

**LEE GREEN LOCAL ASSEMBLY  
MEETING**

**Thursday 19 July 2018 7.00pm – 9.00pm**

**Church of the Good Shepherd**

**Handen Road, London SE12**

**Record of Meeting**

	Items	Actions
<b>1</b>	<b>Welcome, Introduction &amp; Format of meeting</b>	
	<p>Cllr Jim Mallory chairing, welcomed everyone to the meeting and went through the agenda. A brief overview of the assembly process was provided for the benefit of the people attending the meeting for the first time.</p>	
<b>2</b>	<b>Police Safer Neighbourhood Team Update</b>	
	<p>The Safer Neighbourhood Officers gave their apology for this meeting as it falls on their rest day. A written update detailing their activities since the last meeting was provided. The chair invited people to have a read through the update and pass any question arising to Ade who will relate them back to the Safer Neighbourhood Officers to respond to.</p>	
<b>3</b>	<b>Update on traffic and Parking</b>	
	<p>The chair referred people to the two page briefing note prepared by Council Highway Officer included in the meeting packs. Some background information leading to the issue was provided for the benefit of people attending the meeting for the first time. The campaign was started by a local group Leelive over concerns about vehicle rat running from drivers avoiding the major roads along Upwood Road, Cambridge Drive and a number of other adjacent roads. A petition signed by 80 residents was submitted to the Council. At an earlier meeting of the Assembly, a working group was set up to further progress the matter with Council officers and TFL. A meeting was conveyed by Len Duvall, the constituency member for Greenwich and Lewisham in late November 2017 inviting officers from Lewisham and Greenwich Council and Transport for London (TFL) to look into the matter.</p> <p>Very little progress has been made since the last meeting due to difficulties encountered to engage with TFL officer to move things forward. Councillors from the Greenwich side has recently got in touch and are making every efforts to get their Council's highway and traffic officer commitment to the course. Anyone who still wish to be part of the working group is asked to give their details to the Assembly Coordinator.</p> <p>In regards to parking, the roads on the east side of Burnt Ash Road are scheduled to be looked at in 2019. Residents will be consulted on whether they would like to have restriction applied on their roads</p>	

	<p>or not. Where majority are in favour, it will be implemented, hopefully by 2020.</p> <p>A question and answer session followed this update.</p>	
<b>4</b>	<b>Launch of the 2018-19 Assembly fund</b>	
	<p>The Lee Green Assembly fund is now open to receive application from groups and organisation who meets the criteria and can help deliver activities which addresses issues in the Assembly local plan. A list of the assembly priority was read out. There is £15,000 to apply from of which £12,500 is for the Assembly and the remaining sum of £2,500 councillor's discretionary fund available for community activities or projects of a one-off nature. Each year the Lee Green Councillors add their Discretionary Fund to the Assembly Fund to make a larger pot of £15,000.</p> <p><b>What can it be spent on?</b></p> <p>Some ideas of what the fund can be used for are listed as follows: The fund can be used to:</p> <ul style="list-style-type: none"> <li>• start up a project</li> <li>• support a group to develop new activities</li> <li>• support a larger project that has secured funding from other sources.</li> </ul> <p><b>Funding Restriction</b></p> <p>Restriction to the fund were listed as follows:</p> <ul style="list-style-type: none"> <li>• The Assembly fund cannot be spent on activities that requires ongoing revenue support. Projects need to be self-contained or able to demonstrate how they will become self-financing</li> <li>• The fund cannot be used to fund worship or activities that promotes the views of a religious organisation or of a political party</li> <li>• The fund cannot fund activities and projects that have already taken place.</li> </ul> <p><b>How to apply</b></p> <p>Funding application can be obtained from the Lee Green Assembly webpage on the Council website or by visiting the Assembly Community website <b>Leegreen.london</b> where the application form can be download.</p> <p>Application can also be requested by telephoning the Assembly Coordinator Ade Joseph on <b>020 8314 6026</b> or by emailing <a href="mailto:Adeyinka.joseph@lewisham.gov.uk">Adeyinka.joseph@lewisham.gov.uk</a></p>	

	The deadline for submitting all application is by <b>5pm on Friday 7<sup>th</sup> September 2018</b>	
<b>5</b>	<b>Latest update on the Leegate Redevelopment</b>	
	<p>Reference was made to a draft paper developed by the Assembly working group included in the meeting pack. Some background information was provided by the chair. Following the collapse of the deal with ASDA, St Modwen, has consulted on a number of new plans for the site. The biggest part of the new scheme for which planning application has been submitted to the Council is housing. There is still opportunity for people to comment on the plan on the Council website until 28<sup>th</sup> July 2018.</p> <p>The working group met with St Modwen last week for a discussion on the plan and since then a response has been drafted which the assembly will be asked to approve as a statement in response to the plan. Three key things highlighted in the response are stated as follows:</p> <ol style="list-style-type: none"> <li>1. Whilst the working group think the new scheme is better and generally support the aims and ambitions of it, they are still largely the same set of proposal as last year.</li> <li>2. Concerns were raised around insufficient amount of genuinely affordable housing within the scheme. There were also real issue with the size of the community centre proposed in the new scheme which was deemed smaller in size to the ones proposed in the original proposal.</li> </ol> <p>Council Mallory declared a non-pecuniary interest as he is the chair of the committee for the community centre. The new location on the first floor was also said to be unacceptable as it would be inaccessible to many users who are quite vulnerable and disabled.</p> <ol style="list-style-type: none"> <li>3. A reduction of parking spaces for residents on the sites and shoppers alike were also raised as an issue.</li> </ol> <p>Following a question and answer session the Assembly gave their endorsement of the draft statement.</p>	
<b>6</b>	<b>Community Updates and any other business</b>	
	<p><b><u>Updates from Lee Green Consortium</u></b></p> <p>The Consortium is planning a celebratory evening to honour the works that volunteers do in the area on Saturday 15<sup>th</sup> September at the Manor House Library. The event will start in late afternoon with the Annual General meeting of Lee Green Lives. This would be an open event which is open to people of the ward. This would be followed by a general celebration of all the community groups who are active in the area. There is a planning meeting taking place on</p>	

	<p>Monday 23<sup>rd</sup> July at which a theme would be agreed for the event.</p> <p><b><u>Lee Green Station Mural</u></b>  The meeting was informed of a new mural painted on the walls under the bridge by Lee Station on Burnt Ash Road. Funding was raised outside of the Assembly over 3 days. A special thank you to all those who contributed to the project. An appreciation of thanks was also extended to Cheryl who helped to manage the Lee Green Assembly community website.</p>	
<b>7</b>	<b>Mayor's question time</b>	
	<p>A brief explanation on how the session would run was provided by the chair. An introductory address was presented by the newly elected Mayor of Lewisham. The local Assembly programme was said to be unique to Lewisham having had conversation with colleague outside of the borough. It's a programme where local people comes together with their elected councillors and others to talk about issues. Lee Green was recognised as leading the way in bringing forth recommendations on administration of parking changes across the borough.</p> <p>The Mayor and his colleagues were elected on a manifesto which contain over 100 pledges in it. The team is now going over the process of listing out every pledge and assigning duties to the relevant cabinet member with responsibilities for those areas of work.</p> <p>Housing was said to be a key priority for the new regime, as such there is a pledge for the provision of 1000 new homes in the borough. Alongside this comes the introduction of landlord licensing Scheme. Every private landlord in the borough has to comply with a license to protect private renting.</p> <p>In regards to health, the council continues to work with major campaign group such as "Save Our Lewisham Hospital" to protect local hospital but also focusing on social care providing a new in-house public owed home care services that can compete against some of the private companies.</p> <p>The environment is also a key area of focus. The Council has applied a number of measures to attain cleaner air in Lewisham. Plans has been brought forth to create a greening fund, a pocket of funding made available for parks users group and community associations to apply from. This fund would be acquire by increasing the levy impose on private developers.</p> <p><b><u>Mayor's Question and Answers session:</u></b></p> <p>1. Issues with homeless people sleeping rough in Manor Park, what is the current situation regarding homeless shelter?</p> <p><b>Mayor's Response</b> – There is a general issue with people sleeping rough across London, the problem is not isolated to Lewisham. It's important that people log a report with the Council where they see rough sleepers so they can be refereed to homeless charities who</p>	

can assist. The Council is also experiencing an increase in the number of homeless families in hostels and bed & Breakfast. Competition to get accepted in these places are tough. There is ongoing working partnership with a local charity 999 club based in Deptford to address some of the problem. The centre recently opened a summer shelter and working with groups on the ground to provide accommodation for homeless families. The Council has been going to auction, buying homes from the open market and bringing them back to use to house homeless families. Around 105 properties has been purchased for this purpose, all in Lewisham. Further funding has been secured to increase this programme to 130 properties. All of these will go towards providing housing for homeless families.

2. As mum to boys aged 12 and 13, one has a push bike stolen from him in Manor House Gardens last month. He is one of a growing group to be mugged lately for bikes, phones or money and sometimes knife is shown. The police took three and half hours to turn up. It feels like there are no police officers on the streets. Could there be feedback on this issue?

2b. The lack of park keepers could be adding to this issue.

**Mayor's Response** – Mayor met with Sadiq Khan (Mayor of London) the previous week to discuss rise in youth violence and also attended a summit where this was the focus of discussion. The cuts in the Council and police budget were highlighted and said to have an impact on rise in crime. Lewisham has recently seen a slight reduction in youth violence. This has come about as a result of long term intervention works amongst various agencies developing public health approach to youth violence and working with schools. Getting schools to report absence or when students are expressing unusual behaviour.

3. Regarding the Leegate redevelopment plans, what percentage of affordable housing units does the Mayor consider necessary for the approval of the redevelopment plan currently under review?

Should this figure be open to negotiating with St.Modwen, at what figure does he consider a Red Line not to be crossed?

What does "affordable" mean to those supporting its provision and those who need it?

A mental health charity currently based at the Leegate Centre wish to know whether the Mayor can offer any support in relocating this valuable resource.

**Mayor's Response** – The planning application for this scheme is still under consideration. Within the draft of the plan which the Mayor has seen, there is a community space. Around 10% of the development would be set aside for affordable housing. This is said to be well below the manifesto pledge made to resident during the election campaign. The pledge was to have up to 50% genuinely affordable housing within the development. The Mayor of London has device a measure called London Living rent. Lewisham hopes to apply similar measure to their renting sector. Lewisham Living rent would equates to one third of regular income. A new measure has introduced

granting extra protection of a guaranteed lifelong tenancies in new development offering people more stability

In the case of businesses and charitable organisations currently occupying units at the Leegate Centre, there is an allocation for community resources as part of the section 106 negotiation. There is no guarantee that any of the other groups currently occupying units on the site will be offered a new provision on completion of the development.

4. What plans does Lewisham have to introduce more charges for electric vehicle?

4b. I would like to know who agreed for all the zip cars to be able to park throughout the Lewisham Borough, taking up very valuable parking spaces that the residents need/require.

**Mayor's Response** – The Council has a manifesto commitments to expand electric charging points across the borough. A number of different organisations are supporting this and funding has been secured from GLA to expand the scheme. There are process in place to look at technology to take power from street light to adapt it for people to plug in. The Mayor is not sure of the actual numbers of zip-cars pooling scheme in the borough but promised to take this back to get further information.

5. Hither Green was built as a step-free station, with sloping exits from all platforms. These were closed 30 years or more ago but, with modern ticket barriers, there is no reason why they can't be reopened.

Lifts are planned, but not until well into the 2020s, - why choose an expensive option when a cheap solution is already there? I'm told one objection is that the slopes are too steep; this is easily solved by starting the exits further along the platforms.

**Mayor's Response** – Hither Green Community Association did a number of campaign lobbying on this matter along with previous MPs and Councillors to get funding for the access which was promised. Getting platform access is a top priority for the mayor and will continue to lobby on this on behalf of the Council and local people.

6. Do you have any idea what it's like to be an older Lewisham resident, without internet access, trying to access council services?

**Mayor's Response** – The Mayor is well aware of the problems encountered by older people when trying to access the Council's telephone system and every efforts is being made to improve on the Council's Customer service element He has met with key members from Lewisham Pensioner's Forum and Positive Ageing Council to discuss how this can be remedied. He has also spent some time with the Council's telephone customer services team to have a better understanding of how the telephone system works. The Council is launching an Accessibility Commission which will be looking at access to digital technology as part of the Mayor's manifesto pledge. Resident are also encouraged to report issues they may have in

relation to access to council services to their Councillors who would take such matter up with the council on their behalf.

7. Could Lewisham Council's approach to neglected buildings be more streamlined/coordinated? Different council departments are responsible for Planning, Enforcement, Empty Homes, etc., and it's difficult for members of the public to know who to contact or which legislation to mention. For example requests for Section 215 action (Town & Country Planning Act 1990) are often turned down, even when a building is clearly in a bad state of disrepair and getting worse year on year. Could there also be greater transparency (via the council's website) about what action is being taken on different buildings, so that members of the public can see which neglected buildings have already been flagged up, registered as enforcement cases

**Mayor's Response** – How council resolve these types of cases depends on how easy it is to contact the owners of the empty properties. The council has a small team of officers with responsibility for looking for empty homes and how they are brought back to use. Empty street properties are said to be easier to spot than those in flats. Other problem highlighted is where people buy properties in new development and leave them empty. The mayor is open to ideas on how these can be made easier for the council.

8. Are we, as citizens of the borough, in anyway responsible for reporting squatters? Who takes responsibility and pick-up costs of emergencies at squatters? Is council monitoring this situation? If it's just a matter between owners of a property an occupants, who is picking up cost

**Mayor's Response** – The mayor is not aware of this issue. He advised that if this is a wider issue, this needs to be reported to the council.

9. According to the council's website council aims to sweep streets weekly. However, as anyone can see rubbish is everywhere. Is there going to be a structured / strategic program to tackle basic hygiene (i.e. teach kids that throwing rubbish is not the best option. Are there any penalties that the council is enforcing to tackle flytipping?

**Mayor's Response** – The council do give out fix penalty notices (£60-£80) where people are caught littering the street. Human behaviour is said to be contributing to the problem, where people put out their rubbish before bin collection day. This was said to contribute to flytipping. A main issue that capacity of the council around this service has been scaled back. Council no longer have the enforcement officers i.e. wardens going round in the community, this service was stopped in 2010. Although there is regular street sweeping service, the challenge of the significant cuts to council's budget by central government was identified as a factor. This has meant that the focus would be placed on the allocation of funds to ensure that provisions for statutory services such as adult and

children social care, which often takes the of the budget continues. Whatever remains is shared across all other non-statutory services. This are the reality faced by the council for which it is compelled to work within.

10. Why is there a 20mph speed limit on non-TFL main road? They are widely ignored anyway.

**Mayor's Response** – The council imposed the 20mph zone in response to issues around child's safety. The likelihood of anyone surviving a car crash at 20mph has a significantly more chance of surviving than at 30mph. There are cuts to both the police and Council budgets which has an adverse effect on its enforcement. At this stage, the plan is to small level of enforcement and issue penalty notice when people are found to go over the limit and publicise this with the hope that this will serve as a deterrent.

11. Are there any additional thing that residents can do to help reduce the financial burden on Lewisham Council?

**Mayor's Response** – The mayor expressed an appreciation for the works delivered by the different community groups in the area which was said to has a positive impact on people's lives. This works ranges from food banks to refugee resettlement programme. All of these was made possible by the people in the community coming forward with offers of help with food, clothing and accommodation. He therefore encourages people to get involved in the works of community groups in their areas.

12. Lewisham Council and Labour Group has publicly backed the London National City Campaign which will launched on 21<sup>st</sup> July 2018. The campaign aims to get London designated as a London Park City. Is the council as a whole a whole signed up to London National City Campaign as the 2016 declaration seems to suggest or is it individuals only and did you sign up for this as a councillor?

**Mayor's Response** – The notion was passed at the Council to sign up for this. This is about promoting London as a green city. The Mayor wish for Lewisham to have a place in this campaign promoting its fantastic green spaces and be a key part of this campaign.

13. As elected mayor your policy is to as elected Mayor your policies determine that of the Council. Thus, will you oppose anything that destroys existing green assets (e.g. TPO protected trees) or any increase in pollution (e.g. where the new development will force pedestrians with vulnerable children in buggies on to narrow pavements and particularly closer to vehicle fumes)? At present pedestrians can cross from Burnt Ash Road to Leyland Road well away from the traffic and pollution

**Mayor's Response** – The council takes into consideration the



	<p>environmental impact on any new development proposal it receives. This is why it is all the more important to think as a borough about what green spaces looks like, how parks are protected and ensuring investment goes into these facilities. When deciding on new housing development, the council will consider how green are the spaces provided to live, encourage the use of public transport instead of car ownership and the ambitious goal of getting 80% of journey made by public transport or walking. The same agenda is also being pushed forward by the Mayor of London. Expanding Electric vehicle charging points. The plans to reduce emission zone by 2020 on the south circular towards the reduction of air pollution in the borough. There are further plans to improve and provide cyclist storage, safer cycling in neighbourhoods across Lewisham as well as working towards getting a segregated cycle super highway down the Bromley Road.</p> <p>14. In future, from 2020 I believe, Adult Education in the London boroughs will no longer receive national government funding direct, but through the Mayor of London's office. Firstly, this yet again puts provision of the service and accountability for that service a step away from local people. This is happening increasingly with our local services. The use of out-sourced contracts, some of many years duration, has the same effect. Does our locally elected Mayor have any views/policies in mind that will ensure local need is met and accountability is enforceable, in the interests of democracy, or will we live with less and less accountability and an increasingly diluted democracy?</p> <p><b>Mayor's Response</b> – The Mayor welcomes the idea of funding for adult education from central government to Mayor of London. This is said to be a step in the right direction towards devolution of power. Lewisham is planning to run a local democracy review about how local council can run in a more open democratic and transparent way. This were part of the election's pledges made by the Mayor. It is hoped the review will get the council to a better place but will also look into how people in the community can be empowered to make decisions on the things that affects them.</p>	
<b>8</b>	<b>Declaration of interest</b>	
	Cllr Jim Mallory declared a pecuniary interest during the update on the Leegate Redevelopment.	