designed to be a multi-use space for music, theatre and dancing. The large main hall has a capacity of 800 seats and there is a studio theatre with a capacity of 80 seats. It runs a successful programme of events and shows throughout the year.
- 5.13 In June 2016, the Council established a Broadway theatre working group⁵ to consider the opportunities and challenges associated with the running of the theatre.

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<http://councilmeetings.lewisham.gov.uk/documents/s46602/Broadway%20Theatre%20Working%20Group%20Report.pdf>

It considered input from officers and the report from Ian Chalk architects, who had carried out the project exploring future options for the theatre on a pro-bono basis. The working group submitted its report and recommendations to the Council at the end of 2016. In response, the Council reconfirmed its intention to safeguard the future of the theatre, whilst noting that significant investment (beyond the means of the Council) would be required in order to enable the theatre to reach its potential.

- 5.14 The Committee heard that the theatre was constrained by its layout and the lack of features required to meet the needs of modern production companies. Significantly, the theatre lacks sufficient back stage area and suitable access for bringing in and preparing equipment and materials for the stage.
- 5.15 In 1999 the theatre underwent a £2million refurbishment but 75% of the investment was needed for major remedial works. The only structural alterations were the creation of the Broadway Bar and a new box office. In addition new carpets were installed, the foyers redecorated and bars and toilets refurbished. Funding was not available to tackle the challenging and complex needs surrounding the backstage area or the interiors of the two auditoria.
- 5.16 Council officers have commenced a programme of work to maximise the use of the café and bar area in the theatre for community usage and events. At its meeting on January 2017, the Committee heard that it was anticipated that a new operator for the café would be appointed by March 2017. The Committee welcomes this move to ensure that the theatre remains a prominent feature in the town centre and that it continues to provide impetus for Catford's cultural offering. Nonetheless, the Committee remains concerned that the theatre will not be enabled to fulfil its full potential. Members intend to closely scrutinise all future proposals for the redevelopment to ensure that the viability of the theatre is given full consideration.

The provision of public places

- 5.17 In November 2000, Lewisham Council invited Charles Landry to chair its Culture and Urban Development Commission. Charles Landry is an expert on the use of creativity in urban change, who developed the concept of the Creative City in the late 1980's. He chaired the Lewisham Culture and Urban Development Commission which published its final report in 2001.
- 5.18 The aim of the Commission was to explore and recommend to the Council the changes needed to transform Lewisham into an inspirational environment so it would become recognised, locally and nationally, as a more visible and notable centre for creativity, cultural development, the arts and urban design. The purpose was also to develop a link between arts, culture, economy, urban vitality, landscape and urban design and to provide suggestions for strategies, programmes and projects in order to enable the mechanisms for delivery.
- 5.19 The Committee has received some extracts from the Commissions' report and members have been inspired by the potential of creating open spaces in Catford town centre that will boost innovation and encourage people to travel to Catford to experience originality, creativity and distinctiveness. On Catford, the Commission wrote about the potential to develop a square in the town centre:

'The square's main café will be a central meeting point and the library will put on events, often outside, which give a sense that libraries are innovative. The Council's offices, as a consequence, will become for citizens 'our place' and the interactions between ordinary people and officials will happen often by chance encounter. St Modwen's shopping centre will have had a dramatic overhaul having decided that, with these new developments, it can no longer hang back. The market will wend itself round into the square by putting on niche markets to appeal to varied tastes. The route down from the station will feel processional engender a sense of expectation of what is to come. The setting of the Catford stations will be vastly improved so making arrival a joyful experience and the open spaces will not feel cut off by fencing, and will at special moments become an entertainments venue relating well to what is going on in the square. At night the lighting of major civic buildings will create a feeling of drama'

Creative Lewisham report 2001, p39

- 5.20 The Committee welcomes the funding that has been secured to improve Catford and Catford Bridge stations. The Committee is also believes that the idea of a central piazza in Catford, which ensures that the Broadway theatre is a prominent feature of the town centre will be an important way of drawing the development of the town centre together. The Committee sees the redevelopment of Catford as an opportunity to bring together all of the elements to foster a thriving and creative neighbourhood, which is centred around an invigorated and community focused town centre.

6. Connecting Catford

- 6.1 Catford's central position in the borough and its range of transport options make it a hub of activity and travel for the surrounding neighbourhoods. Catford station is part of the Thameslink route, which is currently undergoing a major programme of improvement centred on upgrades to stations and infrastructure at London Bridge, London Blackfriars, Farringdon and St Pancras International. Trains from Catford Bridge serve London Bridge, Waterloo East, Cannon Street and Charing Cross. Catford's proximity to the East London line also mean it has good options for reaching East and North East London.
- 6.2 Catford is also a hub for bus travel to areas in the south, including Beckenham, Orpington, Bromley and Croydon. Catford's links with Lewisham also means it provides additional options for connections to the Docklands light railway and train services to Kent.
- 6.3 Part of the Committee's remit is to consider employment and training opportunities in the borough and beyond. The Committee's scrutiny of the Council's work and skills strategy has provided it with an insight into the key issues which will impact on future employment and training options. The Committee recognises that good links to Canary Wharf, the City of London and other employment and educational centres in inner London will be essential to ensure that Lewisham's workforce remains connected to future training and employment opportunities.

The Committee's key concerns:

- The viability of options for the relocation of the road
- The provision of excellent cycling and pedestrian infrastructure
- Air quality

The viability of options for the relocation of the road

- 6.4 Potential improvements to the A205 (South Circular) and the A21 (Bromley/Rushey Green) in Catford have long been under discussion. The A205 and A21 are both 'red routes' managed by TfL, which has responsibility for their maintenance and would also need to agree to any changes to their layout.
- 6.5 The current layout of the roads in the town centre has created heavy congestion, poor journey time reliability and queues of traffic. It also has an impact on the speed and reliability of the numerous bus services that use the town centre. In addition, there is a lack of pedestrian crossings, and many of the existing ones are convoluted. There is also a lack of adequate provision for cyclists⁶.
- 6.6 At its meeting in January 2016, the Committee heard from TfL that there were three key criteria for major road redevelopments:
- that they should improve network flow
 - that they should enable increased development
 - that they should secure a local contribution
- 6.7 The Committee noted that key objectives of any scheme to improve the road layout in Catford include: maintaining and improving journey times and reducing congestion; improving bus journey times and reliability; providing better cycle facilities; improving the pedestrian environment; and opening up investment possibilities.
- 6.8 Previously, two options were under consideration for the improvement of the highways network in Catford⁷. These two options have come to be known as the hybrid scheme and the gyratory scheme. At its January 2016 meeting, the Committee heard from an officer from TfL who outlined the benefits and drawbacks of both schemes as well as their costs. The Committee was advised that funding had not been allocated for either scheme.
- 6.9 The hybrid scheme would divert the South Circular behind Laurence House. In August 2014 TfL completed their initial study of the impact of this hybrid scheme. It was called the hybrid scheme because it represented a compromise between TfL's priorities and those of the Council. The scheme had an estimated cost of £15 to £20 million. Modelling work has shown that benefits of the hybrid scheme should include: reduction in journey time for some bus routes; general improvements to traffic times;

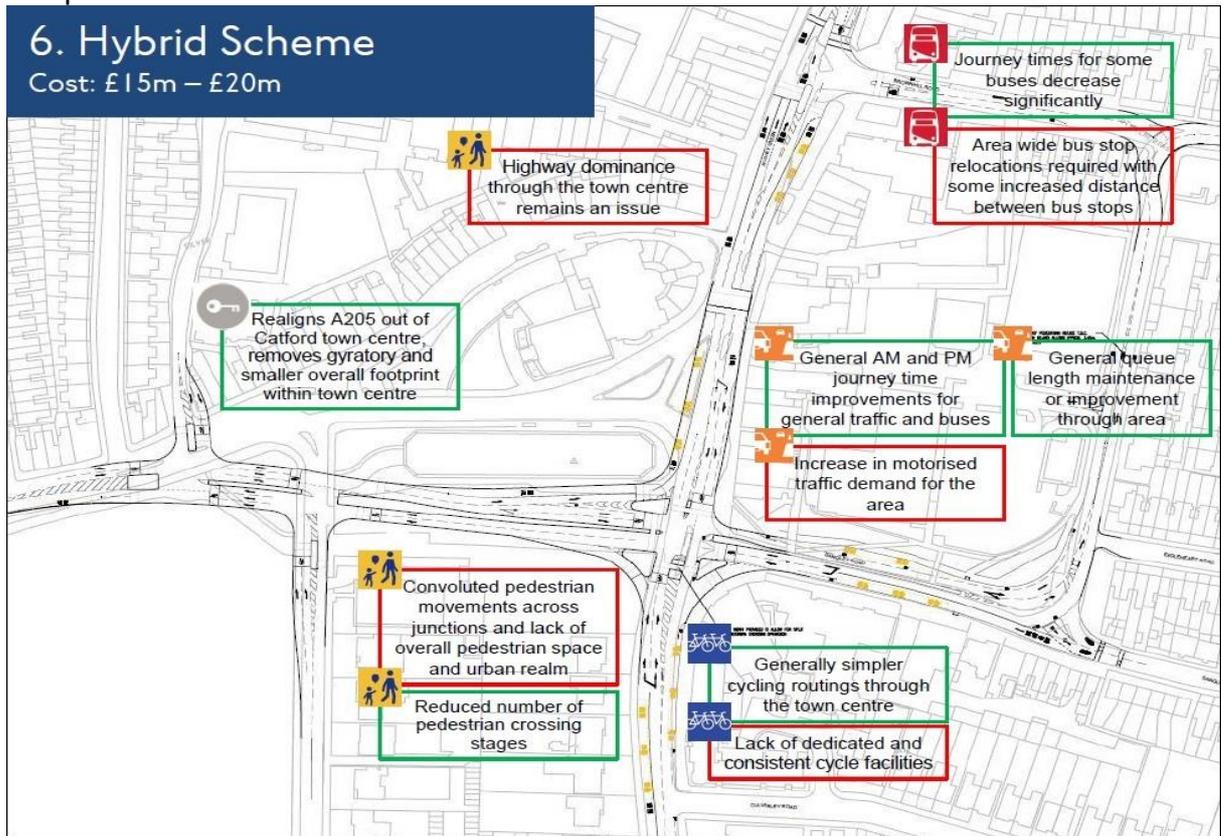
⁶ The information presented by TfL to the Committee is online at:

<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=136&MId=3908&Ver=4>

⁷ The information presented by TfL to the Committee is online:

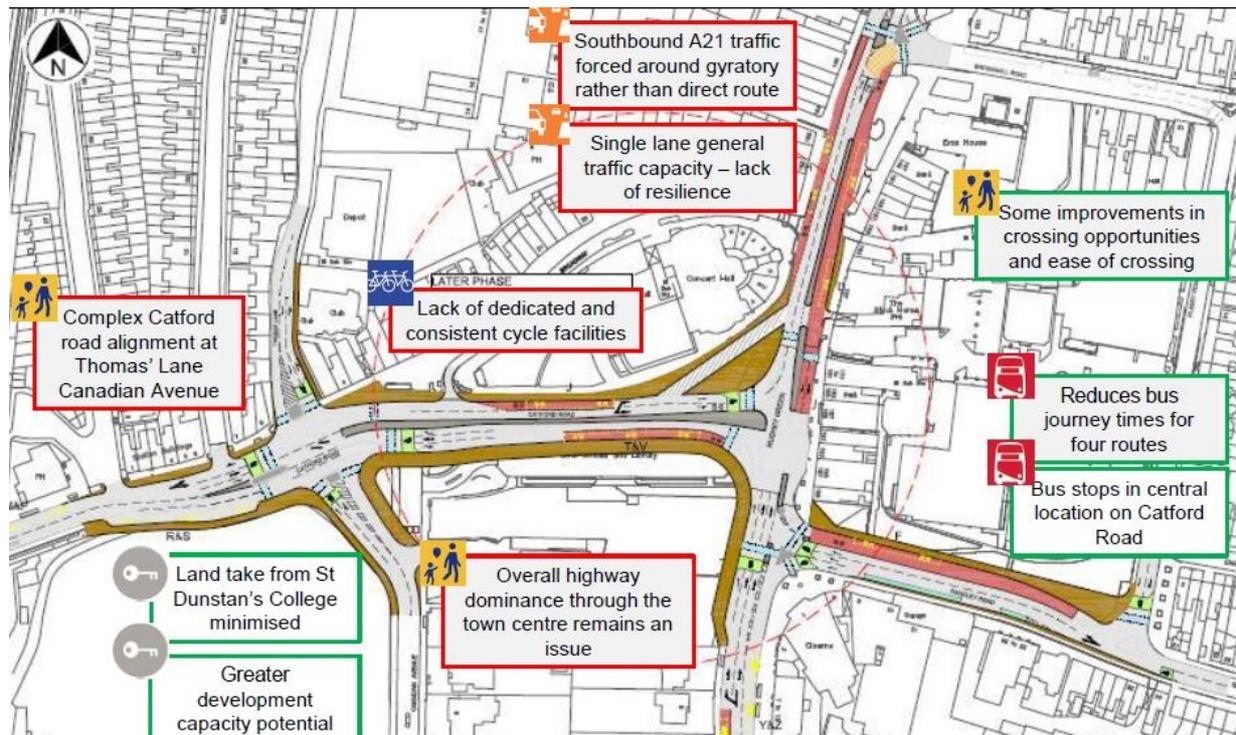
<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=136&MId=3908&Ver=4>

realignment of A205 out of the town centre; some improvements for pedestrians and the provision of more than a thousand homes.



6.10 The gyratory scheme would retain the current road layout of the roads with certain localised improvements. The Council commissioned a study on the impacts of this scheme, which had an estimated cost of £10 to £15 million. Benefits of the gyratory scheme included: reduction in bus journey time on four routes; a slight improvement in traffic times; some improvements for pedestrians; and the provision of more than one thousand two hundred homes.

The gyratory scheme



(taken from the presentation provided to the Committee by TfL in January)

- 6.11 The Committee was advised by officers at their May 2016 meeting that TfL was reviewing both options for the road layout again and that it was due to report back to the council over the summer of 2016.
- 6.12 At the meeting of Mayor and Cabinet in November 2016, officers noted that the timetable for the decision about the road had been revised and that options for the feasibility of the redevelopment of the road layout in Catford would be available in February 2017. However, at the January and March 2017 meetings of the Committee, officers reported that additional options were being considered for the redevelopment of the road network and that the feasibility work from TfL would not be available until closer to the summer of 2017.

The provision of excellent cycling and pedestrian infrastructure

- 6.13 Currently neither of the options proposed for the development of the roads in Catford include substantial improvements for pedestrians or cyclists. However, the Committee has been consistent in its support for the provision of quality cycling and pedestrian infrastructure. In their evidence to the Committee, officers from TfL reported that improved signal timings and pedestrian provision would be developed and built into plans once a scheme had been selected.
- 6.14 The Committee believes that segregated cycling provision and high quality pedestrian provision should be integral to any proposals for the redevelopment of Catford's road network. In its referral to Mayor and Cabinet in January 2016, the Committee made clear its expectation that any option proposed for roads in Catford should be focused on improving the environment and the accessibility of sustainable

means of transport. The Committee also believes that the final scheme should include a thorough and well thought-out offer to enhance the street-scene for pedestrians. In subsequent referrals to Mayor and Cabinet the Committee has emphasised the importance of cycling and pedestrian provision in the town centre.

7. Building new homes

- 7.1 Lewisham, like many other areas in London, is facing significant and increasing demand for quality housing. Current population projections indicate that the number of people living in Lewisham recently surpassed three hundred thousand people⁸. The same projections indicate that by 2030 the resident population will be fast approaching three hundred and fifty thousand people. The cost of housing is also increasing, with average house prices out of reach of many households, including those earning average incomes.
- 7.2 The redevelopment of Catford town centre has the potential to contribute a substantial number of new homes across the five key development sites in the town centre. Improvements in Catford might also help to enable development in nearby neighbourhoods and district centres.

The Committee's key concerns:

- Provision of affordable housing
- The suitability and scope of any future development

Provision of affordable housing

- 7.3 The Catford Town Centre Local Plan pre-submission report (2013) indicated that nearly 2000 new homes could be delivered across the town centre by 2026. The Committee recognises the important contribution that this will make towards providing new homes for Lewisham's growing population. However, it is also mindful that the cost of housing is prohibitive to some residents.
- 7.4 The Council has a policy of starting negotiations on affordable housing in new developments with a requirement to provide 50%. The Committee is keen to ensure that the level of affordable housing is maximised in the new developments for Catford. It hopes that, given the amount of Council land that is proposed to be used for the scheme, that the Council will be robust in its requirements to achieve a sufficient level of low cost housing. The Committee strongly feels that the level of affordable housing in the scheme should reflect the level of housing need in the borough.
- 7.5 One of the Council's objectives, as set out in the Catford Plan Pre-Submission Report was to: 'Maximise housing choice by providing new homes in the town centre for people on different incomes and household sizes and by so doing provide additional users for existing and additional retail and leisure activity.'⁹ The Committee

⁸ London Data Store population projections: <https://data.london.gov.uk/dataset/interim-2015-based-population-projections/resource/4fcb8bfa-f860-48cc-af96-44a0931e4f27>

⁹ Page 28, Catford Town Centre Local Plan Proposed Submission 2013, August 2013.

has noted the reference to different incomes and it is mindful that there are differing ways of defining and categorising affordable housing. In this context, the Committee welcomed the commitment given by officers at the joint meeting with the Housing Select Committee in October 2016 that the Council intends to provide 'genuinely affordable housing' in the redevelopment. Nonetheless, with the various different tenures and options available, the Committee wants to ensure that decision makers are clear about the definitions of affordability that are being used in reports, so that decision makers are clear about what kinds of affordable housing will be provided at which stages of the development.

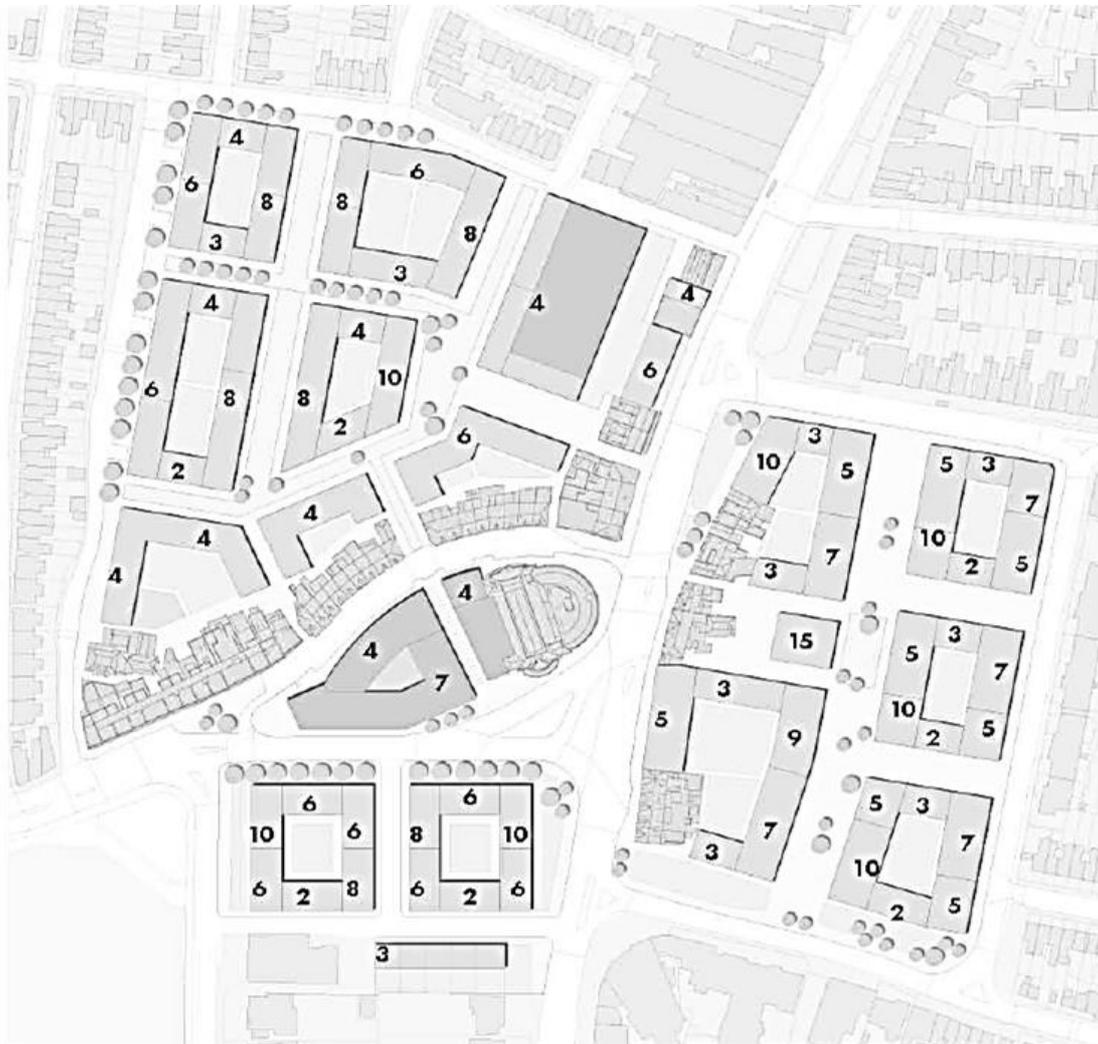
- 7.6 Lewisham applied and had been granted 'housing zone'¹⁰ status from the GLA, which means that it can access funding to enable the development to take place. This funding will also enable improvements to be made to Catford's train stations and local flood protection measures. In the submission to the GLA for housing zone funding, officers indicated that the five development sites in the town centre could provide 2500 homes. The GLA's intention for developments receiving housing funding is that they should achieve 35% affordable housing.
- 7.7 The Committee welcomes the funding from the GLA to deliver the redevelopment of the town centre. It also recognises that alongside affordable housing, there are other calls for funding being placed on the redevelopment, including: the improvements to the stations and flood defences, the proposed re-provision of the Council's offices; and a potential contribution towards the relocation or redevelopment of the south circular.
- 7.8 The viability and prioritisation of elements of the scheme has been a key concern for the Committee throughout its discussions. The Committee is concerned that the redevelopment will be principally driven by costs rather than the broader issues of importance, such as the quality of the streetscape and the vitality of the local community. The Committee has regularly reiterated its intention to scrutinise the key decisions being proposed for the scheme before they are made. Members are concerned that without thorough scrutiny and purposeful involvement with the local community, the Council might end up committed to a development deal in which a certain number of homes, in buildings of a certain height have to be delivered, with little room for negotiation.

The suitability and scale of any future development

- 7.9 Whilst the Committee welcomes the provision of new housing it is concerned about the potential overdevelopment of the town centre. The plans for a tower in the development of the former Catford dog track created a significant level of concern in the local community about its suitability and its context within the rest of the town centre. The Committee wants the Council to ensure that any development of the town centre is guided by the needs and views of the community.
- 7.10 The Committee recognises that the quality of the design of the development will influence how the development sits within the town centre. Members want to ensure

¹⁰GLA housing zones: <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/housing-zones>

that the different development sites in the scheme are coordinated with the quality public places and cycling and pedestrian routes that are planned for the town centre. The Committee is concerned that if there is piecemeal delivery of the five main development sites in the town centre, there is a potential for overdevelopment and buildings that are not coordinated in terms of their scale or their appearance with each other and existing buildings.

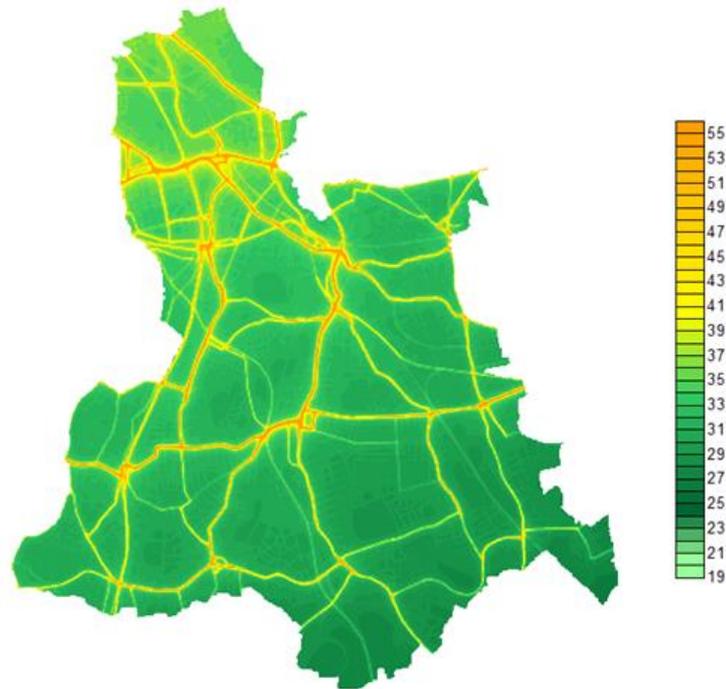


Capacity Study – Core sites plan view with indicative building heights, Catford housing zone, outline proposal report, January 2016

Air Quality

- 7.11 The Committee considered the issue of air quality as part of its ‘modern roads’ in-depth review (2015). During the evidence gathering for the review, the Committee received evidence about the impact of poor air quality on public health. It was reported that issues related to transport and air quality could be two of the important factors in helping to improve the health of Lewisham’s population. With this in mind the Committee is keen to ensure that future plans for Catford give due consideration to the issues of transport and air quality.
- 7.12 The areas in the vicinity of the South Circular in Catford are part of Lewisham’s air quality management area. Air quality management areas are required where air

pollution is above the thresholds set by government. Therefore, in its discussions and recommendations the Committee has been keen to highlight the measures that are available to improve air quality. As well as the importance of cycling and pedestrian provision in any future plans for the town centre, the Committee has also regularly highlighted the potential value of green spaces and street trees on air quality.



Predicted annual mean NO₂ for 2015

7.13 The constant, slow moving traffic through the centre of Catford makes it an unwelcoming environment for pedestrians and cyclists. The Committee believes that major improvements to the south circular, as well as the creation of quality open spaces and the planting of street trees will enhance the pedestrian environment. Furthermore, it believes that these improvements have the potential to bring significant improvements in local air quality. Nonetheless, the Committee recognises that improving air quality is a much larger issue than can be dealt with locally and it is supportive of London wide initiatives to reduce sources of pollution. The Committee will continue to monitor the Council's plans for improving air quality and will ensure that in its scrutiny of plans for Catford, it highlights the importance of high standards in design and construction.

8. Delivering the programme

8.1 The Committee recognises the long-term impact that the development of the town centre will have on Catford's community and on the population of Lewisham more broadly. The Committee wants there to be a quality development for the centre of Catford, which will bring the community together and will support the future viability and vitality of Catford and its surrounding neighbourhoods. The Committee has sustained its scrutiny of the programme throughout the majority of the decisions and iterations of the scheme and Councillors have been involved in a number of

consultations about the redevelopment of the town centre. The Committee has seen a number of changes to the project team working to deliver the programme and it has heard various start dates for parts of the scheme put forward.

The Committee's key concern:

- The Committee is concerned that there has been historic indecision and delay in the development of Catford.

Decisions and delays

- 8.2 A recurrent theme in Committee discussions has been the timing and delivery of the Catford regeneration programme. The Committee is keen to see the programme progress but it is also conscious that there should be proper scrutiny of decisions about the scheme before they are made.
- 8.3 TfL's decision about the potential relocation of the road is clearly one of the central issues that has a significant impact on progress on the rest of the scheme. The Mayor of London's decision to direct TfL to revisit major road improvement schemes was welcomed by the Council but the ongoing uncertainty about the options for the road has led to delays in other decisions about the future of the town centre. As early as 2012, Mayor and Cabinet considered and agreed a report that set out a timetable for phase one of the regeneration. That phase was to begin in the summer of 2016. The deadline has now passed and a decision still has not been reached about the potential relocation of the road in Catford nor on options for key development sites in the town centre.
- 8.4 The timetable below was considered by Mayor and Cabinet at its meeting in November 2016 – and later relayed to the Committee. The Committee is concerned that the deadline for the decision on the relocation of the road has already been missed. Officers have confirmed that the feasibility work for the road will be brought to the Committee before a decision is taken at Mayor and Cabinet. However, it is clear that, even once TfL have put forward their feasibility work for the various options, there will still be further negotiations to take place about the timing of the implementation and, perhaps more fundamentally, the funding for the redevelopment.
- 8.5 The Committee is concerned that the decisions that need to follow the initial plans for the movement of the road will also be subject to delays and indecision. Nonetheless, the Committee does welcome the progress that has been made on promoting meanwhile uses in the town centre, as well as the start of consultation about the master plan for the redevelopment as well as the minor works on the theatre and the reopening of the bar space.

	2016			2017												2018
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Programme Re-invigoration																
Development Management Advice																
Catford Team Assembly (internal and external resources)																
TfL & A205 Realignment																
TfL Options Appraisal																
LBL internal assessment of TfL options																
Decision on LBL preferred A205 realignment																
Housing Zone																
Overarching Borough Agreement approved																
Station Improvement Design & Works																
Flood Alleviation Works																
Masterplanning																
Consultation with Members - Workshop sessions																
Consultation with Public																
Consultation with Members - Update sessions																
Masterplan Design																
Masterplan approved by M&C																
Catford Broadway Theatre																
Minor Works Programme - scoped and costed																
Minor Works undertaken																
Conservation Management Plan procured and created																
Café/Bar re-opens to the public																
Bid for Heritage Enterprise Funding worked up and applied for																
Meanwhile uses in vacant CRPL assets																
De-risking works scoped, costed, undertaken & meanwhile use agreed																
Meanwhile use in occupation																

Programme timetable considered at Mayor and Cabinet, November 2017

- 8.6 The Committee is concerned that one of the principal issues with the delay in decision making is the lack of a single person or a focused team to drive the project forward. The Committee recognises that there is a 'Catford programme board' but it is not assured that the project is being pushed towards the next stages of delivery.
- 8.7 2017-18 is the final year of the current administration. The Committee intends to continue to receive quarterly updates on the Catford regeneration. Members will be seeking to address their key concerns, in time for the deadline that has been given for the majority of key decisions to have been taken on the future of the scheme by spring 2018.

'...opportunities do not last forever and passivity is not a solution'
Creative Lewisham Commission report 2001, p5.

Sources

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<https://www.lewisham.gov.uk/myserVICES/planning/policy/Documents/CatfordTownCentreLocalPlanFurtherOptionsFeb2013LR.pdf>

Agenda of the meeting on 24 January 2017:

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<http://councilmeetings.lewisham.gov.uk/documents/s47567/06%20Appendix%201%20-%20Catford%20Regeneration%20Programme%20Update%20and%20Housing%20Zone%201.pdf>

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<http://councilmeetings.lewisham.gov.uk/documents/s45575/Catford%20Regeneration%20Programme%20Update%20and%20Housing%20Zone.pdf>

Appendix D: Select committee referrals

This report details the emergent nature of the Catford regeneration and it explores the continuing development of the programme's central themes. Throughout the review, the Committee has made recommendations to Mayor and Cabinet, in order to offer guidance on key themes and to help the scheme to progress. These recommendations have been set out below:

Date of meeting	Title of referral	Committee comments	Consideration and response at Mayor and Cabinet	Response to SDSC
14-Jan-16	Catford Regen referral 1	<p>The Committee advised Mayor and Cabinet that:</p> <p>It felt it was unfortunate that the options presented meant that it appeared that the Council was being offered a choice between additional housing verses smoother traffic flow and possibly better pedestrian provision.</p> <p>The Committee stressed the importance of making a decision on an option for the Catford town centre and noted that historic indecision was the major barrier to development of the area.</p> <p>That the Committee recommended that:</p> <p>Recommendation 1 Any option selected should be fully integrated including ensuring a thorough and well thought-out offer to enhance the street-scene for pedestrians.</p> <p>Recommendation 2 The Mayor lobby Network Rail to prioritise improving the rail-over-road bridge on Catford Road to allow for better pedestrian and cycling provision.</p> <p>Recommendation 3 That the presentation by Ian Chalk from Ian Chalk Architects be referred for information and consideration by Mayor and Cabinet and to the Broadway Theatre Working Party Group for consideration.</p>	<p>17-Feb-16 – 18-May-16</p> <p>http://councilmeetings.lewisham.gov.uk/documents/s43614/Response%20to%20SDSC%20Catford%20Regeneration%20Review.pdf</p>	29-Jun-16

12-May-16	Catford Regen referral 2	<p>The Committee were pleased with the funding being made available by the GLA in its designation of Catford town centre as a Housing Zone.</p> <p>Recommendation 4 The Committee felt a clear vision for the future of Catford town centre should be developed instead of a fragmented approach, and that the feel and attraction of the centre of Catford to its residents, workers, pedestrians, cyclists and its visitors depended on establishing places where everybody feels accepted, relaxed and excited to be. The town centre should be designed to feel loveable, liveable, joyful and iconic.</p> <p>Recommendation 5 The Committee felt strongly that the local community should be involved in and consulted on their vision for Catford and that such consultation should happen before the appointment of developers. The Committee urged that the consultation be used an opportunity for the Council to engage closely with the local community in future plans for the town centre and innovative consultation methods should be considered. The aim should be to identify the reasons people chose to live or spend time in Catford and to develop a shared vision for the lifestyle that Catford should offer its residents and visitors.</p> <p>Recommendation 6 The Committee also noted the strength of feeling from local residents that had been expressed previously on planning applications for developments in Catford. It was recognised that the level of interest in the future of Catford was a significant asset for any future consultations on plans for the area.</p> <p>Recommendation 7 The Committee was concerned that piecemeal development had already begun when a planning application for former Catford Greyhound Stadium was considered at a recent meeting of the Strategic Planning Committee.</p> <p>Recommendation 8 The Committee felt that any decision on realignment of the South Circular through Catford would have major impacts, both for the traffic flow for buses and cars as well as for the quality of public space in the town centre. The Committee noted that Transport for London had previously presented their designs for the South Circular to the Committee, and hopes that Transport for London will weigh their concerns around the quality of the environment for pedestrians accordingly.</p>	01-Jun-16 <u>11 Jan 17</u> http://councilmeetings.lewisham.gov.uk/documents/s47358/Response%20to%20SDSC%20-%20Catford%20Regeneration%20Programme.pdf	25-Jan-17
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Recommendation 9

While appreciating that progress depended on a decision by Transport for London on whether to realign the South Circular (A205), the Committee requested that a clear timeline be established for the regeneration programme outlining the order of any key decisions, and that this should be shared with the Committee.

Recommendation 10

The Committee strongly felt that the South Circular should be relocated as originally planned in order to achieve the town centre vision built around the theatre and a central piazza.

29-Jun-16	Catford regen referral 3	<p>The Committee commended the Creative Lewisham 2001 report to Mayor and Cabinet, and particularly its call for a vision for urban developments in the borough and its call for high ambitions.</p> <p>Recommendation 11 The Committee endorsed the comments from the Lewisham Culture & Urban Development Commission’s report about the benefits of a piazza in the centre of Catford:</p> <p>“The square’s main café will be a central meeting point and the library will put on events, often outside, which give a sense that libraries are innovative. The Council’s offices, as a consequence, will become for citizens ‘our place’ and the interactions between ordinary people and officials will happen often by chance encounter. St Modwen’s shopping centre will have had a dramatic overhaul having decided that, with these new developments, it can no longer hang back. The market will wend itself round into the square by putting on niche markets to appeal to varied tastes. The route down from the station will feel processional engender a sense of expectation of what is to come. The setting of the Catford stations will be vastly improved so making arrival a joyful experience and the open spaces will not feel cut off by fencing, and will at special moments become an entertainments venue relating well to what is going on in the square. At night the lighting of major civic buildings will create a feeling of drama.” (Creative Lewisham: the report of the Lewisham Culture & Urban Development Commission, page 39).</p>	13-Jul-16 – <u>07-Sep-16</u> http://councilmeetings.lewisham.gov.uk/documents/s45992/03%20Response%20from%20Mayor%20and%20Cabinet%20to%20the%20Committees%20referral%20on%20the%20Catford%20Regeneration%20251016.pdf	25-Oct-16
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14-Sep-16	Catford regen referral 4	<p>The Committee recognised the energy and enthusiasm that is shown for the development of Catford and it hoped that this would result in decisive action to move the Catford programme forward.</p> <p>The Committee remained concerned that the programme was piecemeal and lacked a genuine central vision of how the town centre would look, a cohesive approach or a single person driving the project on a daily basis. Added to the concern was the sense of rush to drive the project through.</p> <p>Recommendation 12 The Committee requested a timetable for the programme with all dates of key decisions and deadlines for delivery.</p> <p>Recommendation 13 The Committee requested a copy of the decision-making structure of the programme including all the elements of planning, regeneration and the allotted Housing Action Zone/GLA membership of the Catford programme board.</p> <p>Recommendation 14 The Committee asked that it be provided with an update on the delivery of the new 'vision' document for Catford.</p> <p>Recommendation 15 The Committee wanted to understand how members of the public would have meaningful involvement in the decision-making about the design and look of Catford. The Committee asked for specific examples of how local residents' views would genuinely affect the development of plans for the town centre.</p> <p>Recommendation 16 The Committee noted a hiatus on the lottery bid and renovation work on the Broadway Theatre and requested an update on the programme of work being carried out at the Theatre, which included full details of the resources being allocated to carry out proposed works.</p>	28-Sep-16 <u>19-Oct-16</u> http://councilmeetings.lewisham.gov.uk/documents/s46134/03%20Mayor%20and%20Cabinet%20response%20to%20the%20Committees%20referral%20on%20the%20Catford%20Regeneration%20251016.pdf	25-Oct-16
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25-Oct-16	Housing zones	<p>The Committee requested:</p> <p>Recommendation 17 Further information about the maximum height of any towers proposed in the Catford development as well as further details about the anticipated massing of the development.</p> <p>Recommendation 18 A commitment that the level of affordable housing in both housing zones would reflect housing need in the borough. The committee believe that guarantees should be sought on the minimum amount of social housing that will be provided as part of the Catford development</p> <p>Recommendation 19 The support for a decision (from TfL) to realign the south circular in Catford in order to enable the redevelopment of the town centre.</p> <p>Recommendation 20 An assessment of the implications for public services in Catford, including likely pressures on transport, health services and schools.</p> <p>Recommendation 21 Timings of planned key decisions for the development of the programme.</p> <p>Recommendation 22 That there be a commitment to clear and meaningful consultation with local councillors and residents – which aligned with the anticipated programme of key decisions.</p>	09-Nov-16 – (01-Mar-17) http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CIId=139&MIId=4356&Ver=4	08-Mar-17
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<p>24 Jan - 17</p>	<p>Catford regen referral</p> <p>5</p>	<p>Recommendation 23 The Committee recommends that the Council produces a communications plan, which details the timetable for consultation with local people and other key stakeholders. The plan should also include regular opportunities for engagement with councillors.</p> <p>Recommendation 24 The Committee recommends that officers produce a 3-5 year plan outlining anticipated dates for key decisions relating to Catford. The Committee asks that this be made freely available and updated regularly.</p> <p>Recommendation 25 The Committee recommends that, prior to each key decision, the Sustainable Development Select Committee has the opportunity to comment on and review plans as they progress.</p> <p>Recommendation 26 The Committee believes that before each key decision is taken options should be considered for: safe cycling and pedestrian provision; the proposed scale of any intended development and; the future viability of the Broadway Theatre.</p> <p>Recommendation 27 The Committee has concerns about the height density and massing of potential buildings in Catford and is keen to review any proposals before key decisions are made.</p> <p>Recommendation 28 The Committee will closely follow the development of options for the realignment of the A205. The Committee intends to use its influence to encourage TfL to prioritise funding for the scheme.</p> <p>Recommendation 29 The Committee believes that the safety of pedestrians and cyclists as well as the provision of segregated cycling lanes should be central to the consideration of all options for the realignment of the A205.</p> <p>Recommendation 30 The Committee recommends that, in assessing options for the future of the A205, due regard should be given to the impact of air quality on public health.</p>	<p>08 Feb-17 – (19-Apr-17)</p>	<p>(14-Jun-17)</p>
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