

Sustainable Development Select Committee Agenda

Thursday, 20 July 2017

7.00 pm,

Committee room 4

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

Item	Pages
1. Minutes of the meeting held on 14 June 2017 (Part1)	1 - 8
2. Declarations of interest	9 - 12
3. Responses from Mayor and Cabinet	13 - 18
4. Fire safety in tall buildings	19 - 116
5. Implementation of the cycling strategy (To follow)	
6. Waste strategy implementation and performance monitoring	117 - 122
7. Bakerloo line extension update	123 - 130
8. Select Committee work programme	131 - 146
9. Items to be referred to Mayor and Cabinet	

Sustainable Development Select Committee Members

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

Barry Quirk, Chief Executive
Tuesday, 11 July 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)	

MINUTES OF THE SUSTAINABLE DEVELOPMENT SELECT COMMITTEE

Wednesday, 14 June 2017 at 7.00 pm

PRESENT: Councillors Mark Ingleby (Vice-Chair, in the Chair), Abdeslam Amrani, Suzannah Clarke, Amanda De Ryk, Sophie McGeevor, Eva Stamirowski and Paul Upex

APOLOGIES: Councillors Liam Curran, Andre Bourne and James-J Walsh

ALSO PRESENT: Timothy Andrew (Scrutiny Manager), Anne Crane (Area Manager, TfL Planning) (Transport for London), Deborah Efemini (Capital Project Manager), Christopher Howard (Environmental Protection Officer), Jessie Lea (Senior Programme Manager), Kplom Lotsu (SGM Capital Programmes), Gavin Plaskitt (Programme Manager), Geeta Subramaniam-Mooney (Head of Crime Reduction and Supporting People) and Sarah Walsh (Regeneration and Urban Design Programme Manager).

1. Minutes of the meeting held on 20 April 2017

1.1 Resolved: that the minutes of the meeting on 20 April be agreed as an accurate record.

2. Declarations of interest

2.1 There were none.

3. Responses from Mayor and Cabinet

3.1 Resolved: that the responses from Mayor and Cabinet be noted.

4. Implementation of the air quality action plan

4.1 Christopher Howard (Senior Environmental Protection Officer) introduced the report, the following key points were noted:

- The air quality action plan was agreed by Mayor and Cabinet in December.
- Additions suggested by the Sustainable Development Select Committee on political leadership, electric vehicle charging points and an anti-idling campaign had been incorporated into the action plan.
- The Mayor had appointed Councillor McGeevor as champion for air quality.
- A number of new initiatives to improve air quality were being considered.
- There had been a delay in installing additional electric vehicle charging points. However, work was progressing to develop new options for charging points.
- Transport for London (TfL) were looking for locations for rapid charging points in the borough.
- More work would be carried out in the Autumn/Winter of 2017 to promote the use of electric vehicles.
- Lewisham had joined with a consortium of 12 other London boroughs to develop an anti-idling initiative (more information was available online at [idlingaction dot London](http://idlingaction.dot.london)).
- The campaign would recruit volunteers to develop community initiatives to reduce idling. This work would focus mostly on schools.

- The Council did not have sustainable school, workplace or commuter strategies, but the sustainable transport team worked directly with schools on sustainable travel and air quality.

4.2 Christopher Howard and Geeta Subramaniam (Head of Crime Reduction and Supporting People) responded to questions from the Committee. The following key points were noted:

- Officers were attempting to encourage people to be proactive about tackling poor air quality and change their behaviour.
- Kings College London were going to support the Council's work with schools in monitoring and improving air quality.
- There was a TfL audit being carried out with schools to determine which were worst affected by air pollution.
- The Council is investigating road closures around school times at appropriate schools. Three pilot schools are being considered for 2017. One primary school already had road closures around school times.
- There had been some modelling carried out on the impact of 20mph speed limits on air quality. This found that the 20mph speed limit helped keep traffic moving (thereby reducing air pollution) in areas that were previously congested.
- If the area was not previously congested, the 20mph zone might have a detrimental effect on air quality because car engines at low speeds were not operating at their optimum efficiency.
- The Greater London Authority (GLA) had released a list of 'focus areas' for improvements in air quality in each borough. Officers were working to target initiatives and resources in those areas.
- Officers were exploring the use of a mobile application for smart phones that helped people to find walking routes in areas of low pollution.
- The Mayor of London had made a commitment to improve emissions from the London bus fleet.
- Officers were working on delivering electric vehicle charging points but it was likely that the market would determine where charging points were located in the future.
- The expansion of the ultra-low emission zone would focus on reducing pollution from heavy vehicles.
- The expansion was due to be in 2020/21 following consultation. It would not include the south circular, which would be used to divert traffic that was not compliant with the emissions standards away from central.
- TfL believed that people would ensure that they were compliant with the new standards and that the exclusion of the south circular from the ultra-low emission zone would not have a significant impact on air pollution in Lewisham.
- In the response to the consultation on the ultra-low emission zone, officers had raised concerns about the exclusion of the south circular.
- It was likely that the Mayor would find it difficult to expand the low emission zone to the whole of Greater London, due to resistance from outer London boroughs.
- Officers would bring the next consultation on the ultra-low emission zone to the Committee for comments.

4.3 In the Committee discussions, the following points were also noted:

- There was a difference in opinion amongst Members about the ease of carrying out the school run and/or commuting without a car.

4.4 Resolved: that the report be noted. The Committee also agreed that it would carry out further scrutiny of items relating to air quality later in the year. In particular, it would seek to comment on any future consultation on the expansion of the ultra-low emission zone.

5. Catford Town Centre quarterly update (Part 1)

5.1 Kplom Lotsu (SGM Capital Programmes) introduced the report. The following key points were noted:

- The item was split into two parts. The first part was a general update and second part a confidential report about the relocation of the south circular.
- The first part of the agenda included updates on: the development of the engagement strategy; meanwhile uses of vacant buildings in the town centre; the theatre; the housing zone bid and the programme for upcoming key decisions and milestones in the programme.

5.2 Deborah Efemini (Project Manager) introduced the update on the engagement strategy, the following key points were noted:

- The engagement strategy was an overarching strategy for consultation and communication. It was designed to act as a two way dialogue between stakeholders and the Council.
- Work had already been carried out with key stakeholders and partners.
- The external part of the strategy (as opposed to discussions with stakeholders at the Council) would begin in July and there would be twice monthly engagement events in and around the town centre.
- There would be extra staff working on the engagement, starting from July.
- The online engagement approach had already been launched using the Commonplace platform.
- The benefit of the platform was that it required people to log in to contribute to the consultation - which meant that useful data could be gathered about the reach of the consultation.
- Contributors on the platform also had to take account of other comments and views.
- There had been more than 3730 visitors to the Catford Commonplace site.
- 698 comments had been received from more than 300 contributors.
- The online platform would not replace face to face consultation, it would support it and enable two way dialogue.

5.3 Deborah Efemini responded to questions from the Committee. The following key points were noted:

- Key issues in the consultation so far had been: access and the approach to the Catford stations, litter/fly tipping and the future of the Catford cat.
- People were positive about the potential for change. Part of the approach to the engagement was to manage expectations.
- Officers were working with a range of community groups and attending events and across the area.
- Officers were conscious about the timing of the consultation and would emphasise the fact that whilst it was starting in July it would carry on for a longer period.
- Engagement had been carried out with Council officers.

- Commonplace had been purchased for the Catford programme - but officers in the local assemblies team were aware of the functions and functionality of the platform.
- The cost per interaction for the Commonplace platform was far less than the cost of getting officers to do the same work.

5.4 Jessie Lea (Programme Manager) introduced the update on meanwhile uses. The following key points were noted:

- Work had been taking place to market opportunities for meanwhile uses for the Brookdale Club, Thomas Lane depot and 17-18 Broadway. There were good responses to the advert for opportunities and officers were now negotiating on agreements for future uses of the sites.
- It was hoped that, subject to planning permissions and other agreements being in place, tenants would be able to occupy the buildings by the end of the summer/early autumn.

5.5 Jessie Lea responded to questions from the Committee. The following key points were noted:

- Negotiations were being held with small businesses and creative arts organisations to develop meanwhile uses in the town centre.
- It was hoped that these organisations would have a positive impact on the local community.
- Some of the buildings required significant investment to make them workable spaces.
- Most of the people who wanted the properties on the Broadway wanted a rentable commercial space.
- The Catford Regeneration Partnership was going to take on 17-18 Broadway and renovate them to hire out as commercial premises.
- All of the meanwhile uses in the Centre would be limited with short term leases.
- Officers were mindful of the potential of meanwhile uses to become very popular. The ambition of a successful regeneration programme would be to help new organisations to develop and grow. A positive outcome for the regeneration would be for organisations taking space for meanwhile use to take on space in the new development.

5.6 Kplom Lotsu provided a short update on the work taking place at the Broadway theatre. The following key points were noted:

- Little Nans bar was open in the Broadway theatre.
- A programme of minor works (mostly related to health and safety) was required in the theatre.
- A programme of major works was also required, for which officers would be applying for funding.

5.7 Gavin Plaskitt (Programme Manager) introduced an update on housing zone funding. The following key points were noted:

- The Council had been awarded £30m from the GLA for the delivery of housing in the town centre.
- In the process of working towards the outline 'overarching borough agreement' it became clear that the GLA had awarded part of the funding for delivery of housing that was not on land owned by the Council - and which the Council did not intend to develop itself.
- There had been a proportional reduction in funding of £7.6m.

- This explained why the original award seemed unduly generous.
- This did not reduce the level of funding required for the Council managed parts of the development.
- Funding would still be made available for floor alleviation and improvements to the station approach.

5.8 Gavin Plaskitt and Kplom Lotsu responded to questions from the Committee, the following key points were noted:

- In the analysis of the scheme to date, a number of assumptions including typical building heights of six to eight storeys had been used to develop the density and massing levels for the scheme with particular sensitivity to the Catford context. The actual height of blocks for the town centre would be proposed in the master planning exercise, guided by prevailing planning policy at the time of the exercise. It would ultimately be decided on by members, including through their decision making capacity at a planning committee.
- It was possible to build high density low rise developments. The intention of the Catford redevelopment would be to be sympathetic to the town centre.

5.9 The Committee continued its discussions in private session. The reasons for exclusion of the press and public are given in the agenda for the meeting.

5.10 Resolved: that the Committee refers its views to Mayor and Cabinet, as follows -
The Committee asks that Mayor and Cabinet:

- Highly commend the work of Kplom Lotsu, Gavin Plaskitt, Jessie Lea, Deborah Efemini, Sarah Walsh and their colleagues. The Committee believes that, whilst there is still a great deal of work to be done in delivering the Catford programme, the level of dedication, consistency of purpose and clarity of thought which has been demonstrated by these officers should be recognised. The Committee warmly welcomes the thoughtful process that has been carried out to develop plans for engagement with residents. The Committee also recognises the quality and aptitude of officers' joint work with Transport for London in developing plans for improvements to the south circular.
- Endorses the decision to proceed with option two for the relocation of the south circular. The Committee welcomes the potential benefits of this option for pedestrians and cyclists in Catford and Members are optimistic about the potential of the relocation to enhance the vitality and character of the whole town centre- including the iconic place-shaping opportunities offered by the 'piazza' area that would be created by Option Two (as referenced in recent referrals by the committee on Catford Town Centre)
- Tasks officers with exploring the feasibility of deploying the Commonplace platform across the whole of the borough. The Committee is impressed with the level of engagement that is enabled by the platform and it requests that an assessment be carried out on whether the use of the platform across the borough could be facilitated using the local assemblies budget.

6. Implementation of the cycling strategy

Resolved: that the update be noted.

7. Select Committee work programme

7.1 The Committee discussed the work programme for the meeting on 19 July 2017, the following key points were noted:

- The draft cycling strategy should be available for scrutiny in July. Lewisham cyclists and relevant officers would be invited to the meeting.
- Members were interested in the progress being made with Sydenham Park footbridge and in particular the accessibility and safety aspects of the replacement. It was agreed that an update would be provided on the project and the timing for its implementation.
- For the item on the waste strategy, Members asked for a structure chart of the environment division which set out relevant job roles and responsibilities; guidance on the handling of complaints and casework - including the contact information for the relevant officers and input from Lewisham Homes about the operation of the new lumber service arrangements. The Committee also agreed that it would look at the waste strategy again later in the year.
- That further information would be sought on the best way to scrutinise the Council's response to the Bakerloo line consultation.

7.2 Resolved: That the draft cycling strategy be added to the work programme for the July and that the Chair be asked to make a decision about which other items to include on the agenda.

8. Items to be referred to Mayor and Cabinet

Resolved: that the Committee's views be referred to Mayor and Cabinet as follows –

The Committee asks that Mayor and Cabinet:

- Highly commend the work of Kplom Lotsu, Gavin Plaskitt, Jessie Lea, Deborah Efemini, Sarah Walsh and their colleagues. The Committee believes that, whilst there is still a great deal of work to be done in delivering the Catford programme, the level of dedication, consistency of purpose and clarity of thought which has been demonstrated by these officers should be recognised. The Committee warmly welcomes the thoughtful process that has been carried out to develop plans for engagement with residents. The Committee also recognises the quality and aptitude of officers' joint work with Transport for London in developing plans for improvements to the south circular.
- Endorses the decision to proceed with option two for the relocation of the south circular. The Committee welcomes the potential benefits of this option for pedestrians and cyclists in Catford and Members are optimistic about the potential of the relocation to enhance the vitality and character of the whole town centre- including the iconic place-shaping opportunities offered by the 'piazza' area that would be created by Option Two (as referenced in recent referrals by the committee on Catford Town Centre)
- Tasks officers with exploring the feasibility of deploying the Commonplace platform across the whole of the borough. The Committee is impressed with the level of engagement that is enabled by the platform and it requests that an assessment be carried out on whether the use of the platform across the borough could be facilitated using the local assemblies budget.

The meeting ended at 9.40 pm

Chair:

Date:

This page is intentionally left blank

Sustainable Development Select Committee		
Title	Declaration of interests	
Contributor	Chief Executive	Item 2
Class	Part 1 (open)	20 July 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)

This page is intentionally left blank

Sustainable Development Select Committee		
Title	Mayoral response to the comments of the SDSC Home Energy Conservation	
Contributors	Executive Director for Resources and Regeneration (Head of Business and Committee)	Item 3
Class	Part 1 (open)	20 July 2017

1. Summary

This report informs members of the response given at Mayor and Cabinet to a referral in respect of discussions which the Select Committee considered on 7 June 2017.

2. Purpose of the report

To report to members the response given at Mayor and Cabinet to recommendations made by the Select Committee regarding SDSC Home Energy Conservation

3. Recommendation

The Select Committee is recommended to receive the Mayoral response to the Select Committee's comments on SDSC Home Energy Conservation

4. Background

- 4.1 The Mayor considered the attached report entitled "Response to SDSC Home Energy Conservation" at the Mayor & Cabinet meeting held on 7 June 2017.

5. Mayoral response

- 5.1 The Mayor received an officer report and a presentation from the Cabinet Member for SDSC Home Energy Conservation

RESOLVED that the report is noted and agreed to:

- (1) Write to neighbouring counterparts in the London Boroughs of Bromley, Bexley, Croydon, Greenwich, Lambeth and Southwark to encourage participation in the Energy Company Obligation;
- (2) Note officers' plans to publicise the Council's work on fuel poverty and energy efficiency
- (3) Report this response to the Sustainable Development Select Committee

- 5.2 The Mayor resolved that the response shown in the attached report be approved and submitted to the Select Committee.

Background papers

Mayor & Cabinet minutes 7 June 2017: (<https://tinyurl.com/y9aar3gk>)

If you have any queries on this report, please contact Sarah Assibey, Committee Support Officer, 0208 314 8975

MAYOR AND CABINET			
Report Title	Response to Sustainable Development Select Committee referral on home energy conservation		
Key Decision	Yes		
Ward	All		
Contributors	Executive Director for Resources and Regeneration		
Class	Open	Date:	7 June 2017

1. Purpose

- 1.1 The purpose of this report is to recommend the response to a referral from the Sustainable Development Select Committee on home energy conservation.

2. Recommendations

- 2.1 It is recommended that the Mayor:
- agrees to write to his counterparts in the London Boroughs of Bromley, Bexley, Croydon, Greenwich, Lambeth and Southwark to encourage participation in the Energy Company Obligation;
 - notes officers' plans to publicise the Council's work on fuel poverty and energy efficiency.
 - Reports this response to the Sustainable Development Select Committee.

3. Policy Context

- 3.1 The Climate Change Act 2008 sets a legally binding UK commitment of an 80% reduction in greenhouse gases for the year 2050 from a 1990 baseline with an interim milestone of 34% by 2020.
- 3.2 In November 2016 the UK Government ratified the Paris Agreement, part of the United Nations Framework Convention on Climate Change. The Agreement commits countries to taking action to hold the increase in the global average temperature to well below 2°C above pre-industrial levels.
- 3.3 The Government's Fuel Poverty Strategy published in 2015 sets targets for minimum energy standards for fuel poor households with milestones identified for 2020, 2025 and 2030.
- 3.4 The Home Energy Conservation Act (1995), as amended by 2012 guidance, sets a statutory obligation on local authorities to publish their plans to improve energy efficiency in housing in their local area. Authorities are required to produce reports every two years. Lewisham published its HECA report in March 2017 following discussion at the Sustainable Development Select Committee.

- 3.5 Lewisham's Sustainable Community Strategy includes the strategic priority 'Clean, green and liveable': where people live in affordable, high quality and adaptable housing, have access to green spaces and take responsibility for their impact on the environment.
- 3.6 Climate Local, the successor to the Nottingham Declaration, was launched by the Local Government Association in 2012 as a means to demonstrate local government's commitment to action on climate change. Lewisham Council signed up to Climate Local in November 2012, and published an action plan setting a new borough-wide carbon reduction target of a 44% reduction in CO2 emissions by 2020 from a 2005 baseline.

4. Referral from the Sustainable Development Select Committee

- 4.1 On Wednesday 8 March 2017, the Sustainable Development Select Committee considered an officer report about the Home Energy Conservation Act. The Committee resolved to advise Mayor and Cabinet of the following:

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.

- 4.2 The Energy Company Obligation is an important opportunity for local authorities to bring much needed support to vulnerable households living in cold homes. Joint working across London boroughs will help maximise the benefits for London as a whole. It is recommended that the Mayor agrees to write to the boroughs identified by the select committee. A draft letter is provided at Annex A.
- 4.3 In addition to this, officers will seek to publicise the council's work on fuel poverty and domestic energy efficiency through various channels including the Council's website, Lewisham Life magazine, Facebook and Twitter accounts and staff intranet news pages.

5. Financial implications

- 5.1 There are no specific financial implications resulting from this report.

6. Legal implications

- 6.1 The Council's Constitution sets out the procedures relating to reports referred to the Mayor from a scrutiny committee. The Constitution sets a timescale of two months (not including recess) for a formal reply from receipt of such reports.

7. Crime and disorder implications

- 7.1 There are no specific crime and disorder implications resulting from this report.

8. Equalities implications

8.1 There are no specific equalities implications resulting from this report.

9. Environmental implications

9.1 There are no specific environmental implications resulting from this report.

10. Conclusion

10.1 It is recommended that the Mayor:

- agrees to write to his counterparts in the London Boroughs of Bromley, Bexley, Croydon, Greenwich, Lambeth and Southwark to encourage participation in the Energy Company Obligation;
- notes officers' plans to publicise the Council's work on fuel poverty and energy efficiency.

If there are any queries on this report please contact **Martin O'Brien, Asset Management Planning Manager**, 020 8314 6605.

Background Documents

8 March 2017 report to Sustainable Development Select Committee on

<http://councilmeetings.lewisham.gov.uk/documents/s48246/05%20Home%20energy%20conservation%20act%20update%20080317.pdf>

Lewisham Council 2017 Home Energy Conservation Act report

<http://www.lewisham.gov.uk/getinvolved/environment/energyefficiency/taking-the-lead/Documents/LewishamHECARreport2017.pdf>

Annex A

Draft letter from the Mayor of Lewisham to the leaders of the London Boroughs of Bromley, Bexley, Croydon, Greenwich, Lambeth and Southwark

Dear [name]

The latest data on fuel poverty identifies that London as a region has the highest number of households in England meeting the Government's definition of low income and high heating costs.

Energy suppliers in the United Kingdom are required to fund heating and insulation improvements for fuel poor households, but, despite the need that exists, London as a region has not attracted the same levels of funding as elsewhere.

From April 2017 the Energy Company Obligation: Help to Heat includes a new flexible eligibility specifically enabling local authorities to identify households in their area that can qualify for funding.

I am writing to neighbouring boroughs to raise awareness of this opportunity. One of the ways we can attract suppliers to work with us and bring in much needed funding is by enabling work at greater scale. If working collaboratively on this would be something of interest, officers in Lewisham Council would be happy to work with their counterparts in your borough.

Yours sincerely

Sir Steve Bullock
Mayor of Lewisham
Lewisham Council

Sustainable Development Select Committee		
Report Title	Update on Fire Safety Arrangements Following the Grenfell Tower Fire	
Contributors	Executive Director for Customer Services	Item 4
Class	Part 1 (Open)	20 July 2017

Introduction

1. This report provides the Sustainable Development Select Committee with an update on the national, London-wide and (in particular) Lewisham response to the Grenfell Tower fire in Kensington & Chelsea.
2. As part of the Lewisham response, this report sets out action being taken in light of the failure, following testing, of cladding on three Council-owned buildings.

Recommendations

3. Members of the Sustainable Development Select Committee are asked to:
 - i) Note the contents of this report and specifically actions being taken following the failure, following testing, of cladding on three Council-owned buildings as set out in paragraph 42;
 - ii) Note the next steps sets out in paragraph 100.

Background and context

4. During the early hours of 14 June 2017, Grenfell Tower, a 24 storey social housing block in Kensington & Chelsea, was engulfed and destroyed by fire. The most up to date statement on this terrible tragedy, provided by the Metropolitan Police, confirms 80 people dead or missing presumed dead. Due to the scale of the damage caused by the fire, the Police have advised that the final death toll may not be known until the end of the year. At the time of occupancy, the building comprised some 127 units and was home to an estimated 600 residents.
5. In the week following the blaze, a malfunctioning appliance was identified as the cause of the tragedy. The specific reason why the appliance failed and why the fire progressed so rapidly are still unknown and subject to further investigations. However, in the immediate aftermath of the fire, concerns have been raised as to whether cladding, used as thermal insulation on the building, might have been a contributory factor. These concerns resulted in calls for precautionary checks to establish whether specific types of cladding could pose a fire risk to high-rise blocks elsewhere in the country.
6. The unprecedented scale of the Grenfell Tower tragedy, the horrific loss of life and impact upon victims' families and friends, resulted in a wider series of

questions about the efficacy of civil contingency planning, impact of public spending cuts and suitability of regulatory controls. The immediate and longer term ramifications of these issues in terms of housing and other construction related policy and oversight are still to be worked through.

National response

7. A summary of key elements of the Government's response to the Grenfell fire is set out under the sub-headings below.

Emergency support to victims

8. In the days following the fire, the Prime Minister, Theresa May, announced that a full Public Inquiry would be held to examine the causes. The Government also announced a £5m support fund for victims of the blaze.
9. On the 15 June the Government launched a dedicated webpage which signposts victims to emergency funding, housing advice, counselling services, bereavement support, legal advice and other services. For those concerned about the possible risk of faulty white goods, the site provides details of the exact make and model of fridge freezer, believed to have been the cause of the Grenfell blaze.

Government guidance on fire safety checks

10. On the 18 June 2017, the Department for Communities and Local Government (DCLG) issued guidance to local authorities on fire safety checks. At the time, whilst acknowledging the exact reasons for the fire are still to be determined, the DCLG published guidance where they "*concluded that there are additional tests that can be undertaken with regard to cladding*". As a consequence, the Government asked that local authorities and other registered providers of social housing to identify whether any panels used in new build or refurbishment are a particular type of cladding made of Aluminium Composite Material (ACM). To facilitate the identification, the Government asked local authorities to provide samples of ACM material for testing at Government approved laboratories.
11. The above-mentioned DCLG guidance was updated on 22 June with additional information for local authorities if, following testing, it was determined that the insulation within ACM is unlikely to be compliant with the requirements of current Building Regulations. In such an event, authorities are directed to notify the local fire and rescue service's fire safety/protection department, who will carry out an urgent inspection with the 'responsible person' to ensure that they are identifying and introducing appropriate interim measures.
12. For buildings protected by an automatic sprinkler system (or equivalent fire suppression system) the advice is that further interim measures may not be necessary before replacing the cladding. However, if the building is not protected by a suitable suppression system, appropriate consideration should be given to a range of measures, which have been attached to this report as Appendix A (1).

13. The updated guidance, issued by DCLG and attached at Appendix A (2), makes clear that the above-mentioned interim mitigating measures must be implemented immediately to ensure the safety of residents, pending replacement of the cladding.

14. On 30 June, DCLG issued an update to all authorities in relation to its testing process specifically, and the overall situation post-Grenfell more generally. The key points of that update were:

- The BRE testing process had identified that the cladding from 160 buildings, in 47 local authority areas, had failed the testing process;
- Every sample tested so far has failed the test;
- Nationally, the Government believes there are around 600 buildings that may have ACM cladding that needs to be tested;
- Regarding the reliability of the testing regime, the BRE issued the following statement:

“The tests that are currently being conducted are a screening test to identify which ACM panels are of concern. It tests the filler – the core of the panel – to check if it is of limited combustibility (category 1) or not (category 2 or 3). This is in line with the requirement of the Building Regulations guidance.”

“The filler is one element of the overall cladding system.”

“If the panel core fails the test we would expect the landlord to take the recommended interim fire safety measures issued on 22 June.”

“The Panel will engage with experts across the country to consider whether these panels can be used safely as part of a wider building external wall system, and therefore could remain on a building under certain approved circumstances. If, in the meantime, the responsible person for the building chooses to take down and replace cladding, care should be taken to consider the impact that removal may have on the other wall elements, especially insulation, and therefore on the overall fire integrity of the building as well as other Building Regulation requirements. The advice of a competent professional who specialises in the fire performance of cladding assemblies should be sought to assist in these considerations.”

15. As of 2 July, 181 high rise blocks (across 51 local authorities) where ACM cladding had been sampled, had all failed fire safety tests.

Public inquiry and wider investigations

16. In a statement on 29 June, the Prime Minister announced that Sir Martin Moore-Bick, a retired Appeals Court Judge, would chair the Grenfell Fire Inquiry. As a lawyer, Sir Martin specialised in commercial law and spent more than 20 years as a judge of the Commercial Court and Court of Appeal until his retirement in 2016.

17. The Inquiry will be established under the 2005 Inquiries Act, with full powers, including the power to compel the production of documents, and to summon witnesses to give evidence under oath. The Inquiry will be held in public.
18. In her statement, the Prime Minister made clear that the immediate priority is to establish the facts of what happened at Grenfell Tower in order to take the necessary action to prevent a similar tragedy from happening again. But beyond that immediate focus, the Prime Minister stated that it is also important that the wider lessons from the Grenfell Tower catastrophe, and the inspections of other buildings around the country that followed it, are identified and learnt.
19. Before the Inquiry starts Sir Martin will consult all those with an interest, including survivors and victims' families, about the terms of reference. Following that consultation, Sir Martin will make a recommendation to the Prime Minister, who will then return to Parliament with the final terms of reference. The Inquiry will then begin its work.
20. In addition to the above, Communities Secretary Sajid Javid announced a new independent expert advisory panel to advise on any immediate measures that can be put in place to make buildings safe following the Grenfell Tower fire. The expert panel will look at any immediate action that is required so the public can be confident that everything possible is being done to make all public and private buildings safe as quickly as possible. The Panel will be made up of a range of building and fire safety experts and will be chaired by Sir Ken Knight, former London Fire Commissioner and former Government Chief Fire and Rescue Adviser.

London-wide response

21. A summary of key elements of the London-wide response are set out under the sub-headings below.

Grenfell fire response team

22. On 18 June, it was announced that a Grenfell Fire Response Team had been set up to support residents affected by the fire. The team includes London-wide local and regional government, central government, British Red Cross, Metropolitan Police, London Fire Brigade and many different local and national voluntary groups.
23. The Team is being led by John Barradell, OBE, Chief Executive of Corporation of London, and a Gold Command Centre has been set up to manage the response. Through the establishment of the Response Team, the aim is to help ensure that the unprecedented local and community effort initiated in the days after the fire can be better targeted and focused, supplemented by multi-agency assets. Located a short distance from Grenfell Tower, the Response Team is providing 24 hour support to those affected by the fire who need help with housing, emergency funds, health and social care services.

Regional co-ordination between councils and housing providers

24. At regional level there has been liaison between local authorities and the G15 group of the largest housing associations. As Executive Member for Housing at London Councils, the Mayor Sir Steve Bullock, attended a meeting with G15 chief executives along with the chair of London Councils and the Deputy Mayor of London for Housing where the importance of close communication between Registered Social landlords and councils has been emphasised.

Support from Lewisham

25. Since the tragic event at Grenfell, staff at the London Borough of Lewisham have been deployed to assist in several ways. Lewisham's Chief Executive, Barry Quirk, was on-site in the week following the fire and is supporting the borough by providing interim leadership as Head of Paid Service. He is accompanied by the Heads of Strategy and Public Services

26. In addition, following the activation of the pan-London emergency planning protocol, trained volunteers from Lewisham's workforce were deployed to Kensington & Chelsea to assist in the rest-centre activity. Lewisham has also identified emergency accommodation that it is able to provide and passed this information to the relevant co-ordinator should the borough's assistance be required in housing any residents who lost their homes.

Sampling and testing of cladding

27. In line with national guidance, a number of London local authorities have submitted ACM samples for testing by Government approved laboratories. Across the wider London region, tower blocks in Brent, Barnet, Hounslow, Islington, Lambeth, Wandsworth and Camden have all failed these tests. Of these, Camden became the first London local authority to announce an evacuation of high-rise blocks. The decision, which was taken on the 23 June, followed a joint fire safety inspection between the Council and the London Fire Brigade. It is understood that the reason for the evacuation was due to numerous other fire safety failures, not just those related to cladding. The Camden evacuation affects four tower blocks (home to approximately 650 households and 4,000 residents). A statement on the Council's website sets out that residents are being evacuated for a period up to four weeks whilst remedial works are undertaken to make the blocks safe.

Lewisham response

28. Lewisham's response to the Grenfell tragedy has been led by the Mayor, Sir Steve Bullock. On 16 June, a statement from the Mayor, posted on the Council's website, extended condolences to the victims and their families and noted that: *'The terrible consequences of the fire at Grenfell Tower have shocked us all and our thoughts and prayers are with the victims, their families, and those who have lost their homes'*.

29. Recognising the need for a risk-based and proportionate local response, the statement went on: *'Although it will take time for the full causes to emerge, I am*

clear that we need to very quickly assess the implications for the high rise and tower blocks in our borough. Kevin Sheehan, the Executive Director responsible for housing, has written to me today outlining the steps we are taking.'

30. The statement concluded with a commitment to support the ongoing efforts in Kensington & Chelsea: *'We have today sent a number of officers to the Royal Borough of Kensington and Chelsea to help their staff in running rest centres and supporting residents made homeless by the fire. We stand ready to offer further support along with our fellow boroughs across London. We are also encouraging those residents who want to help to donate to the Grenfell Tower Appeal set up by the Kensington and Chelsea Foundation.'*
31. In a further statement on 23 June, the Mayor announced that Barry Quirk would be joining Kensington & Chelsea Council to help stabilise their managerial structures following the resignation of their Chief Executive. The statement made clear that the temporary arrangement would be in place whilst Kensington & Chelsea identify and appoint a replacement chief officer. In addition to Barry, two other Lewisham Council Heads of Service have been assigned to support the ongoing effort in Kensington & Chelsea.
32. Correspondence relating to the above, appears at Appendix B (1-3) of this report.
33. In Lewisham, there are 152 tower blocks (over 6 stories in height) of which 81 are Lewisham Council owned (71 Lewisham Homes, 10 RB3) a further 58 are Registered Providers (RP) and the remainder are private.
34. The Council initiated an immediate and robust response to the Grenfell Tower disaster, to safeguard and reassure its residents as far as that is possible in the circumstances. It is important to note that the response took a number of approaches, which is necessary because of the varied ownership of tall buildings in Lewisham and the varied regulatory framework that applies as a result.
35. In the following sections these varied responses are set out, alongside a summary of how that response is appropriate given the regulatory framework that applies.

Response in relation to council homes

36. Lewisham Council is a Registered Provider of social housing in the same way as the other housing associations operating in the borough. This means that overall the regulatory relationship is between the Council and the Homes and Communities Agency (HCA). The HCA regulates providers in relation to a set of regulatory standards, of which the requirement the "Home Standard" that all RPs shall "meet all applicable statutory requirements that provide for the health and safety of occupants in their homes" is relevant to fire safety.
37. As a result of the Council's established strategy for stock ownership, management and investment, which has been in place since the Lewisham Housing Commission of 2001, operational management of Council homes is undertaken by two organisations. These are Lewisham Homes, an ALMO and

RB3, which is a special purpose vehicle for homes in Brockley as part of a PFI arrangement.

38. Under these contractual arrangements, the Chief Executives of the ALMO and PFI are the “Responsible Person” for their respective organisation and as such are ultimately responsible for the management and safety of homes, fire safety and general health & safety obligations. The Council oversees the arrangements that are put in place by its contractors in order to ensure that they are robust and that the contractors’ obligations are being satisfactorily met.
39. For the homes overseen and regulated in this way, then, the Council has a clear responsibility to respond strongly to events such as Grenfell and the capacity and control to be able to do so.
40. Immediately following the fire, Council officers met with both organisations to review the processes they had in place and to seek assurances that they were taking action wherever risks had been identified. Since 15 June, Lewisham Homes has been sending staff to a number of tower blocks around the borough to provide fire safety advice and answer questions from residents. They have also written to residents in the properties to provide them with up to date information and to ensure that they know who to contact with any fire safety questions and to remind them of agreed fire evacuation notices and safety procedures. For both Lewisham Homes and RB3, all their properties have up to date Fire Risk Assessments (FRAs).
41. Following on from the initial steps that were taken, and in line with DCLG guidance, both Lewisham Homes and RB3 reviewed the cladding on all blocks of six stories or higher, to establish any that had cladding systems which might need to be tested in line with the Government programme to do so. That exercise revealed that no blocks under the management of the PFI should be tested, but that six blocks managed by Lewisham Homes should. Those blocks were as follows
 - Hatfield Close 1-48, SE14
 - Hatfield Close 49-96, SE14
 - Gerrard House, SE14
 - The White House, SE14
 - Daubeney Tower, SE8
 - Eddystone Tower, SE8
42. Accordingly, surveyors working for Lewisham Homes attended these sites, and took cladding samples which were submitted for testing as part of the DCLG programme. At the time of writing this report, three blocks are now confirmed to have failed ACM fire safety tests. As a result and in line with advice from the London Fire Brigade, Lewisham Council and Lewisham Homes have ordered the removal of cladding from the following buildings:
 - 1–48 Hatfield Close, SE14
 - 49–96 Hatfield Close, SE14
 - Gerrard House, SE14

43. Further to these results, DCLG have confirmed that The White House, Daubeney Tower and Eddystone Tower do not have ACM cladding and as a consequence do not need to be tested as part of this regime. In any event Lewisham Homes will be testing all cladding irrespective of whether or not it falls within the ACM bracket.
44. A statement from the Mayor, Sir Steve Bullock, released on 29 June confirmed the results of Government fire safety tests and advised that the removal of external cladding from the three buildings had been ordered. In the statement, the Mayor assured residents that, based on the advice of Lewisham Homes and the Fire Service, he was satisfied that the buildings did not need to be evacuated and that the removal of the cladding will be achieved with the minimum of inconvenience to residents. The Mayor went on to make clear that safety is the top priority and that consideration is being given to extending Lewisham Homes' sprinkler programme to include other tower blocks, guided by advice from the LFB and the Government's expert panel, established in the wake of the fire. The statement adds that additional measures will immediately be introduced including a 24 hour fire warden service.
45. A similar statement from the Chief Executive of Lewisham Homes was also released.
46. London Fire Brigade carried out an intrusive survey on the two buildings at Hatfield Close on Thursday 29 June and at Gerrard House on Sunday 1 July. Although LFB has not yet submitted its reports to Lewisham Homes, the matters raised on site at Hatfield Close can and will be resolved quickly.
47. The Committee may be aware that it has been reported that the London Fire Brigade wrote to all landlords to set out the potential risk of cladding on tower blocks. This letter was received in May, two weeks before the tragic events at Grenfell House. Officers across all relevant departments were apprised of the letter from the Fire Brigade following the fire in Shepherd's Bush and ensured they were well-informed as to its content. The Council further advised Lewisham Homes that in light of the advice contained in the letter they should renew their fire risk assessments to incorporate any new guidance. Lewisham Homes has confirmed it has begun to incorporate this new guidance into future FRAs.
48. Lewisham Homes is in the process of commissioning specialist consultants and contractors to conduct invasive surveys of the ACM-cladded buildings to assess whether further fire safety measures need to be addressed.
49. Further to the initial response targeting any Lewisham Homes' stock which is both over six storeys and fully clad, site operatives identified a group of five blocks in the Dacres Road Estate in Perry Vale which, while mainly constructed of brick, appear to have a cladding-type material on one side. These have been surveyed and confirmed as non-ACM and as such do not require further sampling and analysis by the BRE. Further to this Lewisham Homes are reviewing all

remaining stock over six storeys to identify whether there is any amount of clad-type material on blocks which are primarily constructed of brick or concrete.

Response in relation to registered providers

50. Registered Providers are independent organisations regulated by the Homes and Communities Agency. They are important partners of the Council and as such, excellent partnership arrangements and relationships exist. Nonetheless, the registered providers themselves are responsible for their own buildings and residents and, while the Council continues to use its leverage and work together in strong partnerships with these providers, it has no formal oversight or regulatory role or powers.
51. The same regulatory standards that apply to the Council as a Registered Provider also apply for these organisations, and again the specific section of the “Home Standard” is relevant here.
52. Following the Grenfell fire, the Executive Director for Customer Services wrote to all registered providers operating in Lewisham asking them to provide an update, so that the Council could be assured about the actions they were taking in response to the circumstances at Grenfell Tower. A log of the correspondence from the Council in relation to RPs is contained here as Appendix C.
53. Specifically, registered providers were asked to confirm that all fire risk assessments are up to date, that they are taking active steps to reassure tenants of tower blocks, and to ensure that tenants are aware of all relevant fire-safety procedures. In addition, registered providers were asked to identify any other active measures they are taking.
54. Officers remain in close contact with all providers, with a specific focus on providers who are establishing the cladding type on high buildings in the borough. The initial information received was that there were a potential 65 tall buildings owned by RPs that were being reviewed for their cladding type. Over the two weeks since the Grenfell fire officers have been in close liaison to maintain an accurate and up-to-date position.
55. Over that time the majority of the tall buildings potentially under consideration have been established not to have the ACM cladding that the Government is testing. Officers remain in close contact with our RP partners, in relation to both the testing process and scenario planning in the event of test failures, and this report will be updated with the latest information drawn from that arrangement as it is received by the various committees in the coming weeks.
56. It has been confirmed that five blocks which are managed by L&Q on Clyde Terrace are partially clad in aluminium. Samples have been taken from these blocks and sent to the BRE for analysis. L&Q have written to residents to outline the steps being taken and have put in place a fire patrol to ensure the safety of residents.

57. On 28 June David Orr, the Chief Executive for the National Federation of Housing, which is the representative body for Registered Providers in the UK, made the following press statement:

"Since the tragic fire that took place at Grenfell Tower on Wednesday 14 June, colleagues across the housing sector have been doing everything they can to reassure residents and take action to make homes safer. This includes urgently submitting data and samples to the Government's testing programme.

"These tests were the right thing to do, but the results are now conclusive: ACM cladding simply does not pass these tests and is deemed unsafe. Across the country, valuable resources – from specialist equipment to expert time – are being poured into a testing process of which the results are already known.

"We are calling on the Government to halt the testing on ACM cladding and shift its focus to making people safe.

"It is highly likely that this means removing the cladding from hundreds of buildings we were assured were safe - including hotels, private sector blocks, hospitals and student accommodation.

"This process has powerfully demonstrated a systemic failure in construction, manufacturing and the way that regulation has been applied. Putting this right will require a strategic look at the issue of fire safety in buildings as a whole, as well as clear prioritisation and funding from Government – the costs should not fall on the residents of these properties."

Response in relation to private landlords

58. Private landlords are responsible for their own buildings and, unlike Councils and RPs, their housing management is not regulated by the HCA or any other government body. As landlords however they still have legal responsibilities in relation to health & safety, including fire safety. There is still a "Responsible Person" for these buildings, which is the person who has a contractual or tenancy obligation for the maintenance, repair of safety of a premises, which is generally the landlord.

59. In relation specifically to fire safety, the Responsible Person of properties that have shared communal spaces – which all tall buildings are likely to – is required to undertake Fire Risk Assessments and to act upon any issues which these Assessments identify. Regulation and enforcement in this regard is a function of the London Fire Brigade, whose Inspectors have legal powers, where it has reason to believe it is necessary, for example to enter property, make enquiries, and require the production of information.

60. The Council's main powers to enforce fire safety in residential premises are in the Housing Act 2004. The powers are based on the Housing Health and Safety Rating (HHSR) System. One of the potential hazards is fire. The Council has a range of powers to take enforcement action, comprising improvement notices, prohibition orders and hazard awareness notices. It can also take emergency

measures, i.e. emergency remedial action and emergency prohibition orders. The use of these powers depends on whether the fire hazard is assessed as a Category 1 hazard or a Category 2 one.

61. There is Operating Guidance issued under the Housing Act, which describes how the risk assessment of private properties should be carried out. The key points are that officers assess potential hazards on a risk-based and proportionate approach, and when risks are assessed this is done in line with the guidance, by evaluating the likelihood of an occurrence and of the probable spread of harms that could result if it did occur.
62. In practice this means that the areas of greatest risk are pro-actively targeted, while officers respond to specific complaints from residents and others in all other cases. Over the past four years the Councils approach to private sector landlords has been to focus proactively on those known to present the greatest risks. A Rogue Landlord taskforce has taken effective action on cases of greatest concern. More recently, following extensive consideration and scrutiny at the Housing Select Committee the Council has introduced a licensing scheme for HMOs above shops, in addition to its licensing of statutory HMOs.
63. Following the fire at Grenfell Tower, and as set out throughout this report, officers have been in close contact with the landlords of privately owned tall buildings in Lewisham. The response to this from landlords has been extensive, and is on-going. It is detailed at Appendix R. As a result officers are confident that they are currently following the guidance as it stands at present.
64. Furthermore it should be noted that there has not been any evidence before the Grenfell Tower fire of privately owned tall buildings presenting risks or causing complaints. In addition the precise cause of the Grenfell fire is not yet known. Officers will now follow closely any further or different Guidance issued by Government as the evidence for the cause of the Grenfell fire becomes known, and the nature of the Government's legislative and regulatory response – if any - becomes clear.
65. The Council also has two principle functions in relation to the development phase of new buildings, which are also relevant for the purposes of this paper – Planning and Building Control. Each has different roles and responsibilities, which are explained in more detail below.
66. Planning is the process by which we manage how our towns, cities and countryside are developed. The considerations for planning include the use of land and buildings, the appearance of buildings, landscaping considerations, highway access and the impact that the development will have on the general environment.
67. The planning system works alongside a number of other regimes including building regulations. The granting of planning permission can be just one of a number of approvals that a developer will require before a development can be carried out. Where planning permission is needed, it is generally the case that Building Regulations approval will also be necessary. However, many works,

such as internal alterations, do not require planning permission but may still need Building Regulation approval. Matters such as fire safety are generally not material planning considerations as they are controlled by other legislation and the government makes clear that planning authorities should not seek to duplicate controls.

68. Building regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. Part B deals with fire safety.
69. Building Regulations are set nationally and all developers and construction companies, public or private sector, must follow the same regulations. Not all Building Regulations approvals are carried out by the Council. Approved Inspectors from the private sector can be engaged by contractors to provide this service; in Lewisham for example, the Council's Building Control service accounts for around 60% of the market, with the private sector making up the difference. Appendix D outlines the scope of Building Regulations in more detail and their relationship to other regulatory controls such as the Regulatory Reform (Fire Safety) Order 2005.
70. During the construction and design process, Building Regulations set out the standard of construction and materials to be used in relation to fire safety. Approval of Building Regulations is provided by the relevant Building Control Body (BCB). Following completion of developments, it is the responsibility of the building owner or manager to ensure that fire risk assessments are completed and other fire regulation requirements are adhered to. Authority to control, monitor and enforce these regulations depends on ownership of the building, as set out previously in this report.
71. In addition to statutory powers set out above, the Council has a role as a scheme provider or promoter. These roles are explained below.

Council schemes

72. For Council developments - i.e. those which the Council is delivering itself, appointing its own contractor – the Council controls elements such as fire safety throughout the design and construction process, providing a project management and approval role as client throughout each part of the process. In addition, the Council's Building Control department provides Building Regulations approval where it is required; this involves regular site visits throughout the construction process, taking photographic evidence and samples where necessary of materials. Sign off and approval is granted through stages of construction before final sign off following practical completion.
73. Once built, the building manager - in the case of Council owned residential properties, Lewisham Homes - has responsibility for ensuring all fire and risk assessments are completed and any remedial works/actions are completed.

Schemes where the council is partner

74. There are regeneration schemes across the Borough where, although the Council is not delivering directly, it is a partner either legally through a development agreement (or similar) or through promotion together with other public sector bodies.
75. The Council relies on its development/construction partner to provide the oversight and management throughout the design, specification and construction process, and ensure that the development meets all required Building Regulations. The Council will of course be party to elements of this through programme/project governance and in most cases will provide sign off through interim and completion certificates. As when delivering its own developments, the Council holds its partners to the same standards in relation to fire safety and national Building Regulations.
76. All of these schemes will require Building Regulation approval, not all of which has been provided by the Council's own department.

Schemes where the council is a promoting partner

77. For regeneration schemes where the Council is simply promoting a scheme, and has no formal involvement, the Council's influence and powers are much more limited. In this instance, the Council would expect of the developer to build and provide high quality buildings which meet all nationally set building regulations and health and safety standards.

Response in relation to privately owned tall buildings

78. As part of the same process of seeking reassurance following the Grenfell tragedy, the Executive Director for Customer Services has written to private landlords seeking their confirmation that they are discharging their legal duties as the "Responsible Person" for fire safety. Specific reassurances have been sought that all fire risk assessments are up to date, that they are taking active steps to reassure residents who live in high-rise properties and to ensure that residents are aware of all relevant fire-safety procedures. This letter also asks that landlords identify other active measures being undertaken. Examples of the letters sent to landlords are contained within Appendix R.
79. Again, officers created an initial list of tall buildings owned by private landlords in the borough. The initial assessment was that there were a total of 13 tall buildings owned by private landlords. Officers have sought further information and assurance about those buildings. The focus has been on obtaining reassurance that landlords were fulfilling their legal requirements as "Responsible Person" for their buildings. Specific reassurances have been sought in relation to the cladding type that has been used, the engagement of the landlord in the Government's testing process as appropriate, and more broadly that landlords have completed and actioned FRAs and provided reassurance about fire safety to their residents.
80. Appendix E contains a summary of the 13 buildings, and a summary of what the landlords have provided to this information request. This is presented a similar

summary in relation to Council and RP tall buildings. Generally this list focusses on the cladding testing process.

81. Appendix R contains all of the proforma and other written responses that have been received from the relevant landlords in relation to these 13 buildings.

82. Appendix I contains a summary of the review of known information about regeneration schemes and tall buildings undertaken by officers in relation to Planning and Building Control, irrespective of the Council's involvement in their development. An overview of their location and approved materials. A similar exercise is now being undertaken for non-residential buildings in the Borough.

Engagement with residents and other stakeholders

83. The Council, working with local partners, has taken active steps to engage residents and other stakeholders following the Grenfell Tower fire. As part of this, there has been an extensive programme of early engagement with residents living on estates where concerns exist about cladding.

84. Communication and engagement has been targeted and timely. This includes statements, on the day of the Grenfell Tower fire, providing fire safety advice and assurance to residents and others on the 28 and 29 June, issued in light of the failed ACM fire safety tests at three Council-owned properties, to set out next steps.

85. In addition to the above, there has been ongoing engagement with ward councillors and the local MP as well as extensive and co-ordinated liaison with central government, partners and other stakeholders.

Response to questions in relation to tall buildings

86. On 22nd June the Chair of the Overview and Scrutiny Committee wrote to the Chief Executive requesting full disclosure of information relating to tall buildings in Lewisham. This letter (and the initial response to it from the Chief Executive Barry Quirk) are attached at Appendix K (1-2).

87. On 23rd June the Chief Executive wrote in reply, stating that the information requested, as far as is available, would be made available at three separate committee meetings as follows:

- Housing Select Committee, 5 July
- Overview and Scrutiny Committee, 11 July
- Sustainable Development Select Committee, 20 July

88. This report therefore provides the third of those responses. The main body of this report contains all of the information available to officers at the time of despatch. It is being kept under review and officers continue their dialogue with Government, with Lewisham Homes and RB3, with RPs operating in Lewisham and with private landlords. Further information that arises from this will be used to update this report ahead of future meetings, where relevant and appropriate.

89. The letter from the Chair of the Overview and Scrutiny also asked, as well as for disclosure of known information, some specific questions in relation to regeneration schemes. For completeness and for the avoidance of doubt, these are listed below with responses drawn from the body of information contained in this report.

What is the type of cladding used in Loampit Vale?

90. See appendix I and R for the information received from developers and RPs and for the information that officers have collated from planning and building control files. Barrett London has confirmed that there is no ACM cladding in its blocks on Loampit Vale. L&Q has confirmed the same.

Is this the same type of cladding used at Grenfell Tower? If so is the developer to replace this now?

91. No.

Have the developer and landlords undertaken a review since the Grenfell tower fire?

92. See appendix R for all correspondence from all private landlords. In this all landlords describe their response to the fire and the additional checks that have been made. Barrett London has confirmed that it *“has undertaken a review of the development taking into account all of the elevational materials around the development, fire safety measures which include sprinklers in many of the buildings, dry and wet risers and mechanical smoke ventilation systems. We have also reviewed our Fire Risk Assessments to ensure that all appropriate management measures are in place”*.

What has Lewisham Council requested, or demanded, of the developer?

93. Please see the log of information requests contained at appendix C and again the summary of responses at Appendix R.

Has a review of materials proposed for the current construction been undertaken?

94. As set out above, the relevant landlords have confirmed that none of the blocks on the Loampit Vale development contain ACM.

95. Also, as set out in Appendix R Muse has confirmed that none of the buildings in Phase 1 of the Lewisham Gateway development contain ACM either.

96. The current planning stage for Phase 2 of the Lewisham Gateway scheme is an amendment to the existing outline consent. This means that there are no details yet of the proposed materials, and these will be considered as part of future reserved matters applications.

In relation to other regeneration schemes:

(i) *How many other regeneration schemes have tall buildings that could be affected, and where are they sited?*

97. See appendices I and R that set out all of the information collated by officers in relation to residential tall buildings

(ii) *Can non-residential tall buildings be considered too*

98. Yes – although at present officers are focussing on tall residential buildings, as set out extensively in the appendices, we continue to liaise with partners in all sectors who have tall buildings.

(iii) *Will a review be undertaken?*

99. Yes – officers intend to carry out a review of non-residential tall buildings.

Next steps

100. It is important to note that the situation following the Grenfell fire is both fluid and fast-moving with a great deal still unknown. In the days, weeks and months to come, lessons will be learnt which will further enhance local planning, inter-agency engagement and cross-borough co-ordination.

101. In the short term and out of an abundance of caution, Lewisham, in common with local authorities up and down the country, is taking appropriate steps to identify and mitigate risk. In the medium-term (contingent on results of ACM sample testing) the local authority will take appropriate measures in line with national guidance and expert advice to keep residents safe. In the longer term, the findings of a public inquiry and wider investigations into the tragic events at Grenfell Tower, will also provide further opportunities to learn lessons.

102. Going forward, a key issue that will need to be resolved is that relating to the cost of operating in the new normal of post–Grenfell building safety and regulatory oversight. The official position from Whitehall is that once inspections are completed and the necessary work identified, DCLG will work with housing associations and local authorities to identify the most appropriate options for supporting funding. In the absence of a firm commitment from Government, a recent statement by the Local Government Association, responding to the Grenfell Tower fire, made clear that: *“We also continue to press the Government to ensure councils have the funding they need to support residents and carry out any new safety measures.”*

103. Council members will be kept apprised of developments, with additional reports presented for scrutiny at the appropriate time.

Financial implications

104. The purpose of this report is to update members on the Fire Safety Arrangements Following the Grenfell Tower fire. As such, there are no direct Financial Implications arising from this update.

105. The work currently being undertaken to ensure all fire safety arrangements are up to date, including associated fire testing and fire patrols relating to LBL owned housing will be covered by existing HRA management, repairs & maintenance and capital allocations.

106. As the situation develops, further detailed financial implications will be provided on each individual issue as they are reported on.

Legal implications

107. The Council is a body corporate having a number of statutory obligations that it must comply with. In this context, pursuant to s. 3(1) of the Health and Safety at Work etc Act 1974, (as amended,) the Council as an employer has the duty to conduct its “undertaking” in such a way as to ensure, so far as is reasonably practicable, that persons not in [its] employment who may be affected thereby are not exposed to risks to their health or safety.

108. 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.

109. 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.

110. 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 above.

111. 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.

112. 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>

113. 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](#)

114. 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>

Crime and disorder implications

115. Section 17 of the Crime and Disorder Act 1988, as amended, places a duty upon Local Authorities to consider crime and disorder implications and in particular, “to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.”

116. This statutory obligation is the same for the Authorities “responsible partners” too. The level of crime and its impact is influenced by the decisions and activities taken through the day-to-day functions of local bodies and organisations.

Information relied upon in the preparation of this report	
1.	Safety Checks Following Grenfell Fire, Department for Communities & Local Government, 22 June 2017
2.	Safety Checks Following Grenfell Tower, Department for Communities and Local Government, 18 June 2017
3.	Correspondence between the Executive Director for Customer Services and the Mayor of Lewisham
4.	Correspondence between the Chair of Overview & Scrutiny and the Chief Executive of Lewisham Council
5.	Statement for the Mayor of the Fire Safety Checks, June 2017

Appendix A (1): Guidance from DCLG on fire safety checks



Department for
Communities and
Local Government

Melanie Dawes CB
Permanent Secretary

Department for Communities and Local
Government
2 Marsham Street
London SW1P 4DF

To: Local Authority Chief Executives &
Housing Association Chief Executives
Via email

Date: 18 June 2017

Safety checks following Grenfell Tower

Thank you for all the work you have done with the department since the horrific fire at Grenfell Tower. I know that you are urgently carrying out fire safety checks on your tower blocks and ensuring the appropriate safety and response measures are in place. The Grenfell Tower police-led investigation is underway, but it will be some time before we fully understand how the fire started or why it took hold in the way it did. We know that in the meantime there is significant anxiety amongst residents about whether their own blocks are safe.

There has been much public concern and comment about potential flaws in the cladding that was on Grenfell Tower. While the exact reasons for the speed of the spread of fire have yet to be determined, we have concluded that there are additional tests that can be undertaken with regard to the cladding. We are therefore asking local authorities and other registered providers of social housing to identify whether any panels used in new build or refurbishment are a particular type of cladding made of Aluminium Composite Material (ACM). More details on how to identify this cladding are in the attached technical note and the Homes and Communities Agency can offer expert support in surveying your properties if necessary. It is important to stress that ACM cladding is not of itself dangerous, but it is important that the right type is used.

If you identify that cladding on any of your buildings is made of ACM, then a sample will need to be tested. We have put in place a testing process for any samples, which will be at no cost to local authorities and housing associations. Please contact the department at housingchecks@communities.gsi.gov.uk if you have any queries. In addition, we will follow up with you individually on the morning of Monday 19 June to establish if you require any further assistance. We have been working closely with the Local Government Association, the National

Housing Federation and the Homes and Communities Agency who can also offer you support. We will provide further information on Monday.

We are making this testing facility available to any other residential landlords and you should ensure that they are aware of this offer.

As well as this work I would remind local authorities that they should be well advanced in checking they have robust fire assessments for their stock. I should point out that assessments carried out to comply with the Fire Safety Order are unlikely to have considered the building's cladding. The Local Government Association's *Fire safety in purpose-built blocks of flats* remains the most comprehensive guidance on ensuring fire safety in these types of buildings¹.

Once inspections are completed and necessary work identified, DCLG will work with housing associations and local authorities to identify the most appropriate options for supporting funding

Thank you for all you have done so far.

Yours sincerely



MELANIE DAWES

¹ <https://www.local.gov.uk/fire-safety-purpose-built-flats>

Annex A

Identification of Aluminium Composite Material Cladding

By the end of day on Monday 19th June, local authority and registered providers of social housing should:

- Identify and record the number of properties that are more than 18 metres high
- Identify and record the properties that have been clad with aluminium type panels
- Inspect those identified to establish whether they are panels made of an Aluminium Composite Material (ACM) and record this
- Use the enclosed return form - *New Build and Refurbished Building Information Check List* - to report all of the above findings for each building to DCLG at housingchecks@communities.gsi.gov.uk Please complete and return parts 1 and 2 by close 19 June and subsequent parts as soon as possible thereafter.

Aluminium Composite Material (ACM) is a type of flat panel that consists of two thin aluminium sheets bonded to a non-aluminium core, typically between 3 and 7mm thick. The panels can have a painted or metallic finish (eg copper or zinc effects).

It can be differentiated from solid aluminium sheet by looking at a cut edge whereby the lamination is visible. It may be necessary to cut a hole in a panel if a cut edge is not readily accessible.

On buildings with a floor over 18m above ground level, where ACM panels are identified, it is necessary to establish whether the panels are of a type that complies with the Building Regulations guidance ie the core material should be a material of limited combustibility or Class A2².

To allow for the identification of core materials we are putting in place Government-funded testing capacity that will allow a small sample of the cladding to be tested and its type identified. **From Tuesday 20th June onwards, where ACM panels have been identified, local authorities and registered providers of social housing should begin taking steps to establish that they are of limited combustibility, and to submit samples for testing. DCLG will provide further detailed information about the procedures for submitting test samples**

² Material of Limited combustibility as described in Table A7 of Approved Document B (Vol 2)

Class A2-s3,d2 or better in accordance with BS EN 13501-1

Appendix A (2): Guidance from DCLG on fire safety checks (updated)



Department for
Communities and
Local Government

Melanie Dawes CB
Permanent Secretary

Department for Communities and Local
Government
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 2785
psmelaniedawes@communities.gsi.gov.uk
www.gov.uk/dclg

To Local Authority Chief Executives and
Housing Association Chief Executives
By Email

22 June 2017

Safety checks following Grenfell Tower fire

Thank you all for your continued work following the appalling tragedy in North Kensington. Our priority must continue to be checking on the safety of buildings and listening to and being open with residents, and reassuring them as much as possible.

My letter of 18 June asked that local authorities and other registered providers of social housing identify whether any panels used in new build or refurbishment are of a particular type of cladding made of Aluminium Composite Material (ACM).

The testing process for samples of cladding is underway and the attached note sets out the action that an independent panel of experts advise must immediately be taken if it is determined that the insulation within Aluminium Composite Material (ACM) is unlikely to be compliant with the requirements of the current Building Regulations. This advice has been endorsed by the National Fire Chiefs Council who will be circulating it separately to their members.

These interim mitigating measures must immediately be implemented to ensure the safety of residents, pending replacement of the cladding.

If you have any questions about the testing process for the cladding please email housingchecks@communities.gsi.gov.uk

If you have questions about the advice on action which needs to be taken please contact safetychecks@communities.gsi.gov.uk.

Yours sincerely

MELANIE DAWES

Annex A: EMERGENCY FIRE SAFETY REVIEW

If it is determined that the insulation within Aluminium Composite Material (ACM)¹ is unlikely to be compliant with the requirements of the current Building Regulations guidance, it is essential that you **immediately** implement the following interim mitigating measures to ensure the safety of residents, pending replacement of the cladding.

Interim measures recommended by independent panel of experts

Notify Fire and Rescue Service.

Inform your local fire and rescue service fire safety/protection department. Failure to do so may put fire-fighters as well as residents at risk. The fire and rescue service will carry out an urgent inspection with the 'responsible person' to ensure that they are identifying and introducing appropriate interim measures, as set out below. The fire service will carry out a further inspection once the interim measures have been completed:

- Check that the fire risk assessment has been carried out within the previous 12 months and that the recommendations within the action plan of the assessment have been completed; also, confirm that there have been no material changes (to the building, the fire safety measures or the occupancy) that could, potentially, undermine the validity of the fire risk assessment. If no fire risk assessment has been carried out, you must **immediately** arrange for a fire risk assessment to be carried out by a competent person (eg by a person who is listed on a register of fire risk assessors operated by a professional body or certification body, or, preferably, by a company that is certified by a third party certification body, that is, itself, accredited by the United Kingdom Accreditation Service to operate the certification scheme). Guidance on choosing a competent assessor is here <http://www.cfoa.org.uk/19532>
- Engage with residents to ensure they fully understand the emergency fire procedures in the building, particularly the meaning of "stay put". Ensure that fire procedure notices are accurate.
- Check that, at ground level, or on any balconies, there are no combustible materials (eg storage of refuse) in the vicinity of the cladding. Ensure that there are measures to prevent combustible materials in such locations (eg by temporary barriers or instructions to residents). Instruct residents that they must not have any barbeques on any balcony.
- Check that all flat entrance doors, and doors that open onto escape corridors and stairways, are fire-resisting and effectively self-closing against any resistance of a latch (or, for example, in the case of plant rooms or cupboards, are kept locked shut.) For guidance on these doors, consult the Local Government Association guidance on fire

¹ For the avoidance of doubt; the core (filler) within an Aluminium Composite Material (ACM) is an "insulation material/product", "insulation product", and/or "filler material" as referred to in Paragraph 12.7 ("Insulation Materials/Products") in Section 12 "Construction of external walls" of Approved Document B (Fire safety) Volume 2 Buildings other than dwelling houses. (The important point to note is that Paragraph 12.7 does not just apply to thermal insulation within the wall construction, but applies to any element of the cladding system, including, therefore, the core of the ACM).

safety in purpose-built blocks of flats - <https://www.local.gov.uk/fire-safety-purpose-built-flats> - but, in general, doors that were deemed to be fire-resisting at the time of construction of the block will be satisfactory. Replace any non-fire-resisting doors (such as non-fire-resisting upvc doors) immediately with doorsets (i.e. doors and frames) that are third party certificated as providing at least 30 minutes fire resistance.

- Check all walls that separate flats, plant and store rooms, etc from escape routes to ensure there are no obvious routes for fire or smoke spread (eg, holes where services, such as pipes and cables, pass through walls).
- Check that any smoke control systems, including associated fire detection systems, are operating correctly.
- Check all facilities provided for fire-fighters, including fire-fighting lifts and dry or wet rising mains. If you have **ANY** concerns you should contact your local fire and rescue service, who will, if they have not already done so, carry out an inspection to ensure functionality.
- Ensure that there is sufficient roadway access and hardstanding for firefighting vehicles attending incidents and to be set up to fight any fire externally.
- Check that insulation or other materials that form the façade meet all relevant standards.

If the building is protected by an automatic sprinkler system (or equivalent fire suppression system) you might not need to take any further interim measures before replacement of the cladding.

If the building is not protected by a suitable suppression system you must consider the need for interim measures. The measures adopted need to be based on an assessment of the risk by a competent person, but the following must, at least, be considered:

- Residents to be advised to ensure all smoke alarms are present and working in their flat; to report concerns about fire safety measures in the building (eg presence of combustible materials in escape routes) to their landlord and, understand the purpose of any interim measures being taken.
- Closure of car parks in which a vehicle fire could impinge on cladding.
- Provision of a temporary communal fire alarm system, comprising smoke detectors in circulation areas and plant rooms, and fire detectors (possibly heat detectors, rather than smoke detectors) in conjunction with fire alarm sounders in each flat. This will enable the entire block to be evacuated simultaneously in the event of fire. This option is unlikely to be suitable for tall blocks, in which a large number of people would need to use escape routes at the same time. The system may comprise a wireless system, using radio to link devices.
- Provision of a fire watch by appropriately trained patrolling security officers/wardens.
- In the case of the most serious risk, consideration must be given to moving all residents out of the block until satisfactory remedial work has been done.

Appendix B (1): Statements and correspondence from and to the Mayor

Lewisham Council staff to support Grenfell Tower fire residents


Published on 16 June 2017

Sir Steve Bullock, Mayor of Lewisham, has issued the following statement on the Grenfell Tower fire and the support we are offering to people affected by the fire.

'The terrible consequences of the fire at Grenfell Tower have shocked us all and our thoughts and prayers are with the victims, their families, and those who have lost their homes.

'Although it will take time for the full causes to emerge, I am clear that we need to very quickly assess the implications for the high rise and tower blocks in our borough. Kevin Sheehan, the Executive Director responsible for housing, has written to me today [outlining the steps we are taking](#).

'We have been in constant contact with the various housing providers in Lewisham in the last couple of days and we will be writing to them all to get their assurance that risk assessments will be carried out as soon as possible. We are prepared to offer whatever advice and support might be necessary to ensure this happens. As further lessons and recommendations emerge from this terrible tragedy we will respond accordingly.

'We have today sent a number of officers to the Royal Borough of Kensington and Chelsea to help their staff in running rest centres and supporting residents made homeless by the fire. We stand ready to offer further support along with our fellow boroughs across London. We are also encouraging those residents who want to help to donate to the Grenfell Tower Appeal set up by the [Kensington and Chelsea Foundation](#) .

Appendix B (2): Statements and correspondence from and to the Mayor



Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

Sir Steve Bullock
Mayor of Lewisham
Civic Suite

020 8314 6800

16th June 2017

Dear Steve

Fire Safety in Lewisham

We are only beginning to understand the full scale of the catastrophe that has occurred at Grenfell Tower this last few days. The loss of life and the specific circumstances have made this a uniquely sad and tragic event. I wanted to write to you to keep you informed as to the action we are taking in the Council and with our partners to ensure that our residents are as safe as they can be in the varied range of housing stock that we have here in Lewisham.

In the first instance I have been working with our ALMO, Lewisham Homes. I have also been in close contact with our partner Registered Social Landlords (RSLs) and finally I will be liaising with our partners in the private rented sector, particularly those who are landlords for high rise homes or tower blocks. In each case our partners are as horrified as we have been at the scale of the tragedy in Grenfell Tower. Of course they are also fully aware of their responsibilities for doing everything they can to ensure the safety of their tenants.

I have met Andrew Potter, the Chief Executive of Lewisham Homes, twice since the events at Grenfell Tower unfolded and we have gone through a range of fire safety issues including the need to focus on high rise homes and towers. Andrew and his team will be conducting full risk assessments on those high rise homes and towers that have been identified as most at risk in the light of what has occurred in recent days. Obviously as information becomes available in relation to specific issues which may have contributed to Grenfell Tower we will act on those if they are pertinent.

In the first instance Andrew will be focusing on high rise homes and towers which apparently may share some of the characteristics which existed at Grenfell Tower. In particular, those blocks with external cladding will be assessed and if appropriate be carefully inspected by a specialist consultant. I am reassured that the approach put in place is rigorous in terms of our inspection regime. As a matter of course this is the fire safety regime which Lewisham Homes have in place and which we have arrived at in liaison with the London Fire Brigade.

Lewisham Homes has a comprehensive fire safety programme which has included:

- A Fire Safety Team of 3 advisors (all former senior London Fire Brigade employees) whose role is to inspect, audit and ensure all of our premises are as safe as they can be

www.lewisham.gov.uk

- Work to ensure our tower blocks are fully risk assessed and reviewed every one or two years depending on the block and the associated risk levels (external specialist contractor)
- Regular meetings with the London Fire Brigade operational and regulatory teams
- Periodic London Fire Brigade audits on selected tower blocks
- Regular health and safety training for Lewisham Homes staff
- Monitoring of fire safety compliance by the Council's client team and by Lewisham Homes Board
- Installation of additional emergency lighting where necessary
- Inspection of communal areas to remove combustible materials on a regular basis
- The use of portable sprinkler systems where there are vulnerable people who present a higher fire risk to others
- Information boxes as part of a London Fire Brigade pilot project on our highest risk tower blocks
- Fire alarms in the largest tower blocks which go through to a control centre to directly alert the London Fire Brigade.
- Upgrading front entrance doors on flats to the latest fire standards throughout the borough
- Installing sprinklers systems in sheltered housing and new build flats and hard wire smoke alarms in flats as part of their refurbishment work
- Putting an automatic fire detection system in all Lewisham Homes houses which have been converted into flats.

Lewisham Homes will be sending staff to a number of tower blocks around the borough to provide fire safety advice and answer questions from residents. They will also be writing to people living in the properties to provide them with up to date information and to ensure they know who to contact with any fire safety questions and to remind them of agreed fire evacuation notices and safety procedures.

I have contacted several of our main RSL partners and spoken to the Chief Executives and I will continue to do this over coming days. I will also formally write to our main RSL partners seeking assurance that they are risk-assessing properties they own here in Lewisham. In each of the conversations I have had so far they have been extremely helpful and are responding as you would expect by ensuring their fire risk assessments are up to date. I am as reassured as I can be that they are taking action wherever they have identified risks.

As you know our residents have been moved by the tragic events at Grenfell Tower. We will continue to encourage people living in Lewisham who want to help those affected by the horrific fire to donate to Kensington and Chelsea Foundation's Grenfell Tower appeal: <https://thekandcfoundation.com/>.

I will provide further updates as events unfold.

Yours sincerely



Kevin Sheehan
Executive Director for Customer Services

www.lewisham.gov.uk

Appendix B (3): Statements and correspondence from and to the Mayor

Statement on Barry Quirk

Published on 23 June 2017

A statement from Mayor of Lewisham, Sir Steve Bullock, announcing that Barry Quirk, Chief Executive, is to provide interim leadership support to the Royal Borough of Kensington and Chelsea following the Grenfell Tower tragedy.

Sir Steve Bullock said:

'London local government is working together to support the people affected by the horrific consequences of the Grenfell Tower fire. Since late last week, the Chief Executives of the City of London, Westminster, Southwark, Brent and other senior officers, have been working as part of the Grenfell Tower Response Team to support the victims, their families, and those who have lost their homes.

'Today I have agreed that our Chief Executive, Barry Quirk, will join them to help stabilise the managerial structures of Kensington & Chelsea council, following the resignation of Kensington & Chelsea Chief Executive, Nicholas Holgate. This will be a temporary arrangement while a replacement chief officer for Kensington & Chelsea is identified and appointed. We have well-established processes for internal leadership cover here in Lewisham and expect Barry's new responsibilities to last for a very short period. I therefore do not intend to make any changes to our own structures at this time.

'I am incredibly proud of the support Lewisham has shown to the people of Kensington and Chelsea following the disaster. Eleven members of Lewisham Council staff have supported residents who were made homeless by the fire and helped run rest centres. We stand ready to offer further support along with our fellow boroughs across London.'

Appendix C: Log of letters sent from Council to RPs and to private

Correspondence to RPs and other housing providers:

16 June 2017: Letter from Kevin Sheehan to top six RPs by stock numbers in Lewisham: requesting an update on any actions taken in response to Grenfell, particularly reassurance that all FRAs are up to date, that they are actively taking steps to reassure tenants and ensuring all tenants are aware of relevant fire-safety procedures.

19 June 2017: Letter from Kevin Sheehan to all other RPs in the borough: requesting an update on any actions taken in response to Grenfell, particularly reassurance that all FRAs are up to date, that they are actively taking steps to reassure tenants and ensuring all tenants are aware of relevant fire-safety procedures.

22 June 2017: Letter from Kevin Sheehan to all providers/managers of accommodation considered to be for more vulnerable residents: requesting reassurance that all FRAs are up to date, that they are actively taking steps to reassure tenants and ensuring all tenants are aware of relevant fire-safety procedures, along with an update on any other active measures being taken.

30 June 2017: Letter from Kevin Sheehan to the Chief Executive of the HCA: requesting reassurance that the Registered Providers in Lewisham have been working closely with the HCA, have been taking all required actions such as ensuring that all of their fire risk assessments are up to date, taking active steps to reassure tenants of tower blocks, and ensuring tenants are aware of all relevant fire-safety procedures.

In addition there has been on-going dialogue between officers and these organisations, in response to the information that has been received and in order to compile a full picture of the tall buildings affected in Lewisham

Correspondence to Private Landlords:

19 June 2017: Letter from Kevin Sheehan to the private owners of all tall buildings in Lewisham: requesting an update on any actions they had taken in response to the circumstances at Grenfell Tower, in particular reassurance that all fire risk assessments are up to date, that they are taking active steps to reassure residents who live in high-rise properties, and ensuring tenants are aware of all relevant fire-safety procedures.

30 June 2017: Follow up letter from Kevin Sheehan, requesting a response where none has been received, and asking all landlords to confirm the cladding type and fire safety arrangements in place in their buildings.

Again, in addition there has been on-going dialogue between officers and these organisations, in response to the information that has been received and in order to compile a full picture of the tall buildings affected in Lewisham

Appendix D: Scope of building regulations

Building regulations and building control

26 June 2017



Overview

This briefing has been prepared to provide an overview of building regulations and building control.

Contents

- [What are building regulations?](#)
- [Getting approval for building work](#)
- [Using an Approved Inspector](#)
- [Making a building control application](#)
- [Building control site inspections](#)
- [Signing off building works](#)
- [Building control and the Regulatory Reform \(Fire Safety\) Order 2005](#)
- [Prosecution and enforcement notices](#)
- [Access to building control records](#)
- [How are Approved Inspectors approved?](#)
- [Competent Persons Scheme](#)
- [Can councils set additional standards for construction of new dwellings that go beyond those in Building Regulations?](#)
- [Difference between building regulations and planning permission](#)
- [Further advice and guidance on building control and building regulations](#)

What are Building Regulations?

The [Building Regulations 2010](#) set out the legal requirements about how buildings and extensions should be built. They cover for example the structure of the building, fire safety, and the provision of sanitation, hot water safety and water efficiency measures. The Department of Communities and Local Government publishes guidance called '[Approved Documents](#)' on ways to meet the building regulations.

Getting approval for building work

The role of checking that Building Regulations are being complied with falls to Building Control Bodies (BCBs).

There are two types of BCBs, a Local Authority Building Control service and a private sector Approved Inspector Building Control service.

Customers can choose which type of BCB they use on their project.

Some types of building work can also be self-certified through the government's Competent Person Scheme (CPS), as an alternative to getting building

Briefing

Layden House, 76-86 Tummill Street, EC1M 5LG
Email info@local.gov.uk
Tel 020 7664 3000 Fax 020 7664 3030
www.local.gov.uk

regulations approval by a Building Control Body. See section on [Competent Person Schemes](#).

Using an Approved Inspector

If an Approved Inspector is used, instead of the Local Authority Building Control Service, then an 'Initial Notice' must be submitted to the local authority jointly by the Approved Inspector and applicant before work commences on site. Once submitted, the local authority should check the details of the Initial Notice within 5 working days – the local authority can reject the notice if the details are found to be incorrect.

Once this notice has been accepted by the local authority the responsibility for plan checking and site inspection will be formally placed on the Approved Inspector.

Upon completion of the work, the Approved Inspector will issue what is known as the 'final certificate' to the local authority and applicant, confirming that the work in the initial notice is complete and that the inspector is satisfied that it complies with the building regulations requirements. The local authority is not required to do any further checks, but will maintain a record of all certificates received from Approved Inspectors. The Approved Inspector is not required to share the detailed documentation on building control applications they process with the local authority.

Private sector Approved Inspectors have existed since 1985 and operate in competition with local authority building control.

Making a building control application

Once it has been established that an application needs to be made to a Building Control Body (BCB) there are three main types of application:

- **Full Plans Application**

This is the most thorough option. Decision on whether plans meet building regulations within 5 weeks, or 2 months with the consent of the applicant. A completion certificate (or 'final certificate' if process by an Approved Inspector) issued within 8 weeks of completion of the approved building work as long as it complies with building regulations.

A full plans application can apply to any type of building work but must always be submitted for works including:

- Buildings covered under the Regulatory Reform (Fire Safety) Order 2005

Detailed plans are submitted and the applicants will get a formal decision notice. This application includes plans, specifications and where necessary structural calculations.

The details are checked to make sure they comply with building control regulations. Once the application is checked and found to be satisfactory, it will be approved. If not, advice will be provided to the applicant on what amendments and/or additional information are required to enable an

approval to be issued. If no response is received or the revisions are not satisfactory an application can be rejected.

- **Building Notice Application**

This type of application is only for smaller projects. Work can start 2 days after a notice has been submitted to the relevant BCB. There is no formal approval from the BCB as there is with a full plans applications.

- **Regularisation Application**

This type of application is for retrospective approval for work already carried out without consent – from a local authority BCB only.

This council building control [flow chart](#) provides an illustrative overview of the building control application process from an applicant's perspective. The process will be similar if an Approved Inspector is used as the building control body, apart from some small differences outlined in the [Using an approved inspector](#) section above i.e. requirement for an 'initial notice' to be submitted to the local authority and issuing of a 'final certificate' to the local authority to confirm that building work has been completed and complies with Building Regulations.

Building control site inspections

Local authority building control officers or Approved Inspectors will make statutory and routine inspections at various stages during building works; to ensure compliance with the building regulations and other relevant legislation and guidance. Here is an [example](#) of a council building control inspection process.

Signing-off building works

Provided the Building Control Body dealing with a building control application has seen all the relevant stages of building work, and they comply with the Building Regulations, the relevant certificates have been provided and the relevant fees paid, a Completion Certificate (or 'Final Certificate' in the case of Approved Inspectors) will be issued.

Building control and the [Regulatory Reform \(Fire Safety\) Order 2005](#)

The Regulatory Reform (Fire Safety) Order 2005 came into force from 1 October 2006. This applies to nearly every type of building and structure.

For example, it applies to:

- offices and shops.
- care providers (including care homes and hospitals).
- community halls, places of worship and other community premises.
- the shared areas of properties several households live in (housing laws may also apply).
- pubs, clubs and restaurants.
- schools and sports centres.
- hotels and hostels.
- factories and warehouses.

It does not apply to people's private homes.

Where a building is to be put to use where the Regulatory Reform Order (RRO) applies or will apply after completion of the work then full plans application must be used (regulation 12 of the Building Regulations 2010).

In addition, for certain types of building works, building control bodies are also required to consult with the fire and rescue authority at certain stages within the process as prescribed by legislation (article 45 of the Regulatory Reform (Fire Safety) Order and regulation 12 of the [Building \(Approved Inspectors etc\) Regulations 2010](#)).

Article 45 of the Regulatory Reform (Fire Safety) Order requires consultation for the following types of work:

- Erection of a building
- Extension or structural alteration
- Change of use

Prosecution and enforcement notices

There are two formal enforcement powers which a local authority can use to achieve compliance with building regulations if informal routes are unsuccessful. Approved Inspectors do not have formal enforcement powers.

Prosecution

A local authority may prosecute a person (builder, installer or main contractor) in carrying out building work that contravenes the Building Regulations in the Magistrates' Court where an unlimited fine may be imposed (section 35 and 35A of the Building Act 1984). Prosecution is possible up to two years after the completion of building work which breaches Building Regulations.

Enforcement

As an alternative, or in addition to, the local authority may serve an enforcement notice on the building owner requiring alteration or removal of work which is in breach of building regulations (section 36 of the Building Act 1984). The local authority has the power to undertake the work itself and recover costs from the owner, if the owner does not comply with the enforcement notice.

A section 36 enforcement notice cannot be served after the expiration of 12 months from the date of building work being completed. A local authority also cannot take enforcement action under section 36 if the work that has been carried out is in accordance with a full plans application which a local authority approved.

First, if a person carrying out building work contravenes the Building Regulations, the local authority may prosecute them in the Magistrates' Court where an unlimited fine may be imposed (sections 35 and 35A of the Building Act 1984). Prosecution is possible up to two years after the completion of the offending work. This action will usually be taken against the person carrying out the work (builder, installer or main contractor).

Access to building control records

Unlike planning applications there is no general public right to inspect plans deposited under the Building Regulations.

How are Approved Inspectors approved?

As the body designated by the Secretary of State in England and Welsh Ministers in Wales, CICAIR Ltd maintains and operates the Construction Industry Council Approved Inspectors Register (CICAIR). More detailed information can be found [here](#). The approval process CICAIR Ltd operates provides applicants with a route to registration as an Approved Inspector.

Approved Inspectors are required to seek re-approval *every five years* to maintain their Approved Inspector status. Approved Inspectors can be individuals or organisations.

All Approved Inspectors must have insurance with the mandatory run-off cover from a Scheme approved by the Secretary of State under Section 47(6) of the Building Act 1984.

The Construction Industry Council is the representative forum for the professional bodies, research organisations and specialist business associations in the construction industry.

Competent Person Scheme

Competent Person Schemes¹ (CPS) were introduced by the government in 2002, to allow individuals and enterprises to self-certify that their work complies with the Building Regulations as an alternative to getting building regulations approval by a Building Control Body.

A Competent Person must be registered with a scheme that has been approved by the Department for Communities and Local Government.

Types of building work included in the Competent Person Schemes include:

- Air pressure testing of buildings
- Cavity and solid wall insulation in an existing building
- Combustion appliances
- Electrical installations
- Heating and hot water systems
- Mechanical ventilation and air-conditioning systems
- Plumbing and water supply systems
- Replacement windows, doors, roof windows or rooflights
- Replacement of roof coverings on pitched or flat roofs
- Microgeneration and renewable technologies

More detail about current Competent Person Schemes and how schemes are authorised can be found [here](#).²

Can councils set additional standards for construction of new dwellings that go beyond those in Building Regulations?

¹ <https://www.gov.uk/building-regulations-competent-person-schemes>

² <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

In 2015, the government introduced a new approach for the setting of technical standards for new housing³.

Local planning authorities can set additional technical requirements exceeding the minimum standards required by Building Regulations relating to access and water. They can also set an optional, nationally described space standard. In order to do this, local planning authorities will need to gather evidence to justify the need to set policies for these additional technical standards, in their Local Plans.

The written ministerial statement, published in March 2015⁴ setting out the government's policy on the new technical housing standards, also makes clear that: *"from the date the [Deregulation Bill 2015](#) is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings."*

Difference between building regulations and planning permission

Building regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings.

Planning seeks to guide the way our towns, cities and countryside develop. This includes the use of land & buildings, the appearance of buildings, landscaping considerations, highway access and the impact that the development will have on the general environment.

For many types of building work, separate permission under both regimes (separate processes) will be required. For other building work, such as internal alterations, buildings regulations approval will probably be needed, but planning permission may not be.

Further advice and guidance on building control and building regulations

Local Authority Building Control (LABC)

<https://www.labc.co.uk/>

Local Authority Building Control (LABC) represents all local authority building control teams in England and Wales.

³ <https://www.gov.uk/guidance/housing-optional-technical-standards>

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

Appendix E: Current known information about buildings that have, or potentially have ACM cladding

Situation Update - 11th July 2017

Confirmed - ACM			
Address	Provider	Postcode	Date confirmed
HATFIELD CLOSE	Lewisham Council (Lewisham Homes)	SE14 6JL	Confirmed ACM samples present
HATFIELD CLOSE	Lewisham Council (Lewisham Homes)	SE14 6JL	Confirmed ACM samples present
GERRARD HOUSE	Lewisham Council (Lewisham Homes)	SE14 5HT	Confirmed ACM samples present
Clyde Terrace (5* blocks) - Forest Hill	L&Q	SE23 3	Awaiting test results - Inspection has confirmed presence of aluminium cladding. 24 hour patrols put in place in interim whilst tests undertaken.

Awaiting Confirmation - ACM			
Address	Provider	Postcode	Comments
1-56 Orchard Court, Bell Green	Clarion	SE26 4EJ	Testing being undertaken w/c 3rd July. Clarion not the freeholder so will advise of findings once test info returned (cannot remove panel for sampling without freeholder permission)
57-97 Orchard Court, Bell Green	Clarion	SE26 4EJ	Testing being undertaken w/c 3rd July. Clarion not the freeholder so will advise of findings once test info returned (cannot remove panel for sampling without freeholder permission)
98-122 Orchard Court, Bell Green	Clarion	SE26 4EN	Testing being undertaken w/c 3rd July. Clarion not the freeholder so will advise of findings once test info returned (cannot remove panel for sampling without freeholder permission)
Aurora House, Bromley Road	Clarion	SE6 2RP	Awaiting internal test results
Aragon Tower	KFH	SE8 3AL	Awaiting test results however the building managers do not believe this to be ACM.

Confirmed - no ACM			
Address	Provider	Postcode	Comments
ASHLEIGH POINT	Lewisham Council (Lewisham Homes)	SE23 2XL	Not being sent to BRE as non-ACM
CLAIRVILLE POINT	Lewisham Council (Lewisham Homes)	SE23 2PA	Not being sent to BRE as non-ACM
DEEPDENE POINT	Lewisham Council (Lewisham Homes)	SE23 2BN	Not being sent to BRE as non-ACM
HEATHWOOD POINT	Lewisham Council (Lewisham Homes)	SE23 2XJ	Not being sent to BRE as non-ACM
ROSEMOUNT POINT	Lewisham Council (Lewisham Homes)	SE23 2BW	Not being sent to BRE as non-ACM
DAUBENEY TOWER	Lewisham Council (Lewisham Homes)	SE8 3QN	Non-ACM so not BRE tested
EDDYSTONE TOWER	Lewisham Council (Lewisham Homes)	SE8 3QU	Non-ACM so not BRE tested
KENDER STREET	Lewisham Council (Lewisham Homes)	SE14 5JQ	Non-ACM so not BRE tested
Syringa House	Lewisham Council (RB3)	SE4 1NG	Not being sent to BRE
Alder House	Lewisham Council (RB3)	SE4 1TT	Not being sent to BRE
Jasmin House	Lewisham Council (RB3)	SE4 1NF	Not being sent to BRE
Myatt Court	Lewisham Council (RB3)	SE4 1BZ	Not being sent to BRE
Veronica House	Lewisham Council (RB3)	SE4 1NQ	Not being sent to BRE
Conifer House	Lewisham Council (RB3)	SE4 2RX	Not being sent to BRE
Holly Tree House	Lewisham Council (RB3)	SE4 2RU	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
Poplar House	Lewisham Council (RB3)	SE4 1NE	Not being sent to BRE
Foxborough Gardens (Block 1)	Lewisham Council (RB3)	SE4 1HT	Not being sent to BRE
Foxborough Gardens (Block 2)	Lewisham Council (RB3)	SE4 1HT	Not being sent to BRE
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	SE13 7QL	Not being sent to BRE
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	SE13 7QW	Not being sent to BRE
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	SE13 7QH	Not being sent to BRE
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	SE13 7QH	Not being sent to BRE
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	SE13 7QJ	Not being sent to BRE
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	SE13 7QJ	Not being sent to BRE
RAWLINSON HOUSE	Lewisham Council (Lewisham Homes)	SE13 5EL	Not being sent to BRE
HAWKE TOWER	Lewisham Council (Lewisham Homes)	SE14 6HL	Not being sent to BRE
MILTON COURT ROAD	Lewisham Council (Lewisham Homes)	SE14 6JL	Not being sent to BRE
MILTON COURT ROAD	Lewisham Council (Lewisham Homes)	SE14 6JL	Not being sent to BRE
NEWBRIDGE POINT	Lewisham Council (Lewisham Homes)	SE23 2XA	Not being sent to BRE
RADCOT POINT	Lewisham Council (Lewisham Homes)	SE23 2AZ	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
STANDLAKE POINT	Lewisham Council (Lewisham Homes)	SE23 2XB	Not being sent to BRE
ELIOT BANK	Lewisham Council (Lewisham Homes)	SE23 3XD	Not being sent to BRE
ELIOT BANK	Lewisham Council (Lewisham Homes)	SE23 3XD	Not being sent to BRE
ELIOT BANK	Lewisham Council (Lewisham Homes)	SE23 3XD	Not being sent to BRE
ELIOT BANK	Lewisham Council (Lewisham Homes)	SE23 3XB	Not being sent to BRE
GREYSTEAD ROAD	Lewisham Council (Lewisham Homes)	SE23 3SE	Not being sent to BRE
SHIRBURN CLOSE	Lewisham Council (Lewisham Homes)	SE23 3AD	Not being sent to BRE
WOOD VALE	Lewisham Council (Lewisham Homes)	SE23 3EA	Not being sent to BRE
WOOD VALE	Lewisham Council (Lewisham Homes)	SE23 3DZ	Not being sent to BRE
HAZEL GROVE	Lewisham Council (Lewisham Homes)	SE26 4JG	Not being sent to BRE
CAMBRIA HOUSE	Lewisham Council (Lewisham Homes)	SE26 6XX	Not being sent to BRE
LONGHEDGE HOUSE	Lewisham Council (Lewisham Homes)	SE26 6XS	Not being sent to BRE
PEMBERTON HOUSE	Lewisham Council (Lewisham Homes)	SE26 6XW	Not being sent to BRE
SHAMROCK HOUSE	Lewisham Council (Lewisham Homes)	SE26 6XZ	Not being sent to BRE
TARQUIN HOUSE	Lewisham Council (Lewisham Homes)	SE26 6XU	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
BELL GREEN LANE	Lewisham Council (Lewisham Homes)	SE26 5TF	Not being sent to BRE
BELL GREEN LANE	Lewisham Council (Lewisham Homes)	SE26 5TN	Not being sent to BRE
BELL GREEN LANE	Lewisham Council (Lewisham Homes)	SE26 5TE	Not being sent to BRE
PORTHCAWE ROAD	Lewisham Council (Lewisham Homes)	SE26 5TA	Not being sent to BRE
WINCHFIELD ROAD	Lewisham Council (Lewisham Homes)	SE26 5TQ	Not being sent to BRE
WINCHFIELD ROAD	Lewisham Council (Lewisham Homes)	SE26 5TH	Not being sent to BRE
WINCHFIELD ROAD	Lewisham Council (Lewisham Homes)	SE26 5TG	Not being sent to BRE
MILFORD TOWERS	Lewisham Council (Lewisham Homes)	SE6 4SA	Not being sent to BRE
MILVERTON HOUSE	Lewisham Council (Lewisham Homes)	SE6 4HA	Not being sent to BRE
MILFORD TOWERS	Lewisham Council (Lewisham Homes)	SE6 4SA	Not being sent to BRE
ROSENTHAL HOUSE	Lewisham Council (Lewisham Homes)	SE6 4AR	Not being sent to BRE
DOLPHIN TOWER	Lewisham Council (Lewisham Homes)	SE8 5TG	Not being sent to BRE
LAPWING TOWER	Lewisham Council (Lewisham Homes)	SE8 5UH	Not being sent to BRE
MARINE TOWER	Lewisham Council (Lewisham Homes)	SE8 5UY	Not being sent to BRE
MERMAID TOWER	Lewisham Council (Lewisham Homes)	SE8 5ST	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
ASHFORD HOUSE	Lewisham Council (Lewisham Homes)	SE8 5LX	Not being sent to BRE
HOWARD HOUSE	Lewisham Council (Lewisham Homes)	SE8 5QS	Not being sent to BRE
WARDALLS HOUSE	Lewisham Council (Lewisham Homes)	SE8 5LU	Not being sent to BRE
GIFFIN STREET	Lewisham Council (Lewisham Homes)	SE8 4RH	Not being sent to BRE
CITRUS HOUSE	Lewisham Council (Lewisham Homes)	SE8 5NP	Not being sent to BRE
ARGOSY HOUSE	Lewisham Council (Lewisham Homes)	SE8 3QZ	Not being sent to BRE
BEMBRIDGE HOUSE	Lewisham Council (Lewisham Homes)	SE8 3AT	Not being sent to BRE
BENCE HOUSE	Lewisham Council (Lewisham Homes)	SE8 5RU	Not being sent to BRE
CLEMENT HOUSE	Lewisham Council (Lewisham Homes)	SE8 5RY	Not being sent to BRE
HARMON HOUSE	Lewisham Council (Lewisham Homes)	SE8 3AS	Not being sent to BRE
LANYARD HOUSE	Lewisham Council (Lewisham Homes)	SE8 3QY	Not being sent to BRE
PELICAN HOUSE	Lewisham Council (Lewisham Homes)	SE8 3AP	Not being sent to BRE
PENDENNIS HOUSE	Lewisham Council (Lewisham Homes)	SE8 5RZ	Not being sent to BRE
ARLINGTON HOUSE	Lewisham Council (Lewisham Homes)	SE8 5QT	Not being sent to BRE
CORNBURY HOUSE	Lewisham Council (Lewisham Homes)	SE8 5QP	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
LANGFORD HOUSE	Lewisham Council (Lewisham Homes)	SE8 5QJ	Not being sent to BRE
PITMAN HOUSE	Lewisham Council (Lewisham Homes)	SE8 4PP	Not being sent to BRE
TRUNDLEYS TERRACE	Lewisham Council (Lewisham Homes)	SE8 5AX	Not being sent to BRE
Meadowcroft Mews, George Lane, SE6 (Rushey Green	L&Q	SE6 4AP	Confirmed as not ACM
01-17 Bluebell House, Copperwood Place, SE10 8GB	Family Mosaic	SE10 8GB	Passed BRE Test
1-78 JUBILEE HEIGHTS PRIMROSE WAY LONDON SE10 8FN	Family Mosaic	SE10 8FN	Passed BRE Test
BLK 1-20 Mulberry House Parkside Avenue London SE10 8FW	Family Mosaic	SE10 8FW	Passed BRE Test
BLK 1-50 Mountsfield House Primrose Way London SE10 8FL	Family Mosaic	SE10 8FL	Passed BRE Test
BLK 2-43 Kestrel House Parkside Avenue London SE10 8FP	Family Mosaic	SE10 8FP	Passed BRE Test
Flats 1-17 Blossom House Hillside Avenue London SE10 8GB	Family Mosaic	SE10 8GB	Passed BRE Test
Flats 1-18 Liberty House Silverwood Place London SE10 8FZ	Family Mosaic	SE10 8FZ	Passed BRE Test
Flats 1-26 Osprey House Copperwood Place London SE10 8FY	Family Mosaic	SE10 8FY	Passed BRE Test
Flats 1-56, Gentian House, Blackheath Hill, SE10 8FJ	Family Mosaic	SE10 8FJ	Non-ACM so not BRE tested
1 Avonley Road, New Cross, London	Hyde	SE1 9EQ	Not being sent to BRE
1-22 Wardalls Grove,	Hyde	SE1 9EQ	Non-ACM so not BRE tested
1-80 The Drakes, The Drakes, 390 Evelyn Street, Deptford, London	Hyde	SE1 9EQ	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
St Peters Gardens	Clarion	SE13 7UW	Not being sent to BRE
Leybridge Court A, Leybridge Estate	Clarion	SE12 8TH	Not being sent to BRE
Leybridge Court B, Leybridge Estate	Clarion	SE12 8TJ	Not being sent to BRE
Leybridge Court C, Leybridge Estate	Clarion	SE12 8TQ	Not being sent to BRE
Merridale, Leybridge Estate	Clarion	SE12 8TG	Not being sent to BRE
Nara building, Connington Road	Clarion	SE13 7FH	Not being sent to BRE
Astral House, Bromley Road	Clarion	SE6 2RP	Not being sent to BRE
Aube House, Bromley Road	Clarion	SE6 2RP	Not being sent to BRE
52-54 Thurston Road	Family Mosaic	SE13 7SD	Not being sent to BRE
Thurston Point	L&Q	SE13 7TA	Not being sent to BRE
Lewisham Park (Block 1)	L&Q	SE13 6QZ	Not being sent to BRE
Lewisham Park (Block 2)	L&Q	SE13 6QZ	Not being sent to BRE
Lewisham Park (Block 3)	L&Q	SE13 6QZ	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE

Confirmed - no ACM			
Address	Provider	Postcode	Comments
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
L&Q	L&Q	N/A	Not being sent to BRE
Millcroft House	Phoenix	SE6 3AJ	Not being sent to BRE
Nayland House	Phoenix	SE6 2TQ	Not being sent to BRE
Tuscany Corte, 71 Loampit Vale SE13	L&Q	SE13 7FP	Pass L&Q internal test, not being sent to BRE
Paris Corte, 75 Loampit Vale, SE13	L&Q	SE13 7FN	Pass L&Q internal test, not being sent to BRE
Loampit Vale (Renaissance)	Barratt London	SE13 7DJ	Some buildings have no cladding, some have aluminium cladding but no testing is required. FRA's up to date and compartmentalisation in tact.
Cannon Wharf (Greenland Place)	Barratt London	SE8 5JN	Predominantly brick cladded, compartmentalisation in tact and no testing required.
Catford Green	Barratt London	SE6 4BS	Predominantly brick cladded, some non-combustible aluminium cladding in place, compartmentalisation in tact and no testing required.
Eros House	Catford Holdings Limited	SE6 2EG	Awaiting test results, however no ACM Cladding. Further internal tests underway.
Marine Wharf West	Berkeley Homes	SE16 7UD	All FRA's up to date and advice sent to residents. 24/7 concierge on site. No testing required.
Chapter Student Living	Greystar	SE13 7SD	All FRA's up to date and advice sent to residents. Property manned 24/7.
Seager Distillery	Galliard Homes	SE8 4HR	FRA's up to date and guidance provided to residents

Confirmed - no ACM			
Address	Provider	Postcode	Comments
Lewisham Gateway (Block 1)	Muse	SE13 5MQ	Fire Risk Assessment in place, residents provided with advice, no testing required.
Lewisham Gateway (Block 2)	Muse	SE13 5MQ	Fire Risk Assessment in place, residents provided with advice, no testing required.
Lewisham Gateway (Block 3)	Muse	SE13 5MQ	Building as yet incomplete, FRA to be undertaken when complete, no testing required.
Batavia Road	Real Star Living	SE14 6BJ	Fire Risk Assessment in place, residents provided with advice, no testing required.
Deptford Project	U+I	SE8 4BX	Cladding on building does not contain ACM but precautionary testing being undertaken internally

Appendix I: Information in relation to regeneration schemes

Building Name	Landlord/Owner	Postcode	Planning comments	Building control comments
Loampit Vale (Renaissance)	Barratt London	SE13 7DJ	(iii) Buildings D1 and D2 shall be finished in the samples of Terca Baggeridge bricks in Kelmsey Yellow and the 'jatoba' timber cladding. The rainscreen cladding system would be formed of approximately 1400 800mm x 800mm glass panels fixed to the structure on an aluminium frame. 10% of these would be backlit with LED lights. The base of the building would be a plinth of a composite cladding	Lewisham BC- FP/09/13203 & FP/10/09736
Cannon Wharf (Greenland Place)	Barratt London	SE8 5JN	The use of metal cladding. Powder coated aluminium fenestration utilised throughout as well as metal railings for projecting and inset balconies.	AI - NHBC Completed 10/11/2015 (IN/13/06161)
Marine Wharf West	Berkeley Homes	SE16 7UD	Proposed that the entire front elevation of this building is a red aluminium cladding	Lewisham BC Completed 19/5/2017 (FP/11/10268) Fee outstanding
Aragon Tower	Berkeley Homes	SE8 3AJ	Details of cladding, namely Synthapulvin "pearl"	Lewisham BC (Files in archives) completed 14/6/2006 (FP/04/02038)
Parkside	Family Mosaic	SE19 8FP	<p>BRICK</p> <p>Ibstock- Ipswich wire cut Weinerberger – Eton buff Ibstock- Throckley smooth grey Ibstock – Minster cream Dass baksteen- Upton smooth</p> <p>CLADDING</p> <p>Proteus metal cladding panels (RAL 7032/7038/7035/7044/9018/7024) and soffits to recessed balconies on block A (RAL 7024)</p> <p>OTHER</p> <p>Metal paint finished railings (RAL 7024) PPC aluminium rainwater goods (RAL 7024) PPC aluminium coping (RAL 7024) Double-glazed composite windows (RAL 7024 frames) Glass balcony- aluminium powder-coated RAL Balustrades – RAL 7024 with 10mm clear toughened glass</p>	

			<p>Exposed concrete balcony slabs – Max aggregate size 20mm/Cement type CEM1/Min cement content 325kg per m³/Max free water in cement ratio: - 0.55</p> <p>Glazed curtain walling- RAL 7024</p> <p>Charcon Woburn original paving- 210x134x80 colour graphite</p> <p>Charcon Parliament- 200x100x80 textured greyblock paving</p> <p>Charcon Andover - 200x100x80 textured light grey block paving – proposed addition</p> <p>Charcon Academy textured flag paving- 600x600 and 400x400 (public and private amenity areas ground and podium level)</p> <p>Charcon Moordale textured flag paving- 400x400 (temporary bin loading areas)</p> <p>Marshalls Deep Pendle natural- 450x450 (private amenity areas 1st floor and above)</p> <p>Granite set rumble strip</p> <p>Ayton products resin bound gravel- grey beige colour</p> <p>Marshalls textured conservation kerb- silver grey</p>	
52-54 Thurston Road	Family Mosaic	SE13 7SD	Use of Eternit cladding	Building control Partnership LTD (IN/12/17631) rainscreen cladding (Not signed off)
Sherwood Court	Chapter Student Living	SE13 7SD	Aluminium cladding	Lewisham BC- HA/15/10640- completed 19/04/2016
Catford Green	Barratt London	SE6 4BS	119 "Views on the changes to the two entrance buildings marking the entry to the site from the park were mixed, but the present proposals were thought an improvement on the previous design. The use of copper cladding to mark the beginning and end of the development was not found convincing; such superficial dressing indicated a weakness in earlier design work."	AI - NHBC - Completed 14/06/2016- Ref (IN/13/10309)
Batavia Road	Real Star Living	SE14 6BJ	a zinc cladding to, in particular, the taller element. The Applicant states that brick elevations have a robust appearance, are less susceptible at ground floor level to damage, and easier to repair. Officers accept this.	Lewisham BC - (FP/13/10490) - completed 30/11/2015
Seager Distillery	Galliard Homes	SE8 4HR	Holland House Materials: 1) Yellow Multi-stock brick to match existing brick façade; 2) Powder coated aluminium profile; 3) Mild Steel powder coated cleaning rail; 4)Fixed clear double glazed unit; 5) Top hung clear double glazed window; 6) Anodized aluminium fascia/soffit panel; 7) Reconstituted stone coping; 8) Retained facade - brickwork to	AI - NHBC COMPLETED 14/12/2011 (IN/07/00445)

		<p>be cleaned and repointed 9) Retained corbel detail; 10) Frameless glass pivot door; 11) Mild steel louvres; 12) fixed anodized double glass unit; 13) Mild steel louvred panel; 14) Movement Joint; 15) Red brick to match existing brick facade; 16) Retained stone sill; 17) Aluminium window frame.</p> <p>PHASE 1 Details of the facing materials, including the treatment of the external faces of the existing buildings to be retained (including their colour and texture) to be used on the buildings.</p> <p>The submission consists of</p> <p>Windows As the proposed scheme would be based on a RC Concrete frame, internal columns have been added to optimise the structure and this has been masked by opaque panels.</p> <p>If the panels were to be made of clear glass it would show the structure and the applicants consider that then the columns would have to be deleted giving rise to clear spans across the Tower. The applicants have asked their structural engineers to report on the building having a clear span. The engineers considered that should the structure have a clear span across each of the 4 wings of the building, each span would be 11m which would require a steel frame of 450mm in depth.</p> <p>Therefore the internal columns were added to reduce the span to 5.5m to allow for a concrete frame solution. The applicant's engineers state in their report that this is the preferred option in terms of sustainability, acoustics and feasibility.</p> <p>Facing Materials Aluminium cladding panels PPC Gris 150 Sable – textured and metallic which would be within a unitised system with a finish to match zinc cladding, these would be prefabricated off site. Corner Glazing Double glazed in framed aluminium in PPC light grey Balconies</p>	
--	--	---	--

			<p>The applicants have designed out the changes in levels within the flats so that there is now a level threshold between the flat and its balcony and drop ceilings have been removed. Balconies would consist of a double glazed panel framed unitised system in PPC light grey with toughened glass balustrades to replace mesh infill and the vertical steel channels have been removed.</p> <p>Other materials External Roller Binds (Pearl) Aluminium head box and channel (PPC RAL 7035) Aluminium framed curtain walling Aluminium spandrel panel (PPC RAL 7035) Aluminium Acoustic ventilation grille (PPC RAL 7035) Aluminium Window Frame (PPC RAL 7037) Double glazed framed glazing with silicone sealed corner glazing Horizontal feature channels – which have been lowered to along with the slab behind (PPC RAL light grey)</p> <p>Tower block c materials: 1) Openable clear double glazed unit 2) Fixed clear double glazed unit 3) Fixed opaque double glazed unit 4) Toughened clear glass balustrade 5) Aluminium framed curtain walling 6) Aluminium cladding panel 7) Stainless steel mesh balustrade 8) External roller blinds 9) Aluminium headbox and channel 10) Aluminium handrail 11) Aluminium spandrel panel 12) Timber decking FSC 13) Aluminium Acoustic</p> <p>- Zinc cladding</p>	
Eros House	Catford Holdings Limited	SE6 2EG	Internal document. Recent pre-app stated: The property is of concrete frame construction with the main building clad in Trespa panels. There is a public plaza and landscaped area at the front of the building which includes a large sculpture. Brick.	Lewisham BC - FP/99/00957 (Conversion of floors 2-8 to 63 flats - Completed 16/05/2001

Appendix K (1): Correspondence between Chair of Overview and Scrutiny and the Chief Executive Barry Quirk



Councillor Alan Hall
Chair, Overview & Scrutiny Committee

Barry Quirk
Chief Executive
Lewisham Council

22nd June 2017

Dear Barry,

Lewisham's Tall Buildings and Fire Safety following Grenfell Tower

Following the horrific fire at Grenfell Tower, North Kensington last week, I would like to formally request an assessment of the fire and other risks of the tall buildings in the Lewisham Town Centre regeneration area.

Furthermore, I would like to request an assessment of the fire and other risks of the tall buildings in any regeneration areas that the Council is a partner, sponsor or associate in any way.

The safety of the Lewisham residents demands further searching questions. The Council has a wider duty of improving and securing the wellbeing of our residents. Notwithstanding, the Council's specific statutory duties, the reputational risk to the Council could be substantial.

Specifically, I would ask in relation to Lewisham Town Centre:

- What type of cladding has been used in Loampit Vale?
- Is this the same cladding Grenfell Tower? If so, is the developer to replace this now?
- Have the developer and landlords undertaken a review since the Grenfell Tower fire?
- What has Lewisham Council requested – or demanded – of the developer?
- Has a review of materials proposed for the current construction been undertaken?

In relation to other regenerations schemes:

- How many other regeneration schemes have tall buildings that could be affected and where are they sited?
- Can non residential tall buildings be included too?
- Will a review be undertaken?

You will be aware that the Department for Communities and Local Government have issued 'Guidance on the safety checks on private residential blocks' and I hope that the Council will ensure that landlords are aware of their responsibilities and insist on checks where the Council is a partner, sponsor or associate in any way.

Furthermore, I request full disclosure of information to the Overview & Scrutiny Committee.

I look forward to your reply.

Yours sincerely

Councillor Alan Hall

Appendix K (2): Correspondence between Chair of Overview and Scrutiny and the Chief Executive Barry Quirk



Barry Quirk CBE
Chief Executive

Chief Executive's personal office
5th Floor Laurence House
Catford, London SE6 4RU

23 June 2017

Dear Councillor Hall

Lewisham's Tall Buildings and Fire Safety following Grenfell Tower

I write in response to your request for an assessment of the fire and other risks of the tall buildings in Lewisham Town Centre, and other regeneration areas in the borough, dated 22 June 2017.

You will be aware of the immediate and robust response that the Council has made to the Grenfell Tower disaster, which was set out in the letter from Kevin Sheehan dated 16 June. Our focus has been threefold.

First, we have been working closely with Lewisham Homes and RB3, the managers of the homes the Council owns, to be reassured that: fire risk assessments have been completed and actions responded to; that additional precautions have been taken for those high rise towers and homes that have been identified as most at risk; that they are providing clear information and reassurance to residents, and that together we are responding to the requirements of the DCLG.

Second, we have been in close contact with our registered social landlord (RSL) partners, seeking their assurance that they too are fully risk-assessing their properties, reassuring their residents, and complying with the requirements of the Government's on-going review into the circumstances of the fire.

You will know that in some places we are working actively in partnership with RSL partners to bring forward housing regeneration, and in these places our dialogue has been particularly close and focussed on ensuring risks are properly managed.

Finally, we have written to every landlord of every tall building in Lewisham, requesting that they too reassure us about the steps they are taking. The Council has no formal powers to require these landlords to respond, and they are not regulated by the Government in the same way as the Council and its RSL partners. Nonetheless we will continue to utilise

our partnership relationships to ensure that they are aware of their responsibilities.

We are therefore taking a number of active steps to protect the safety of Lewisham residents, in the manner you suggest in your letter. Your letter also asks specific questions about developments in Lewisham Town Centre, and regeneration projects across Lewisham, and you ask that there is full disclosure of information relating to those projects to the Overview & Scrutiny Committee.

I can confirm that we will disclose all information that is available to officers, in relation to your questions, and that we will provide this in the form of a written report which will be considered at three separate committee meetings as follows:

- Housing Select Committee, 5 July
- Overview and Scrutiny Committee, 11 July
- Sustainable Development Select Committee, 19 July

Officers will collate the information that has been made available to them by our partners and private developers in relation to the projects you mention. In addition they will collate any relevant information that was included in the planning applications for these projects. Where Lewisham Council has provided Building Control services to the development, which will only be where the developer has chosen the Council from a market of potential providers, we will also include relevant information in that regard.

It is important to be clear, however, that the report to the Committees cannot provide an assessment of the fire or other risks attendant to any of the buildings in question. These assessments will be carried out for landlords by expert advisors, and I trust that you will agree that Council officers should not attempt to make assessments of this manner, using the limited information that is available to them.

Nonetheless I am confident the information that will be presented in this report will reassure you that the Council is taking all reasonable steps in response to the Grenfell tragedy, and to protect and reassure our residents.

Yours sincerely,



Barry Quirk
Chief Executive

This page is intentionally left blank

**Appendix R: Correspondence from Private Providers as at 12pm,
4th July 2017**

It will be sufficient to show that $\lim_{n \rightarrow \infty} \frac{1}{n} \sum_{k=1}^n \frac{1}{k} = \infty$.

2.

3.



Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

19th June 2017

Dear Sir/Madam

We are only beginning to understand the full scale of the catastrophe that has occurred at Grenfell Tower these last few days. The loss of life and the specific circumstances have made this a uniquely sad and tragic event. I wanted to write to landlords that have high-rise property in the London Borough of Lewisham in light of this to coordinate our response and ensure that all residents are as safe as they can be in the varied range of housing types that we have here in Lewisham.

We are proud of the strong record we have in this borough of working together with landlords to achieve the best housing outcomes for all residents. It remains imperative at this time to ensure that we are doing the right things and responding swiftly and appropriately to any identified risks. Of course we know that you are fully aware of and committed to your responsibilities for doing everything you can to ensure the safety of your residents. We are grateful for your help in reassuring your residents of your commitment.

In line with this, I ask that you please respond to this letter and provide me with an update, so that I can reassure the Council, about the actions you are taking in response to the circumstances at Grenfell Tower in relation to the property you have within the London Borough of Lewisham. In particular I would appreciate your reassurance that all fire risk assessments are up to date, that you are taking active steps to reassure residents who live in high-rise properties, and to ensure that they are aware of all relevant fire-safety procedures. In addition, if you are taking other active measures at this stage, I'd be grateful if you could set those out.

If you have any questions or clarifications, please could you direct those to Erica Turner, Housing Delivery Officer, in the first instance, using the following details: Erica.Turner@lewisham.gov.uk and 020 8314 9294.

Yours sincerely

Kevin Sheehan
Executive Director for Customer Services



[Faint, illegible text, possibly bleed-through from the reverse side of the page.]





Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

30th June 2017

Dear Sir/Madam

I want to thank you for your prompt response following my letter on the 19 June during what I am aware has been a very busy time for all involved. Over the last few weeks we have been working, as a borough, with social and private landlords to ensure the safety of all our residents and your cooperation has been greatly appreciated.

In light of developments over the last few weeks we now need to request additional specific information. This is to assist us in collating information across the borough, to reassure the Council and its partners, and to have a full picture of the current situation in Lewisham.

Please could you provide your response by completing and returning the attached form, which has been partially filled to reflect what we have already received from you, to confirm whether:

- Any material has been used to clad your buildings which needs to be tested as part of the DCLG programme;
- If so, whether you have submitted that material for testing and when you expect to receive a response;
- You have appropriate contingency plans for all scenarios in order to keep your residents safe.

If you have any questions or clarifications, please could you direct those to Natasha Valladares in the first instance, via Natasha.Valladares@lewisham.gov.uk and 020 8314 6277.

Yours sincerely

Kevin Sheehan
Executive Director for Customer Services





Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

30th June 2017

Dear Sir/Madam

Following my letter on the 19 June I am writing to request that you respond with the information requested as soon as possible, as we have not yet received a reply. We require your response to be satisfied that your properties have been deemed safe or are in the process of being evaluated.

As before, I ask that you please provide me with an update, so that I can reassure the Council, about the actions you are taking in response to the circumstances at Grenfell Tower in relation to the property you have within the London Borough of Lewisham. In particular I would appreciate your reassurance that all fire risk assessments are up to date, that you are taking active steps to reassure residents who live in high-rise properties, and to ensure that they are aware of all relevant fire-safety procedures. In addition, if you are taking other active measures at this stage, I'd be grateful if you could set those out. To assist with this we have attached a partially-filled form specific to your properties and we ask that you complete and return that form as soon as possible. It covers the information originally requested as well as seeking to confirm whether:

- Any material has been used to clad your buildings which needs to be tested as part of the DCLG programme;
- If so, whether you have submitted that material for testing and when you expect to receive a response;
- You have appropriate contingency plans for all scenarios in order to keep your residents safe.

If you have any questions or clarifications, please could you direct those to Natasha Valladares in the first instance, via Natasha.Valladares@lewisham.gov.uk and 020 8314 6277.

Yours sincerely

Kevin Sheehan
Executive Director for Customer Services



Kevin Sheehan
Executive Director for Customer Service
London Borough of Lewisham
Laurence House
Catford
London SE6 4RU

Date 23 June 2017

Dear Mr Sheehan,

Re: Fire Safety information for Properties managed by Barratt Residential Asset Management in Lewisham.

Thank you for your letter dated 19th June. Barratt Residential Asset Management (BRAM) are responsible for the ongoing management of three developments in the borough of Lewisham. They are:

Renaissance.

This development consists of the Blocks known as Da Vinci Torre (SE13 7FA), Paris Corte (SE13 7FA), Tuscani Corte (SE13 7FA), Venice Corte (SE13 7FA) Sienna Alto SE13 7DJ), Ferrera (SE13 7FA) and Roma Corte (SE13 7PQ.) I can confirm that the fire risk assessments for all buildings were last completed in November 2015 and all items raised were addressed.

Catford Green.

This development consists of the blocks known as Firgrove Court (SE6 4BN), Ferdinand Court (SE6 4BL), Dempsey Court (SE6 4BS), Burgess Court (SE6 4BT), Dunstone Court (SE6 4DZ), Lawrence Court (SE6 4EB), Westmead Court (SE6 4EB), Adenmore Court (SE6 4EE), Abbey Court (SE6 4EE) and Harlie Court (SE6 4ED.) I can confirm that the fire risk assessments for all buildings were completed on the 4th July 2016. All observations were considered and any concerns were addressed.

Cannons Wharf.

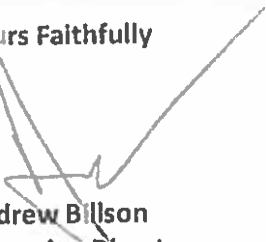
This development consists of the blocks known as Norlem Court (SE8 5EN), Mandara Place (SE8 5ET), Copenhagen Court (SE8 5ES & SE8 5ER), Chantrelle Court (SE8 5FA), Oslo Tower (SE8 5EP) and Nyland Court (SE8 5EW & SE8 5EX.) I can confirm that the fire risk assessments for all buildings were completed on the 21st June 2016. All observations were considered and any concerns were addressed.

In terms of re assurance for our customers, please find enclosed 3 communications that have been issued to our customers over the last few days. These cover the procedures in the event of a fire, the maintenance of the fire systems and risk assessments policy and information on the design and construction of the buildings.

If you require any further information do not hesitate to contact me.
MANAGING AND MAINTAINING YOUR SURROUNDINGS

Barratt Residential Asset Management | Wallis House
Great West Road | Brentford | London TW8 0HD
T: 020 8326 7234 | barrattlondon.com/bram

Yours Faithfully



Andrew Billson
Managing Director
Barratt Residential Asset Management

MANAGING AND MAINTAINING YOUR SURROUNDINGS

Barratt Residential Asset Management | Wallis House
Great West Road | Brentford | London TW8 0HD
T: 020 8326 7234 | barrattlondon.co.uk/bram

**Ombudsman
Services**
Good for consumers - Good for business



BARRATT
— LONDON — **Page 84**

Fire Safety Q&A

What regulations are in place to control Fire Safety in new apartment blocks and dwelling houses (England & Wales)

In the England and Wales, all new build apartment blocks and dwelling houses have to comply with Building Regulations in force at the time the scheme design is approved. The specific regulations addressing fire safety are called Approved Document B of the Building Regulations. The Approved Document B means that each element of a structure will be subject to various fire ratings as set out in the regulations; these are based on both integrity and insulation.

How does Barratt ensure compliance with the Fire Safety Regulations in the design of multi-storey schemes

To help Barratt to comply, we appoint specialist experts to ensure that all elements of the building fabric are designed and installed to meet the relevant parts of the Building Regulations.

Prior to construction, we make sure that our plans for each apartment block and each individual dwelling are independently checked by either the National House Building Council (NHBC) or Local Authority Building Control as Approved Inspectors.

As part of this comprehensive review, the Approved Inspectors will seek the advice of the Local Fire Officers. Only when all parties are satisfied that the design, specification and proposed installation meets the Building Regulations is the building able to be constructed.

Who checks Barratt's new homes and apartments to ensure they meet the required Fire Safety standards

Our site teams have a comprehensive inspection process which they undertake at various stages of the build process and which is recorded on our central portal

During construction, the independent Approved Inspectors will inspect the building at key stages to ensure that the contractor is following the approved design. Once satisfied, each stage of the build is recorded and signed off as compliant.

Who carries out Fire Stopping works on behalf of Barratt

We only appoint accredited specialist contractors to ensure that compartmentation and integrity are maintained where services run between floors and from apartments into communal areas.

I live in an apartment block, who is responsible for checking that Fire Precautions are in place and remain appropriate in the event of an emergency?

A risk assessment must be undertaken on the fire precautions within any building which has multi-occupancy. The assessment should be carried out on behalf of the Responsible Person (generally the owner, premises manager or managing agent). A copy of the assessment should be available from the responsible person. It should be undertaken at least every 3 years and reviewed annually.

What do Barratt do in terms of ensuring Fire Safety standards are maintained in the buildings they manage?

In buildings we manage, we employ an external Fire Safety specialist to complete a new fire risk assessment every two years which is itself reviewed annually.

These assessments are complemented by:

- Monthly inspections of the premises
- Monthly checks of the alarms (where applicable) and quarterly checks on the fire detection system by an external contractor
- Annual examination of any alarms, fire detection, sprinkler, smoke extract and emergency lighting systems

What should I do in the event of a Fire within my building?

The procedures in the event of a fire should be displayed throughout your building on Fire Action Notices. These should confirm what you should do in the event of an emergency.

In the majority of multi-storey premises, the Fire Service recommend a 'stay-put' policy unless and until they advise evacuation. If residents are concerned at any time then evacuation can take place using the nearest fire exit.

I have heard that Cladding could be the cause of the recent fire in the London tower block and therefore is there any risk with the materials used in the construction of my building?

At Barratt, Health and Safety is our number one priority. We have detailed, technical measures in place to safeguard our buildings in the event of fire, and these measures were in place when your building was constructed. The following process was used during construction of [site name] and all relevant building regulations were met both in design and installation:

- A specialist expert was appointed to confirm all elements of the building fabric were designed and installed to meet the Fire Safety Building Regulations for multi-storey schemes – this includes installing the appropriate firebreaks and fire-stopping for the materials used
- Plans for your apartment block and individual dwelling were independently checked by an Approved Inspector (the National House Building Council (NHBC) or Local Authority Building Control)
- Your building was inspected at multiple stages during the build process by an Approved Inspector to ensure contractors were in compliance with the approved design

It is important to recognise that investigations are ongoing with respect to the fire in London and the tragedy that unfolded at Grenfell Tower. The national independent regulator, the Health and Safety Executive (HSE), is currently investigating and will determine if there is anything further that should be done to ensure Fire Safety in multi-storey schemes. Should the outcome of the review suggest any additional action is required to increase the Health and Safety of multi-storey schemes, we undertake to do this.

Barratt Developments: Fire Safety in Design, Construction and Management

In the United Kingdom, all new build apartment blocks and dwelling houses have to comply with Building Regulations in force at the time the scheme design is approved. The specific regulations addressing fire safety are called Approved Document B of the Building Regulations.

The Approved Document B means that each element of a structure will be subject to various fire ratings as set out in the regulations; these are based on both integrity and insulation.

To help us to comply, we appoint specialist experts to ensure that all elements of the building fabric are designed and installed to meet the relevant parts of the Building Regulations. Prior to construction, we make sure that our plans for each apartment block and each individual dwelling are independently checked by either the National House Building Council (NHBC) or Local Authority Building Control as Approved Inspectors.

As part of this comprehensive review, the Approved Inspectors will seek the advice of the Local Fire Officers. Only when all parties are satisfied that the design, specification and proposed installation meets the Building Regulations is the building able to be constructed.

We only appoint accredited specialist contractors to ensure that compartmentation and integrity are maintained where services run between floors and from apartments into communal areas.

During construction, the Approved Inspectors will inspect the building at key stages to ensure that the contractor is following the approved design. Once satisfied, each stage of the build is recorded and signed off as compliant.

Once the building is occupied regular routine maintenance checks are carried out on the installed systems to ensure that they are fully functioning at all times.

In buildings we manage, we employ an external Fire Safety specialist to complete a new fire risk assessment every two years which is itself reviewed annually.

These assessments are complemented by:

- Monthly inspections of the premises
- Monthly checks of the alarms (where applicable) and quarterly checks on the fire detection system by an external contractor
- Annual examination of any alarms, fire detection, sprinkler, smoke extract and emergency lighting systems

Dear Occupier

Following the tragic incident at Grenfell Tower, West London we wanted to make sure that all residents on our developments are aware of the procedure to follow in the event of a fire or, where applicable, the activation of an alarm.

The fire evacuation procedures for your building are detailed on Fire Action notices displayed in communal areas. You should familiarise yourself with the procedure for your building but the following is key advice:

On hearing a designated alarm or on discovering a fire in YOUR OWN PROPERTY, in the BUILDING or in the CAR PARK:

- Leave the area immediately and close any doors
- Contact the Fire Brigade by calling 999
- Give the Fire Brigade the location address
- Contact the concierge (where applicable) and/or customer service on 0208 326 7234 (Out of hours 0843 658 5014)
- Do not enter any building or area where there is a fire and keep well away
- Do not attempt to fight the fire
- Await the arrival of the fire brigade as valuable information may be required by the senior fire officer

If you are in your apartment where there is NOT a fire, the advice from the fire service is to:

- Stay in your apartment
- Wait for any instructions from the senior fire officer
- Should you consider that your life is in danger or any harm, vacate your property and use the nearest fire exit

In the event of Fire – DO NOT USE THE LIFTS.

At the current time, advice from the fire service remains that in the event of a fire occurring in your own apartment that you evacuate your apartment and call the fire brigade. If the fire occurs in another apartment then then the current procedure is for you to 'stay put' unless advised to evacuate by the fire service.

However, if you are affected by smoke or fire or if you are concerned at any time then evacuation can take place using the nearest fire exit.

The building in which you live has been designed with safety in mind. The walls, doors and floors are specially designed to resist fire and stop the spread of smoke. To do this, these doors need to be kept closed when they are not in use. Please do not leave any items on the stairs and in the corridors. Remember, when you share a building with other families your safety and theirs depends on everyone co-operating.

Below you will find further detail on the steps we take to ensure that any tower blocks we build and manage are built to the highest standards of fire protection.

As you will be aware, BRAM carry out regular independent Fire Risk assessments of all the buildings that we manage and the safety of our residents is of the utmost importance to us. If you do have any queries in relation to this procedure, please do not hesitate to get in touch with us.

Yours sincerely,

Development Manager/Property Manager

BRUNNEN

Barrett London to specific questions, 23 June

What type of cladding has been used in Loampit Vale?

Some of the buildings at the development do incorporate cladding which is of the solid aluminium type. There is no ACM (Aluminium Composite Material) cladding at this development.

- ***If so, is this the same cladding Grenfell Tower? If so, are Barratt to replace this now?***

We understand that the cladding used on Grenfell Tower was of the ACM type so it is not the same type used at Loampit Vale. Accordingly there is no need to replace this cladding.

- ***Have Barratt undertaken a review since the Grenfell Tower fire?***

Barratt has undertaken a review of the development taking into account all of the elevational materials around the development, fire safety measures which include sprinklers in many of the buildings, dry and wet risers and mechanical smoke ventilation systems. We have also reviewed our Fire Risk Assessments to ensure that all appropriate management measures are in place.

Kevin Sheehan
Executive Director of Customer Services
Laurence House
Catford
London
SE6 4RU

20 June 2017

Dear Kevin,

Re: Berkeley Homes (Central London) Ltd – Marine Wharf.

Thank you for your letter dated 19 June regarding measures in place and actions taken at Marine Wharf in response to the circumstances at Grenfell Tower.

Safety is of the utmost importance to Berkeley and I can confirm that annual fire risk assessments take place in all of our buildings and that these are up-to-date at this time as detailed below;

- | | |
|---------------------------|-------------------|
| 1. Sirius House | 16 September 2016 |
| 2. Cadmus Court | 16 September 2016 |
| 3. Navigation House | 16 September 2016 |
| 4. Baroque Gardens | 7 February 2017 |
| 5. Royal Victoria Gardens | 7 February 2017 |
| 6. Cleveley Court | 5 May 2017 |

In addition to this we have appointed International Fire Consultants Ltd (IFC) to carry out periodic fire construction inspections during the construction process for all of our buildings to ensure that the building complies with the fire strategy and building regulations. This is in addition to the requirements of Building Control and the warranty provider.

All of our properties at Marine Wharf are managed on our behalf by Mainstay Group who appoint Surety Limited to carry out fire risk assessments. Berkeley Homes carries out periodic audits of Mainstay Group to ensure that they are fulfilling our statutory obligations as landlord and this includes a specific section on fire safety. Further to this we have appointed the British Safety Council to carry out an annual Five Star Health and Safety Audit to determine the effectiveness of the implementation of Mainstay's health and safety arrangements.

Prior to occupation all of our new customers receive fire safety advice in our 'Living Guide' with further advice provided by Mainstay within their 'Welcome Pack' for new residents. A fire safety letter is sent to all residents on an annual basis which

Berkeley Homes (East Thames) Limited
Berkeley House, 5 Station Way, London, SE18 6NJ
Telephone: 0208 312 7800
www.berkeleyhomes.co.uk
Registered No. 04480928

reiterates this fire safety advice and includes fire evacuation procedures in accordance with the fire strategy for the building.

The annual fire safety letter has been sent to residents once again following the Grenfell Tower fire and our on-site concierge service are available 24 hours a day to discuss any fire safety concerns that our residents might have and to reassure them where necessary.

I trust the above is a comprehensive response but please do let me know if you require anything further.

Yours sincerely,



Mike McIvor
Director of Customer Services

Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes	Results if known	Contingency Plan
Berkeley Homes	Marine Wharf West	Sirius House 16.09.16, Cadmus Court 16.09.16, Navigation House 16.09.17, Baroque Gardens 07.02.17, Royal Victoria Gardens 07.02.17, Cleveley Court 05.05.17	Yes	The compartmentalisation has been confirmed by LB Lewisham Building Control and checked for integrity via our third part fire consultants IFC ltd.	Coreten brick work and solid hard wood.	No	N/A	N/A	N/A

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5780 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
WWW.CHEM.UCHICAGO.EDU

21st June 2017

Dear Jake,

As the Managing Agent you will be aware that we are not the Freeholder for Aragon Tower and therefore we are unable to comment on the day to day management of this tower or any alterations / modifications the building may have had since we sold the development.

Berkeley Homes sold Aragon Tower in 2009 to 'Fairhold Artemis Limited' who we believe are still the Freeholders, the correspondence address we have on file is: Molteno House, 302 Regents Park Road, London N3 2JX.

At the time of refurbishment the building make up was as follows:

- 29 storeys overall and consists of 24 storey concrete frame refurbishment with a five storey structural steel addition
- The tower has an aluminium rain screen cladding at lower 24 storeys and curtain wall cladding system constructed of aluminium and glass at the upper levels.
- A wet riser has been installed within the tower
- Each cladded floor has a firebreak of 1 hour
- Each apartment is compartmentalised to provide 60 minutes fire resistance
- Each communal corridor is fitted with Automatic Opening Vents (AOV's) which operate via the fire detection system
- The means of escape from the apartments into the common corridors is separated by a 2 hour fire resistance construction and 60 minute fire resistant doors.

The tower received building control sign off and section 20 certification sign off in conjunction with the London fire Brigade and was therefore a compliant design at the time of construction. As we have not been the landlord of Aragon Tower for several years, we are unable to confirm whether the information surrounding the current configuration of Aragon Tower is correct. We would therefore suggest you seek clarification from the Freeholder and or a third party expert.

I should also make you aware that numerous residents have made contact with our Customer Care department requesting information on the fire safety of Aragon Tower, we will direct any queries to KFH. Perhaps it would be prudent for you to issue a note to all residents to re-assure them of the management measures you have in place.

Likewise we have received a letter from Lewisham Council (Copy attached) and would be grateful if you or the Freeholder could make contact accordingly.

Yours sincerely



Kelly Bream
Operations Director

Berkeley Homes (South East London) Ltd, India House, 45 Curlew Street, London, SE1 2ND

Telephone: 0207 601 7300

www.berkeleyhomes.co.uk

Registered No. 3710536

11/11/11

11/11/11



21st June 2017

Dear Mr Sheehan,

Following on from your letter dated 19th June I can respond as follows.

Berkeley Homes (South East London) Ltd. are the Freeholder for City Walk, Forest Hill SE23 2AR, however the development has in place an RMC (Residential Management Company) for the day to day management. The Managing agents are Rendall and Rittner, the correspondence address we have is: Portsoken House, 155-157 Minories, London, EC3N 1LJ.

We have written to Rendall & Rittner and asked for confirmation that all Fire Safety assessment and maintenance is up to date. We have also requested that the RMC Directors or the Agents make contact with the residents to re-assure them of the measures in place.

We have also previously carried out a refurbishment of a former local authority Tower under the name 'Aragon Tower', which is located on George Beard Road, London, SE8 3AH. Berkeley Homes subsequently sold Aragon Tower in 2009 to 'Fairhold Artemis Limited' whom we believe are still the Freeholders, the correspondence address we have on file is: Molteno House, 302 Regents Park Road, London N3 2JX. As we are not the freeholder we are unable to comment on the day to day management of this tower or any alterations / modifications the building may have had since we sold the development.

At the time of construction both City Walk and Aragon Tower received building control sign off and section 20 certification sign off in conjunction with the London fire Brigade and were therefore a compliant design at the time of construction.

We have separately written to KFH the Managing Agents of Aragon Tower and we also provided them information pertaining to the construction of the tower at the point of redevelopment. We also requested that KFH or the Freeholders provide a response to yourselves and the residents alike for re-assurance. A copy of your letter has been sent to them.

Yours Sincerely



Kelly Bream
Operations Director

Berkeley Homes (South East London) Ltd, India House, 45 Curlew Street, London, SE1 2ND

Telephone: 0207 601 7300

www.berkeleyhomes.co.uk

Registered No. 3710536



Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes Results if known	Contingency Plan
Catford Holding Limited	Eros House	19th June 2017	Yes - a new Escape Evacuation plan has been provided within the recent Fire Risk Assessment. We are today circulating an up to date copy to all residents and are updating the current EEP's which are located at strategic points throughout the building	It has been assumed by the fire risk assessor in their report that the partitioning between floors is concrete which would prevent the spread of fire. However, subject to the landlord's approval, we will be instructing our surveyor to undertake a more detailed survey to further check the fire stopping for any breaches in fire resisting walls, floors and ceiling in order to maintain effective fire resistance between floors and compartments.	The general construction of the building is reinforced concrete with structural steel frame and glazed façade. There is no ACM cladding, however, subject to the landlord's approval, we will be instructing our surveyor to inspect the cladding and complete the DCLG Risk Assessment	Test pending	Test pending	Recommendations made within the recent Fire Risk Assessment are in the process of being progressed
						Test pending	Not applicable	

Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

3rd July 2017

Dear Kevin Sheehan

Fire Safety Information for Chapter Lewisham, Thurston Rd, London, SE13 7SD

Please allow me to introduce myself as the Health and Safety Manager at Greystar Europe Holdings Limited.

Following your letter received on 30th June 2017, please find attached the additional information requested for Chapter Lewisham.

1. The fire risk assessment was complete on September 2017 by a Health and Safety consultancy called William Martin Property Consultants.
2. The property manager's name at Chapter Lewisham is Eva Kiivit.
3. The contact number for Chapter Lewisham is 020 7293 0000.
4. The property was built in 2016 and no refurbishment work has been complete since the building reached practical completion. Following the Grenfell Tower fire, Greystar Europe Holdings Limited will be instructing a fire consultant to review all compartmentation and fire stopping in its buildings. If the report identifies any breaches, these will be fixed immediately.

For your reference, I have attached a page from Sherwood Court's O&M Manual which gives information on the brick cladding specification.

If you have any other questions, please do not hesitate to contact me.

Yours Sincerely,



Laura Bryant
Health and Safety Manager
Lbryant@Greystar.com
Direct line: 020 3595 3333
Mobile number: 0749 622 6246

cc. Mark Allnut, MD Construction & Development
cc. Bella Peacock, MD Portfolio Management
cc. Jeff Manno, MD Greystar Europe Holdings Limited
cc. Neil Burton, MD Real Estate Services

Greystar Europe Holdings Ltd is a limited company registered in England, with registered number 08741469 and VAT registered number 179754450. Our registered office is at Finsbury Circus House 15 Finsbury Circus London EC2M 7EB



**Property Management Matters
Limited**

**Sterling House
Langston Road
Loughton
Essex
IG10 3TS**

**t: 020 8418 1000
f: 020 8418 3600
w: galliardhomes.com**

**Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU**

28th June 2017

Dear Mr Sheehan,

RE: Fire Safety

Further to your letter of the 19th June 2017 I would like to inform you that we are undertaking a comprehensive review of all cladding that has been used on our developments in accordance with recommendations received from the 'Department for Communities and Local Government' ('DCLG') As managing agents PMM are also undertaking a an assessment of all policies, procedures and systems across the portfolio including a review of all Health & Safety and Fire Risk Assessments where it is deemed necessary.

Regular checks of the common areas are being conducted, which includes the inspection of Fire Doors, Riser Cupboards and any additional fire engineering systems that are in place for the safety of those that live in there.

I can confirm that we have notified all residents of the above points and reminded them of the current Fire strategy in place relevant to their scheme. As we manage new builds the policy remains one of a 'stay put and defend' Consistent with the FRA and current building regulations. Each building is formed as each flat being a separated fire compartment with the intent that a fire should be contained within each apartment.

We have notified residents that we are following the authorities' investigation closely and should those recommendations and policies change then we will of course advise them immediately of the new strategy.

I trust the above provides assurances that we are taking every action possible to ensure the safety of residents at our developments.

Sincerely,

**Julian Harper-Brown MIRPM
Senior Property Manager.**

Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes	Results if known	Contingency Plan	Contact Number	Contact Email
Muse	Lewisham Gateway (Block 1 - A2 River Mill Two)	20/06/2017	Yes	This is a new building - Completed June 2016 All dwellings have sprinklers All Residential common escape corridors/stairs have fire detection systems linked to mechanical smoke control vents 120 mins fire resistance is provided between floors & around all escape stairs 60 mins fire resistance is provided between all dwellings & between all dwellings & escape corridors The facing of all cladding systems are classified 'non-combustible' in accordance with National Classification or A1 to European Classification External wall insulation is rated as Class 0 'limited combustibility' or better, with requisite fire stops & fire testing to meet Building Regulations, Premier Guarantee/NHBC requirements The fire safety strategy for all buildings complies with the functional requirements of the Building Regulations and has been approved by the Building Control Body	Brick rainscreen cladding onto metal SFS walls and windows. Insulation is Kingspan K15 Kooltherm insulation BS 8414 tested against BR 135 criteria	No	N/A		This is a new building	07970 454032	doug.linby@musedevelopments.com
Muse	Lewisham Gateway (Block 2 - A1 River Mill One)	20/06/2017	Yes	This is a new building - Completed Dec 2016 All dwellings have sprinklers All Residential common escape corridors/stairs have fire detection systems linked to mechanical smoke control vents 120 mins fire resistance is provided between floors & around all escape stairs 60 mins fire resistance is provided between all dwellings & between all dwellings & escape corridors The facing of all cladding systems are classified 'non-combustible' in accordance with National Classification or A1 to European Classification External wall insulation is rated as Class 0 'limited combustibility' or better, with requisite fire stops & fire testing to meet Building Regulations, Premier Guarantee/NHBC requirements The fire safety strategy for all buildings complies with the functional requirements of the Building Regulations and has been approved by the Building Control Body	GRC unfitted rainscreen cladding onto metal SFS walls and windows. Insulation is Kingspan K15 Kooltherm insulation BS 8414 tested against BR 135 criteria	No	N/A		This is a new building	07970 454032	doug.linby@musedevelopments.com
Muse	Lewisham Gateway (Block 3 - B1 Buck Kiln Two)	This building has yet to be completed (due end Sept 2017. A Fire Risk Assessment will be undertaken at completion.	Building uncompleted and not yet occupied	Designed as Block 2 above	Brick rainscreen cladding onto metal SFS walls and windows. Insulation is Kingspan K15 Kooltherm insulation BS 8414 tested against BR 135 criteria	No	N/A		Building uncompleted and not yet occupied	07970 454032	doug.linby@musedevelopments.com

THE UNIVERSITY OF CHICAGO

Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes	Results if known	Contingency Plan
EVis (Jersey) Limited	Batavia Road, SE14 6AX	24th November 2016	yes	Yes	None (Brick faced)	N/A	N/A	N/A	Confirmed

Barry Quirk
Chief Executive
Lewisham Council

22nd June 2017

Dear Barry,

Lewisham's Tall Buildings and Fire Safety following Grenfell Tower

Following the horrific fire at Grenfell Tower, North Kensington last week, I would like to formally request an assessment of the fire and other risks of the tall buildings in the Lewisham Town Centre regeneration area.

Furthermore, I would like to request an assessment of the fire and other risks of the tall buildings in any regeneration areas that the Council is a partner, sponsor or associate in any way.

The safety of the Lewisham residents demands further searching questions. The Council has a wider duty of improving and securing the wellbeing of our residents. Notwithstanding, the Council's specific statutory duties, the reputational risk to the Council could be substantial.

Specifically, I would ask in relation to Lewisham Town Centre:

- What type of cladding has been used in Loampit Vale?
- Is this the same cladding Grenfell Tower? If so, is the developer to replace this now?
- Have the developer and landlords undertaken a review since the Grenfell Tower fire
- What has Lewisham Council requested – or demanded – of the developer?
- Has a review of materials proposed for the current construction been undertaken?

In relation to other regenerations schemes:

- How many other regeneration schemes have tall buildings that could be affected and where are they sited?
- Can non residential tall buildings be included too?
- Will a review be undertaken?

You will be aware that the Department for Communities and Local Government have issued 'Guidance on the safety checks on private residential blocks' and I hope that the Council will ensure that landlords are aware of their responsibilities and insist on checks where the Council is a partner, sponsor or associate in any way.

Furthermore, I request full disclosure of information to the Overview & Scrutiny Committee.

I look forward to your reply.

Yours sincerely



Councillor Alan Hall

This page is intentionally left blank



Barry Quirk CBE
Chief Executive

Chief Executive's personal office
5th Floor Laurence House
Catford, London SE6 4RU

23 June 2017

Dear Councillor Hall

Lewisham's Tall Buildings and Fire Safety following Grenfell Tower

I write in response to your request for an assessment of the fire and other risks of the tall buildings in Lewisham Town Centre, and other regeneration areas in the borough, dated 22 June 2017.

You will be aware of the immediate and robust response that the Council has made to the Grenfell Tower disaster, which was set out in the letter from Kevin Sheehan dated 16 June. Our focus has been threefold.

First, we have been working closely with Lewisham Homes and RB3, the managers of the homes the Council owns, to be reassured that: fire risk assessments have been completed and actions responded to; that additional precautions have been taken for those high rise towers and homes that have been identified as most at risk; that they are providing clear information and reassurance to residents, and that together we are responding to the requirements of the DCLG.

Second, we have been in close contact with our registered social landlord (RSL) partners, seeking their assurance that they too are fully risk-assessing their properties, reassuring their residents, and complying with the requirements of the Government's on-going review into the circumstances of the fire.

You will know that in some places we are working actively in partnership with RSL partners to bring forward housing regeneration, and in these places our dialogue has been particularly close and focussed on ensuring risks are properly managed.

Finally, we have written to every landlord of every tall building in Lewisham, requesting that they too reassure us about the steps they are taking. The Council has no formal powers to require these landlords to respond, and they are not regulated by the Government in the same way as the Council and its RSL partners. Nonetheless we will continue to utilise

our partnership relationships to ensure that they are aware of their responsibilities.

We are therefore taking a number of active steps to protect the safety of Lewisham residents, in the manner you suggest in your letter. Your letter also asks specific questions about developments in Lewisham Town Centre, and regeneration projects across Lewisham, and you ask that there is full disclosure of information relating to those projects to the Overview & Scrutiny Committee.

I can confirm that we will disclose all information that is available to officers, in relation to your questions, and that we will provide this in the form of a written report which will be considered at three separate committee meetings as follows:

- Housing Select Committee, 5 July
- Overview and Scrutiny Committee, 11 July
- Sustainable Development Select Committee, 19 July

Officers will collate the information that has been made available to them by our partners and private developers in relation to the projects you mention. In addition they will collate any relevant information that was included in the planning applications for these projects. Where Lewisham Council has provided Building Control services to the development, which will only be where the developer has chosen the Council from a market of potential providers, we will also include relevant information in that regard.

It is important to be clear, however, that the report to the Committees cannot provide an assessment of the fire or other risks attendant to any of the buildings in question. These assessments will be carried out for landlords by expert advisors, and I trust that you will agree that Council officers should not attempt to make assessments of this manner, using the limited information that is available to them.

Nonetheless I am confident the information that will be presented in this report will reassure you that the Council is taking all reasonable steps in response to the Grenfell tragedy, and to protect and reassure our residents.

Yours sincerely,



Barry Quirk
Chief Executive



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200 F 020 7960 3602
Minicom 020 7960 3629
www.london-fire.gov.uk

London Fire Brigade is run by the London
Fire and Emergency Planning Authority

Date May 2017

Dear Sir/Madam,

TALL BUILDINGS – EXTERNAL FIRE SPREAD

The fire at Shepherd's Court in Hammersmith on 19 August 2016 received widespread coverage in the media, in the main because the cause of the fire was due to a faulty appliance that was subject to a product recall, an issue which the London Fire Brigade has been campaigning on. However, I am also drawing this fire to your attention to highlight the external spread of the fire that occurred.

My predecessor, Assistant Commissioner Steve Turek, wrote to housing providers in March 2009 about a variety of matters relating to fire safety in residential housing blocks. One of those matters was replacement double glazing and the associated replacement of spandrel and filler panels on the external faces of blocks of flats with floors above 18 meters in height. In the case of this fire, we believe such panels were a contributory factor to the external fire spread.

The London Fire Brigade have seen a number of cases where it appears, on the basis of the information available to us, that the level of fire protection to the external face of the building did not comply with the requirements of Part B of the Building Regulations insofar as they seek to limit the speed with which a fire can travel and spread over the external face of a building or may contribute to a fire.

Testing of panels has found that the combustibility of the composition of the panels at Shepherd's Court did not meet the levels expected for conformity with the building regulations. On testing it was found that panels may deform or delaminate exposing any combustible core or constituent material resulting in the panel becoming involved in the fire and allowing the fire to spread and enter flats other than the flat of origin of the fire.

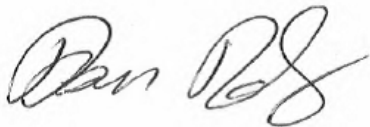
In many instances, how these panels came to be used is not clear due to the length of time since installation. However, we have noted that the glazing used in such replacements has usually been subject to certification under a Competent Persons Scheme for building regulations compliance. It may have been assumed that the spandrel and in-fill panes were also covered by the certification. Our understanding is that these Competent Person Schemes in fact only cover glazing, roof lights and doors containing more than 50 per cent glazing. It is of note that guidance to support some Competent Person Schemes does not mention the need to ensure compliance with section B4 (External Fire Spread) of the Building Regulations and instead focused solely on use of windows as means of escape in case of fire.

In the light of fires that have occurred, I would urge you to consider carefully your arrangements for specifying, monitoring and approving all aspects of future replacement and improvement to building facades and construction of new buildings for which you are responsible. Contracts for the provision and installation of replacement elements of building facades, including insulation, replacement double

glazing and associated spandrel and in-fill panels must ensure compliance with **all** parts of Part B if they are to secure public safety and minimise fire losses.

I would therefore strongly urge that you consider this issue as part of the risk assessment process for premises under your control. I suggest that you make sure all relevant information about any replacement window and facade schemes is fully available to fire risk assessors. Where no reliable information is available for a given property, it is our general expectation that a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk. This assessment will need to take account of other fire safety measures already in place in the building as well as potential mitigation measures to ensure that any potential fire spread does not pose a risk to health and safety.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Dan Daly', written in a cursive style.

Dan Daly
Assistant Commissioner
Fire Safety Regulation

Sustainable Development Select Committee		
Title	Waste & Recycling Service Update	
Contributor	Strategic Waste and Environment Manager	Item 6
Class	Part 1 (open)	20 July 2017

1. Summary

- 1.1. This report provides an update on the new food and fortnightly waste collection service and an update on the performance of the bulky waste Collection service.

2. Recommendations

- 2.1. The Sustainable Development Select Committee is recommended to:
- To note the contents of the report.
 - To discuss the item and provide views on the content.

3. Background – New Food & Fortnightly Waste Services

- 3.1. As a result of a number of challenges and drivers, officers modelled a range of service options and the option approved at Mayor & Cabinet in February 2016. These were:
- The introduction of a subscription garden waste service;
 - The introduction of a weekly food waste service;
 - A reduction in the collection frequency of residual waste to fortnightly, and
 - retaining the current recycling & garden waste collections weekly

Challenges & drivers for service changes

- 3.2. Improved Environmental Performance - Lewisham's recycling rate is one of the lowest in the country and by changing the services that are offered could have a significant impact on reducing waste in the first instance, increasing the amount that is recycled or composted and reducing the carbon footprint of waste and recycling collected and disposed of.
- 3.3. There are a number of benefits to recycling more than we currently do, including reducing the amount of waste sent to incineration, conserving natural resources such as wood, water and minerals, and preventing pollution by reducing the need to collect new raw materials. Lewisham does have a good range of materials that can be recycled, however, not all residents are using the services to their full potential. There could also be significant gains both in performance and environmental impact on collecting food waste. By the very nature of collecting food waste people often see how much is being wasted and change their habits to reduce their waste accordingly. Further, collecting food waste produces biogas providing a source of renewable energy that is carbon neutral and a fertiliser rich in nitrogen.

- 3.4. Financial - The financial drivers are around the need to make savings in the current budget climate, whilst at the same time running effective and efficient services.
- 3.5. Reductions in government funding, combined with increased costs of collection and disposal and a volatile recyclable market has significantly increased pressure on waste budgets in recent years.
- 3.6. Legislation - There are two key regulations in the Waste (England and Wales) (Amendment) Regulations 2012, as detailed below:
- Regulation 12 - places an ongoing requirement for local authorities to apply the waste hierarchy;
 - Regulation 13 – from 1 January 2015, waste collection authorities must collect waste paper, metal, plastic and glass separately and imposes a duty on waste collection authorities, from that date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection. These duties apply where separate collection is necessary (the Necessity Test) to ensure that waste undergoes recovery operations in accordance with the directive and to facilitate or improve recovery; and where it is technically, environmentally and economically practicable (The TEEP Test).
- 3.7. Future waste planning-The SELCHP Energy from Waste (EfW) contract ends in early 2024. The contract prices for EfW tend to be much higher than other forms of waste treatment and with a growing population potentially producing more waste and recycling, it is necessary to explore all options for managing waste and recycling effectively and efficiently.

4. Overview of change to current service

- 4.1. Lewisham currently provide a weekly collection of the 180ltr black refuse bin and the green 240ltr recycling bin. A garden waste collection service is provided on a weekly basis to residents that have subscribed to the service.
- 4.2. The new service will take effect on the 2nd October to Lewisham residents that currently have a wheeled bin collection (80,000), except high density red routes. The following items can be disposed of in the food caddy:
- Meat and fish - raw and cooked including bones
 - Fruit and vegetables - raw and cooked
 - All dairy products such as eggs and cheese
 - Bread, cakes and pastries
 - Rice, pasta and beans
 - Uneaten food from your plates and dishes
 - Tea bags and coffee grounds
 - Nut shells
- 4.3. The 180ltr Black refuse bin will be collected fortnightly. The recycling bin will remain the same with a weekly collection. The food and for residents that have subscribed to the garden waste collection service, collection will be on a weekly basis. All collections will be made on the same day.
- 4.4. Under exceptional circumstances we may consider replacing a standard 180ltr black wheelie bin for a larger 240ltr wheelie bin.
- 4.5. An update report will be provided within 6 months of the service commencing.

Disposal

- 4.6. An interim contract with Veolia UK has been approved for the food and garden waste. The organic waste will be collected at the kerbside and will be tipped at Veolia Southwark, where it will be transported to an In Vessel composting (IVC) facility. The contract has been agreed for 1 year allowing Lewisham to collate tonnage data to enable us to go out to tender.

Vehicles

- 4.7. A total of 24 vehicles will be in operation. 8 vehicles will be assigned to residual, 8 to recycling and 8 to collect the food and garden waste.
- 4.8. It was agreed at M&C on 7/6/17 that these vehicles would be bought rather than leased.

Communications

- 4.9. A comprehensive communication strategy is in place with available resources for communication, community engagement and monitoring activities.
- From the beginning of August, the Lewisham website will be updated informing residents of the change in service, pop up boxes will open on all pages.
 - Posters will be displayed around the borough on JC Decaux boards, from the beginning of September.
 - Posters will be displayed at libraries, park entrances, Cllr surgeries and Laurence House from the 24th July.
 - Social media will be used to advertise and inform residents of the changes on a weekly/ daily basis, as of 24th July.
 - Information will be published in the autumn edition of Lewisham Life during August
 - Information will be advertised in the press from 24th July.
 - E-newsletters will be sent to over 35,000 residents at different times during the implementation process.
 - A letter will be sent to all kerbside properties on the 24th July.
 - Postcards will be handed out at the Reuse & Recycling centre and Access Point from end of July.
 - Road Shows will be held during September and October at Deptford, Lewisham, Catford and Sydenham
 - Bin tags will be used to inform residents in advance of the start date
 - Waste Advisers will engage with residents from September.
 - From the 24th July, Leaflets will be delivered to all kerbside properties.
 - From September, a telephone holding message will be used across services via the Call centre.
 - Presentation will be available from beginning of September at Access Point, Laurence House.
 - Members briefing note has been prepared and will be circulated in advance of implementation date

Waste advisors

- 4.10. Officers are currently recruiting 10 Waste Advisors who will start September for a 6 month period. The Waste Advisors will engage with householders providing help and advice by door knocking and carrying out roadshows

around the borough. They will carry out a participation survey prior to the commencement of the new service and carry out a further survey after the service has been implemented, targeting areas that are not using the service.

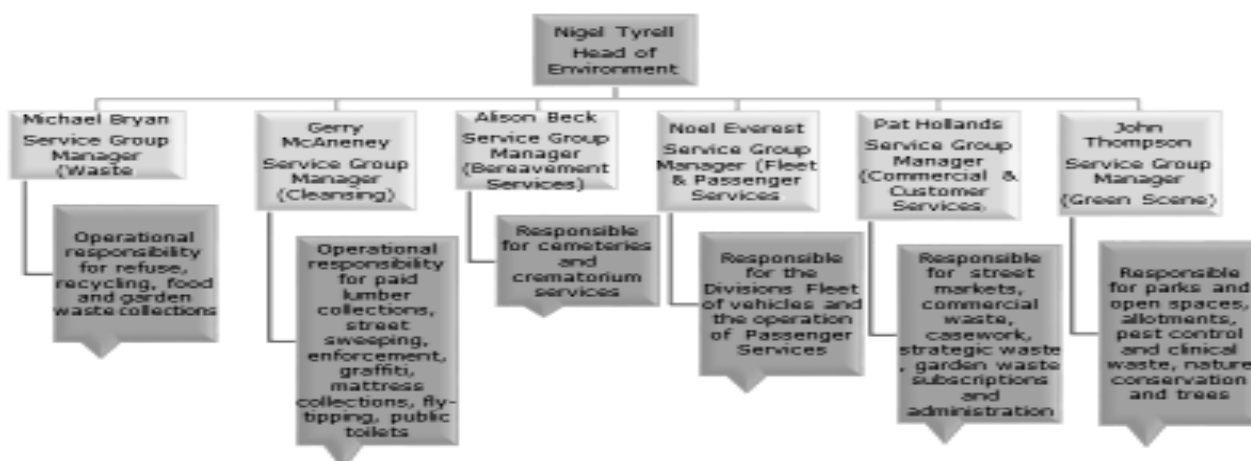
Caddies and bags

- 4.11. Properties will receive a 23 litre outside food bin and a smaller 5 litre indoor kitchen caddy. An initial supply of biodegradable liners will be provided. Thereafter residents will need to purchase liners from supermarkets.
- 4.12. Internal and external bins are currently stored at Willow Way where 2 leaflets, including the collection calendar, and the bags will be packed in the caddy prior to distribution. Distribution of the caddies and leaflets will commence 25/07/2017.

5. Environment Division Structure Chart

- 5.1. The below structure chart is an up to date chart (2017/18) which includes changes for the new service delivery.

Environment Division Management Structure



6. Complaints and Casework

- 6.1. The Lewisham web site will hold all relevant information about the service changes and constant reminders that residual waste will be changing to a fortnightly service. If residents feel that they have not been able to find the answer to their question or would like to raise a complaint there are options available:

- Requests & complaints can be raised via the Lewisham Website
- Via email
- letter
- Via call back, to allow for residents that do not have access to the internet.

- 6.2. The complaint procedure is in line with corporate procedures.

6.3. Service requests will be logged on the Love Lewisham app by members of staff. This allows the service to monitor issues and identify areas of concern before members of the public report issues.

7. Back ground – Bulky Waste Collection Service

7.1. On 1st April 2016 the responsibility for this service was transferred from the Environment Division's Street Cleaning group to Lewisham Homes. Lewisham Homes have provided an update on the performance of the Bulky waste service. Please see appendix A

8. Financial Implications

8.1. There are no financial implications relating to this report.

9. Legal Implications

9.1. There are no legal implications relating to this report.

10. Equalities Implications

10.1. There are no equalities implications relating to this report.

11. Environmental Implications

11.1. Environmental considerations have been taken into account in this report.

12. Crime and Disorder Implications.

12.1. There are no crime and disorder implications relating to this report.

13. Conclusion

13.1. This paper provides the Committee with an overview of the current and planned waste & recycling services and an update on the performance of the Bulky waste collection service. This report seeks to capture the views of the Committee on the new waste & recycling service and on the current performance of the bulky waste collection service.

14. Further Information

14.1. For further information please contact Wendy Nicholas, Strategic Waste & Environment Manager at wendy.nicholas@lewisham.gov.uk or 020 8314 2194

Appendix A

Meeting	Sustainable Development Select Committee	Item No. 6
Report title	Update on Bulk Refuse and Fly-tipping on Lewisham Homes Estates	

1. Lewisham Homes took responsibility for the collection and disposal of bulk refuse and fly-tipping on the estates in manages from 1 April 2016.
2. The service forms part of the Environmental Services Division, which also manages internal and external cleaning (caretaking) and grounds maintenance. It's currently operated with 8 staff using 4 x 3.5 tonne tippers. The teams collect from bulk refuse points adjacent to Lewisham Homes-managed blocks as well as any fly-tipping at these locations and elsewhere on communal housing land.
3. In 2016/17 the teams collected and tipped 3,679 tonnes of bulk and fly-tipping – an average of 307 tonnes per month. The cost of the service for the year was £343,472, excluding tipping cost. This was £6.5k lower than in 2015/15.
4. Tipping costs in 2016/17 were £456,868. They are charged to the HRA, but form part of the service charge to leaseholders.
5. Based on tipping records over the last five months, we expect a substantial increase in volumes and costs in 2017/18.
6. Since February 2017, there has been a steep increase in the amount of bulk and fly-tipping. From 1 April 2016 to 31 January 2017, the teams collected an average of 281 tonnes per month. From 1 February to 30 June, the estimated average was 473 tonnes per month.
7. If this trend is continued, Lewisham Homes expects to collect and tip in the region of 6,000 tonnes of bulk refuse and fly-tips in 2017/18. The increase in the volume and slightly increased charges mean, in 2016/17, the cost of tipping alone is estimated to be £759k.
8. Customer satisfaction with the service in 2016/17 appears to have improved compared with previous years. However, since June 2016, Lewisham Homes has measured customer satisfaction with external cleaning whole rather than separating bulk collection and estate sweeping. Although simpler, it makes comparisons between current satisfaction levels and last year's levels less straightforward.
9. We can compare satisfaction with all external services (i.e. external cleaning and grounds maintenance) up to 2015/16, with external cleaning in 2016/17. Out of a sample of 999 customers surveyed in 2016/17, 72% were satisfied. This is an improvement compared with 2014/15 (65%), and 2015/16 (58%).
10. These satisfaction levels are lower than those for Lewisham Homes' other Environmental Services, and managers are integrating the bulk service more fully within its Caretaking service to further improve performance – particularly in view of the 62% increase in the pressure on the service this year to date.

Sustainable Development Select Committee		
Title	Bakerloo line extension update	
Contributor	Head of Planning	Item 7
Class	Part 1 (open)	20 July 2017

1. Purpose

- 1.1 This report is intended to update Members on the progress with the work to extend the Bakerloo Line and the workstreams that are being progressed to support the proposed extension. The Bakerloo line extension is intended to serve existing stations at New Cross Gate and Lewisham as a first phase. The Mayor of London has proposed in his draft Transport Strategy to look at the feasibility of a phase 2 extension beyond Lewisham station to serve Hayes in 2018.

2. Recommendations

- 2.1 The Select Committee is asked to note the content of this information report and direct any questions to officers.

3. Background

- 3.1 Consultation on the extension of the Bakerloo line to Lewisham Station was undertaken by TfL in the early part of 2017. The Council sent a holding response to that consultation which took into account feedback from SDSC. Since that holding response was submitted, Officers have been progressing various workstreams to support the proposed extension.
- 3.2 The Council is in a growth partnership with the GLA, TfL and LB Southwark, dealing with regeneration, transport and planning matters along the Bakerloo Line Extension corridor. Senior Officers from each organisation meet at the quarterly Old Kent Road, New Cross and Lewisham Board and other Officers meet on a regular basis with Officers from the GLA and TfL as part of a working group.

4. Progress update

Lewisham

4.2 Lewisham Interchange Study

- 4.3 Officers are working with the GLA, Network Rail and TfL on a detailed study into Lewisham Station and the implications of introducing an interchange between the BLE, DLR and National Rail services. The principles of the study are to:

- Connect the site to open space
- Integrate with nature
- Engage with the river wherever possible
- Make the interchange visible
- Make sustainable travel connections and promote cycling and walking
- Unlock connections
- Stitch neighbourhoods together
- Create an intuitive passenger experience
- Increase capacity and safety
- Create a holistic interchange

4.4 The study is jointly funded by LBL, Network Rail and TfL and is intended to shape some shorter term capacity enhancements that Network Rail intend to undertake so that they work with the long terms aspirations for Lewisham as an interchange.

4.5 Lewisham Tall Buildings Study

4.6 This study seeks to look at the approach to Tall Buildings within Lewisham Town Centre as an update to the existing tall building study which is an evidence base document that has underpinned current policy. The approach to the study was presented to the Strategic Planning Committee in 2016 and following that feedback officers have been progressing work with a view to having a draft available by the end of summer 2017.

4.7 The objective of the study is to provide a methodology for determining the appropriate scale and location of tall buildings within the town centre. It proposes to set out a robust methodology and rationale for analysing the suitability of individual sites within the town centre for tall buildings. It is intended that this will set the context for the preparation of a tall buildings strategy for the rest of the Borough.

New Cross Gate

4.9 Officers are currently working with the GLA and TfL on two pieces of work to understand the impact of the BLE on New Cross and the wider area and to undertake a detailed study on the creation of a station interchange. As such officers are currently finalising the brief for:

- i. A masterplan for an area of approximately 1km radius around New Cross Gate station
- ii. A detailed Station Interchange Study for New Cross Gate Station and its surrounds

4.10 The project is envisaged as a parallel process, investigating the implication of the proposed BLE at various scales. This is proposed to inform an implementation plan that details individual projects, sites and interventions contained within the study, and identifies potential timeframes, partners and funding opportunities.

4.11 New Cross Gate Masterplan

4.12 The masterplan will cover an area of approximately 1km radius around New Cross Gate station and will look at the opportunities the proposed BLE offers to New Cross as a place whilst looking to protect its existing character. These will include:

- Exploring future development opportunities
- Identifying opportunities for improvements to the A2 Old Kent Road- Deptford corridor, including upgrades to strategic links
- Securing environmental improvements by enhancing the public realm and mitigating the impacts of traffic – this may require the input of specialist transport engineers
- Understanding the local economy with a view to consolidating and improving employment opportunities in future development scenarios- particular focus should be placed on the role of the creative industries in New Cross, and links to Goldsmiths University of London and Deptford
- Improving the retail offer
- Looking into the mix of residential, employment, retail and social infrastructure – quantity, location and typology.
- Facilitating the growth of key assets within the area including Goldsmiths University, Lewisham College and the creative industries. Above all, the urban design framework should explore the benefits that the BLE can provide for existing and future residents.

4.13 The study will be jointly funded by LBL, Network Rail and TfL.

4.14 New Cross Gate Station Interchange Study

4.15 Officers are working with the GLA and TfL on a detailed study into New Cross Gate Station and the implications of introducing an interchange between the BLE, London Overground and National Rail services. This study will be funded by TfL and seeks to:

- Consider how a Bakerloo Line Station at the New Cross Sainsbury's site (TfL's chosen option) and at the Goodwood Road site (one of TfL's dismissed options) can create a high quality public transport interchange, focusing its area of study on LB Lewisham Core Strategy 2011 strategic site allocations SA5 (Goodwood Road site) and SA6 (Sainsbury's Site) and their immediate surrounds
- Identify opportunities to significantly improve the quality of the public realm and the environment of New Cross Road in the short, medium and long term
- Explore the capacity and nature of development on both of these sites, with a view to informing future development briefs.

4.16 These studies are expected to inform whether or not Sainsburys and the other existing commercial operators can remain in operation during the construction of the station and whether or not, Route 1, which is a priority east-west link, can be linked up across the Sainsburys site between Hatcham Park Road to the

west and Goodwood Road in the east which was established in the North Lewisham Links Strategy (December 2012).

4.17 Information still awaited from TfL in regard to New Cross Gate

- 4.18 Some of the details officers originally sought from TfL when the BLE consultation commenced will be resolved within the above studies. However officers are still awaiting information on the following, which is needed to progress these studies:
- Further detail regarding how any construction impacts associated with the BLE will be minimised and mitigated
 - Confirmation that the construction and operation of any proposed BLE Underground station and associated rail lines has adequate consideration for minimising and mitigating any potential nuisance.
 - Further information on the intermediate shafts and head-houses, even at the early stages of design,
 - Clarification on indicative future operational requirements including the requirement for ventilation shafts and whether these are/can be centralised in 1 location or decentralised across many. Information around predicted life spans of the Underground station box and any associated over station development

4.19 A2 Corridor

- 4.20 A third piece of work is being undertaken is on the A2 Corridor. This study is being undertaken by TfL with the involvement of Lewisham officers. The study area stretches from the borough boundary with Southwark to Deptford High Street. It will focus on the roadway in New Cross and New Cross Gate with more detailed studies on those parts of the route with a higher level assessment of the remainder. TfL are currently collating baseline data and expect to have produced this by the beginning of September 2017 with a view to completing the work by the beginning of November 2017.

4.21 Shaft Sites - Wearside Service Centre

- 4.22 TfL have advised officers that the ventilation shaft that is required on this site will measure 5m x 5m and will be two storeys high. However, officers are yet to be advised of any details on the proposed overrun tunnels and portals. There are several issues arising for the Council and officers have requested further detailed information relating to:
- the nature of the overrun tunnels/portals and the dimensions of them;
 - whether there can be development over the tunnels;
 - the impact on the operational depot, including essential waste and transport services;
 - the impact of construction traffic on neighbouring residential areas, including a timetable and duration of the works, and;
 - the impact of permanent structures and access on future development and use of the site

4.23 Shaft sites: Ventilation shaft site at Lewisham Way

4.24 Officers have yet to receive any details from TfL as to the exact location, scale or height of the shaft, which are needed to assess its impact.

4.25 Policy Position

4.26 Direction of Travel document

4.27 The Council's existing planning policy position is contained within the development plan which comprises the Core Strategy, Development Management Local Plan, Lewisham Town centre Local Plan and sits alongside the London Plan. These documents promote growth in the designated Regeneration and Growth corridor which covers New Cross/Deptford, Lewisham Town Centre and Catford. However, the policies, whilst noting the need for additional infrastructure, pre-date the proposed BLE. It is therefore intended to prepare a Direction of Travel document in advance of a new local plan to ensure that there is a clear and consistent application of the existing policy position to support the delivery of the Bakerloo line to Lewisham and beyond. A draft is being prepared and will be shared with Members at the committee.

4.28 This document sets out how the Council's existing planning policy framework supports the delivery of the BLE and how growth and development associated with its arrival will be supported, planned for and sustainably delivered for the benefit of the whole Borough.

4.29 It highlights that the existing Core Strategy provides a positive framework for growth and that the spatial strategy contained within it that identifies the broad growth areas is still fit for purpose and underpins the London Plans growth targets and supports the argument for the delivery of the BLE in these areas.

4.30 It confirms that the Council will work with developers, landowners and other partners to deliver new development in the context of the delivery of the BLE and ensure that these enhanced development opportunities are brought forward in a managed and coordinated way. The document will:

- Confirm the borough's established approach to growth and the aspiration to optimise this growth with supporting necessary required infrastructure
- Confirm the Council's aspiration to capture development opportunities associated with the delivery of the BLE
- Set out the Council's commitment to plan for the arrival of the BLE

4.31 Local Plan timetable

4.32 The arrival of the Bakerloo Line Extension and the associated possibilities for growth will be an important element of the spatial strategy contained within LB Lewisham's new Local Plan.

4.33 Lewisham's new Local Plan currently proposes to build on the existing growth strategy contained within the Core Strategy 2011, which identifies a growth

corridor extending from New Cross and Deptford to Catford, as well as planning for the BLE and the possibilities for growth and development in both Phase 1 and 2. Lewisham's new Local Plan will be required to continue to positively deliver a greater number of homes and jobs than the current Core Strategy. A report to SDSC in 29 November 2016 set out the reasons why Lewisham's development plan documents need to be updated and replaced.

- 4.34 The preparation of the Local Plan has slipped against the Council's published timetable. This is, in part, due to the unknown aspects of the significant changes at the national and regional level, the publication of the Housing White Paper and, in part due to progressing other policy work, in particular preparation of the Gypsy and Traveller Site(s) Local Plan. As such, the new Local Plan is currently at the initial stages of development, with Regulation 18 consultation currently scheduled for summer 2018, with a view to adoption in 2020 at the earliest.
- 4.35 Officers will be working to understand the implications of the BLE in partnership with existing local communities, Members, delivery partners and statutory consultees including the Greater London Authority (GLA), LB Greenwich, LB Southwark, and local amenity societies.

4.36 Mayoral CIL

- 4.37 Created by the GLA, this is a charge targeted at developers to help contribute towards strategically important transport infrastructure. In the Mayoral CIL 2 (MCIL2) consultation, the Supporting Document refers to MCIL2 being for Crossrail 2 and other strategic transport projects. MCIL2 is scheduled to be adopted in April 2019. Officers consider the BLE to be a strategic transport project as it will create a cross-London rail link from south-east to north-west. The BLE Phase 1 is also highlighted as critical within the London Infrastructure Plan 2050, and contained within the London Plan, and officers therefore consider it should be considered for funding from the Mayoral CIL. As such officers are preparing a case to the GLA for it to be considered as a strategic transport project.

4.38 Local CIL

- 4.39 Officers are currently in the process of refreshing our Local CIL Charging Schedule to reflect changes in property values and build costs, and will be looking to capture some of the uplift in land value that arise from the BLE, and to help fund essential infrastructure. As part of this officers are drafting amendments to the Regulation 123 list to reflect the works proposed as part of the BLE, and in the interim, have commenced updating the Planning Obligations SPD to help capture infrastructure contributions while the final Local CIL is being adopted.

4.40 Mayor's Draft Transport Strategy

- 4.41 This was published on June 21 Mayor of London and it sets out the Mayor's policies and proposals to reshape transport in London over the next 25 years. It

is a statutory document and it builds on the Mayor's vision for a better London that was outlined in 'A City for All Londoners' and takes forward the approach set out in 'Healthy Streets for London'.

- 4.42 The Accessibility Implementation Plan within the document schedules the Bakerloo Line Extension in the 'Tube improvement programme' which will introduce new trains and reduced overcrowding as well as an extension to the line itself.
- 4.43 Proposal 67 of the document states 'that the Mayor, through TfL and working with Network Rail and the boroughs, will deliver a programme of station capacity improvements to complement line capacity enhancements and to improve the overall public transport journey experience in London.' It notes the extensions of the Bakerloo line to Lewisham and beyond, which will provide extra capacity for 65,000 journeys in the morning and evening peak, as one of those improvements which will unlock developments.

4.44 Other matters

- 4.45 Officers continue to pressure the GLA to commit to the Bakerloo line beyond Lewisham and TfL to explore options for re-zoning Lewisham stations for the benefit of residents.

5. Financial Implications

- 5.1 There are no direct financial implications arising from this report.

6. Legal implications

- 6.1 As this is an information item there are no direct legal implications arising from this report.

7. Crime and disorder implications

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

8. Equalities implications

- 8.1 Lewisham's Comprehensive Equalities Scheme (CES) 2012-16 describes the Council's commitment to equality for citizens, service users and employees. The CES is underpinned by a set of high level strategic objectives which incorporate the requirements of the Equality Act 2010 and the Public Sector Equality Duty:

- tackle victimisation, harassment and discrimination
- to improve access to services
- to close the gap in outcomes for citizens
- to increase understanding and mutual respect between communities
- to increase participation and engagement

9. Environmental Implications

9.1 There are no direct environmental implications arising from this report.

10. Conclusion

10.1 The Committee is asked to note the content of this report setting out an update on work being undertaken by officers since the submission of the holding response to the BLE consultation in April 2017.

If you have any questions about this report please contact Julia Robins, Majors and Strategic Projects Manager (ext 47116).

Sustainable Development Select Committee		
Title	Select Committee work programme	
Contributor	Scrutiny Manager	Item 8
Class	Part 1 (open)	20 July 2017

1. Purpose

To advise Members of the proposed work programme for the municipal year 2017-18 and to decide on the agenda items for the next meeting.

2. Summary

- 2.1 At the beginning of the new administration, each select committee drew up a draft work programme for submission to the Business Panel for consideration.
- 2.2 The Business Panel considered the work programmes of each of the select committees on 22 May 2017 and agreed a co-ordinated overview and scrutiny work programme. However, the work programme can be reviewed at each Select Committee meeting so that Members are able to include urgent, high priority items and remove items that are no longer a priority.

3. Recommendations

3.1 The Committee is asked to:

- note the work plan attached at **Appendix B** and discuss any issues arising from the programme;
- specify the information and analysis required in the report for each item on the agenda for the next meeting, based on desired outcomes, so that officers are clear about what they need to provide;
- review all forthcoming key decisions, attached at **Appendix C**, and consider any items for further scrutiny;

4. The work programme

4.1 The work programme for 2017-18 was agreed at the Committee's meeting on 20 April 2017.

4.2 The Committee is asked to consider if any urgent issues have arisen that require scrutiny and if any existing items are no longer a priority so they can be removed from the work programme. Before adding additional items, each item should be considered against agreed criteria. The flow chart attached at **Appendix A** may help Members decide if proposed additional items should be added to the work programme. The Committee's work programme needs to be achievable in terms of the amount of meeting time available. If the Committee agrees to add additional item(s) because they are urgent and high priority, Members will need to consider

which medium/low priority item(s) should be removed in order to create sufficient capacity for the new item(s).

5. The next meeting

5.1 The following reports are scheduled for the meeting on 12 September 2017:

Agenda item	Review type	Link to corporate priority	Priority
Lewisham Future Programme savings	Performance monitoring	Inspiring efficiency, effectiveness and equity	High
Catford town centre regeneration quarterly update	Performance monitoring	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium
Planning: key policies and procedures	Policy development	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium

5.2 The Committee is asked to specify the information and analysis it would like to see in the reports for these items, based on the outcomes the Committee would like to achieve, so that officers are clear about what they need to provide for the next meeting.

6. Financial implications

There are no financial implications arising from this report.

7. Legal implications

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.

8. Equalities implications

8.1 The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.2 The Council must, in the exercise of its functions, have due regard to the need to:

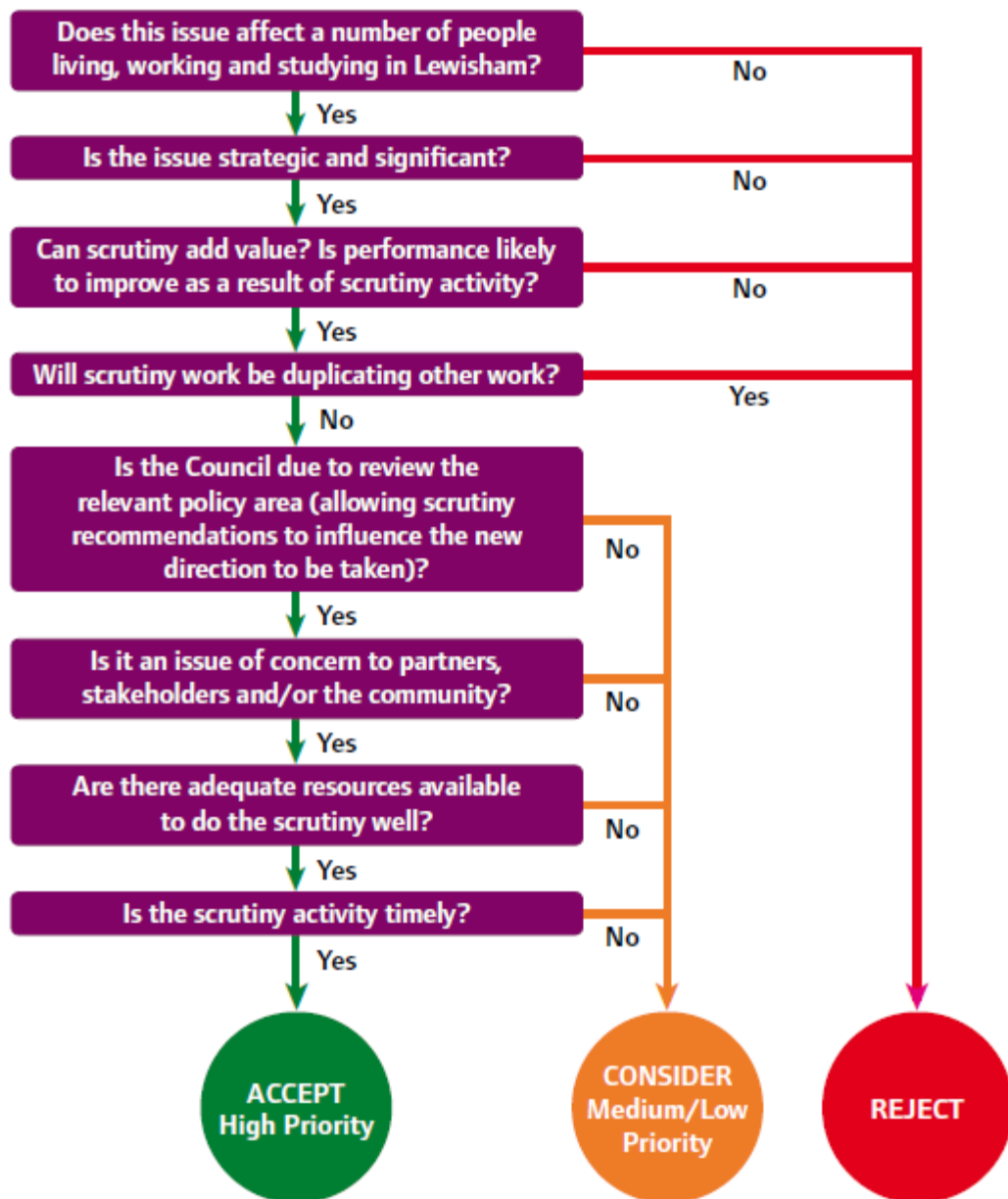
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who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

- 8.3 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.

Background Documents

Lewisham Council's Constitution

Scrutiny work programme – prioritisation process



Sustainable Development Select Committee work programme 2017-18

Programme of work

Work Item	Type of item	Priority	Strategic Priority	Delivery deadline	20-Apr	14-Jun	20-Jul	12-Sep	16-Nov	14-Dec	18-Jan	22-Mar
Lewisham Future Programme	Performance monitoring	High	CP10	Ongoing					Savings			
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								
Bakerloo line extension update	Policy development	High	CP3/CP5	Jul								
Fire safety in tall buildings	Performance monitoring	High	CP3/CP6	Jul								
To be decided	In-depth review	High	CP X	Dec				Scope	Evidence	Evidence	Report	
Flood risk management strategy	Policy development	High	CP3	Nov								
Street trees	Standard item	Low	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								

	Item completed
	Item ongoing
	Item outstanding
	Proposed
	Item added

Meeting Dates:			
1) Thu	20-Apr	5) Thu	16-Nov
2) Wed	14-Jun	6) Thu	14-Dec
3) Wed	20-Jul	7) Thu	18-Jan
4) Tue	12-Sep	8) Thu	22-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

FORWARD PLAN OF KEY DECISIONS

Forward Plan July 2017 - October 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.

August 2016	The Wharves Deptford - Compulsory Purchase Order Resolution	21/06/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
May 2017	Evaluation of the Sustainable Community Strategy	21/06/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Joe Dromey, Cabinet Member Policy &		

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
			Performance		
May 2017	Memorandum of Understanding on Participation of Central London Forward for Purposes of Employment and Skills Devolution and joint working procurement of Work and Health Programme	21/06/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
March 2017	CRPL Business Plan 2017-18	21/06/17 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	New Homes Programme	28/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
February 2017	Beckenham Place Park Programme Update	28/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
February 2017	Deptford Southern Housing Sites - Part 1 & Part 2	28/06/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
March 2017	Response to Consultation on	28/06/17	Aileen Buckton,		

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
	Policy for Supported Travel Young People Attending College and Adults Eligible for Adult Social Care	Mayor and Cabinet	Executive Director for Community Services and Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
May 2017	Medium Term Financial Strategy	28/06/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
February 2017	IT Network re-procurement Brent and Lewisham shared service	28/06/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Contract Award Bulge Class Sandhurst school	11/07/17 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		
March 2017	Achilles Street Regeneration Proposals	19/07/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
	Air Quality Campaign 17-18	19/07/17	Aileen Buckton,		

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
		Mayor and Cabinet	Executive Director for Community Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
January 2017	Catford Regeneration Programme Parts 1 and 2	19/07/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Extending the shared IT service to Southwark	19/07/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Financial Monitoring 2017/18	19/07/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
	Joint Strategic Depot Review	19/07/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
	Medium Term Financial Strategy	19/07/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration 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
			Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Housing Acquisitions Part 2	19/07/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
May 2017	Lewisham Future Programme 2018/19 Revenue Budget Savings	19/07/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Lewisham Adoption Service Statement of Purpose and Children's Guides	19/07/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
May 2017	Lewisham Fostering Service Statement of Purpose and Children's Guides	19/07/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
	New Homes Programme Parts 1 & 2	19/07/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services 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
			Councillor Damien Egan, Cabinet Member Housing		
	PLACE / Deptford: Precision Manufactured Temporary Accommodation	19/07/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
May 2017	Transfer of the Applications Support Function to the LB Brent Shared Service	19/07/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
	Modification to Decision to expand Addey and Stanhope School - Delayed implementation	19/07/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
	Amalgamation of Sandhurst Infant School and Sandhurst Junior School - Permission to consult	19/07/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
	Delivering additional school places for Children and Young People with Special Educational Needs and	19/07/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin,		

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
	Disabilities (SEND) - Permission to consult		Cabinet Member for Children and Young People		
	Gypsy and Traveller Local Plan Update	19/07/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2017	Proposed revision to the contract structure of the Downham Health & Leisure Centre PFI	19/07/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
May 2017	Sydenham Park Footbridge Contract Award	19/07/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
February 2017	Telephony re-procurement	19/07/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Sangley and Sandhurst Road Highway Improvement Scheme Contract Award	19/07/17 Mayor and Cabinet (Contracts)	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		

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
	Interim Food and Garden Waste Contract	25/07/17 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
	Update and preferred provider position refurbishment of Ladywell Playtower.	13/09/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
May 2017	Audited Accounts and Pension Fund Accounts 2016/17	20/09/17 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Financial Regulations and Directorate Schemes of Delegation	20/09/17 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2017	Report of the Barriers to Participation Working Party	20/09/17 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Suzannah Clarke, Chair Planning Committee C		
May 2017	Community Services Youth Review	04/10/17 Mayor and Cabinet	Aileen Buckton, Executive Director for		

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
		(Contracts)	Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
	Deptford Lounge & Tidemill School Facilities and Centre Management	06/12/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		

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