



**RUSHEY GREEN ASSEMBLY  
MEETING  
Friday 19 July 2019 7pm – 9pm  
Room 1 & 2  
Civic Suite, London SE6**

**Record of Meeting**

	<b>Items</b>	<b>Actions</b>
<b>1</b>	<b>Welcome, Introduction &amp; Format of meeting</b>	
	<p>Cllr Louise Krupski welcomed everyone to the meeting and went through the agenda. Apology was tendered for the absence of officers from Catford Regeneration Team who were unable to attend the meeting but have provided a written update which will be read out during the course of the meeting.</p>	
<b>2</b>	<b>Economic &amp; Business Opportunities</b>	
	<p>Cllr Joe Dromey (Cabinet member for employment and skills) spoke at the meeting about employment options and growth in the borough and what the council is doing to ensure that everyone locally can benefit from those opportunities. Lewisham has a strong economy but also has a stark of inequality and high levels of poverty. The borough has seen a rise in in-work poverty in recent years. Most people who are in poverty in Lewisham were said to be in household in which someone is working. One in three children in Lewisham are growing up in poverty as a result of a decade of stagnant wages and a significant cuts to welfare benefits. This poverty is said to have scaring impact on young people’s educational attainment and their potentials, general and mental health.</p> <p><b>What’s the council doing to support economic growth</b> The three strands of support were outlined as follows:</p> <p><b>1 Support for business start-up and growth</b> – Lewisham has a high number of businesses locally and a high level of business start-ups. A number of things has been put in place to support those businesses. The first is the Dek programme located on the top floor of the Town Hall building and in Place Ladywell. This hub is a co-working space at affordable rate to help small businesses set up and to grow. The council has a manifesto commitment to expand these enterprise hubs to create more entrepreneur in Lewisham and has recently announced the launch of another hub in New Cross with Goldsmith University which will focus on supporting people from Black and Ethnic Minority background.</p> <p><b>Creative Enterprise Zone in New Cross and Deptford</b> – A scheme supported by the Mayor of London designed to promote business</p>	

	<p>growth in creative and artistic business, help to network and expand affordable space locally.</p> <p><b>Regeneration</b> – Using regeneration to support businesses to grow for economic development. Alongside the building of affordable and social homes, there is a great need to provide employment spaces. The Catford Regeneration programme was said to be a really exciting project which will provide a fantastic opportunities in providing employment locally.</p>	
2	<p><b>Community Wealth building</b> – The council launched a poverty commission three years ago to look at the causes of poverty in Lewisham and what can be done to tackle it within the constraint of government austerity. Over the past nine years the council has seen a reduction in funding from central government cut by half, but are still determined to tackle poverty. One of the things identified in the report conducted by the poverty commission was that a vast proportion of local businesses are made up of small businesses compared to the small number of medium and large size private sector employer. The report also mentioned a few large public sector employer like the council, Lewisham College, NHS, Goldsmith University and Phoenix Housing. Despite the austerity, the council and all these organisations still employs thousands of people and spends millions of pounds on goods and services which brings benefits and contributes to the local economy. Reference was made to a new deal recently signed by the council, NHS and others large organisation known as the “Lewisham Deal”. This refers to a commitment by the council and NHS and others to invest locally by ensuring that spending is accessible to local businesses and benefits local growth, creates apprenticeships and promotes the living wage. One of the theme from this programme is called “meet the buyer Event”, where local small business are invited to meet with the council and other organisations and find out how to access procurement so they can create growth locally.</p>	
3	<p><b>Business improvement districts</b></p> <p>This is a scheme where local businesses can decide to come together and pay a small levy on their business rate to go towards local growth, attracting people to spend money locally and do things which makes the area more attractive for businesses to grow.</p> <p><b>What’s the council doing to ensure local people benefits from economic growth</b></p> <p><b>Promoting the living wage</b> – Lewisham became the first council in the country to become a living wage employer in 2012 as part of its determination to tackle poverty and pay people a decent wage so they can live free of poverty. Alongside this, the council is also supporting businesses borough-wide to pay their employers the living wage through the introduction of a business rate incentive whereby if a business gets accredited as a living wage employer they will get a discount on their business rate. The council is working to achieve a target to double the number of living wage employers to 94 by 2022.</p> <p><b>Tackling exploitation locally</b> – by helping people improve their quality of work, working with the trade union locally to support and</p>	

	<p>campaign for better pay and rights of work. Some examples of how the council offers support to employees were cited. This include a group of cleaners at Goldsmith University who successfully campaigned to get their jobs from being in-sourced, teachers and staff at Lewisham College getting a pay rise in years and working with staff at Antic pubs who run the Catford Constitutional Club to win the living wage salary. The council has also recently introduced the Unison Ethical Care Charter to attain a better standard of social care. This ensures that all care workers in Lewisham will be paid the living wage and have decent standards of work.</p> <p><b>Provision of high quality apprenticeship</b> – the recension in 2009 saw a rise in youth unemployment locally after the global financial crisis. The apprentice programme was introduced in 2009 by the former Mayor to tackle high level of youth unemployment in the borough. The programme is now in its tenth year and there is a commitment to expand the services, delivering 250 apprentice by 2022. There is funding available through the apprenticeship levy to pass to organisations who can offer apprenticeship to young people as an incentive.</p> <p><b>Lewisham Construction hub</b> – This creates a high quality apprenticeships and helps local construction firms to access these opportunities and contracts.</p> <p>A question and answer session followed this presentation</p>	
<b>3</b>	<b>Milford Tower update</b>	
	<p>A brief introduction to this item was provided by the chair. A cross agency group aimed at tackling the issues surrounding Milford Tower has been formed. Further information on what has been done to make the building habitable were provided as follows:</p> <ul style="list-style-type: none"> <li>• The tower was built in 1974 comprising of 276 flats and managed by Lewisham Homes</li> <li>• The building is currently undergoing three types of restoration. Works to the fabric of the building, concrete repairs, lift replacements and installation of new door entry system.</li> <li>• Repairs to the external concrete works began in August 2018. A concrete repairs company and a contract administrator were appointed to look at needs to be done.</li> <li>• There has been a short delays in the estimated completion date due to problems encountered with one of the materials used during the repairs. It is estimated that the works would be completed around the 7<sup>th</sup> of October.</li> <li>• Works has been conducted on the stair case. The pigeon mess built up on the canopies has been cleared and cleaned.</li> <li>• A team of clerk of works inspects works on the tower on a daily and weekly basis and generate reports on findings</li> <li>• Monthly meetings are held with contractors to ensure works are progressing and if there are any challenges they are dealt with as they come up.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Works has been scheduled for the refurbishing or replacement of five lifts in the tower. These will be done in a rolling fashion so that one or two lifts will be out of use at any given time. It is estimated that these works will begin in 2-3 months' time.</li> <li>• Contract papers for the repairs have been drawn and is due to go out to tender.</li> <li>• On completion of the works, new doors will be installed, Fobs will be programmed and training offered to people who will be using them. Once the contractor are on site, the works should take between 3-4 weeks.</li> <li>• Residents will be adequately informed of the timeline and .progress of the repairs so they can make alternative plans.</li> </ul> <p>A question and answer session followed this presentation</p>	
<b>4</b>	<b>Reporting back from projects funded from Assembly Fund</b>	
	<p><b>Friends of Mountsfield Park</b>  The group received funding from the Rushey Green towards the purchase of new benches, fruit trees and planters for the park. Some of the activities / events delivered by the group and how the fund was spent were listed as follows:</p> <ul style="list-style-type: none"> <li>• Campaigned to have a proper year round café in the park and facilitated the planting of around 45 large trees and lots of smaller trees.</li> <li>• Teddy bear picnic</li> <li>• Mountsfield Park Christmas Carol</li> <li>• Arranged for more community tree planting events to improve air quality in the area and the development of additional wildlife friendly meadows.</li> <li>• There is a football pitch in the park which was said to be popular amongst youth. The group would like to stop cars parking on then pitch during events because it causes the pitch to become water logged in the winter.</li> <li>• Wants to promote less grass mowing in the park which will be better for air quality, carbon savings to create a habitat to promote biodiversity and healthier trees</li> <li>• Hoping for more animal proof bins to reduce litter problem in the park</li> </ul> <p><b>Lewisham Irish Centre</b>  Some background information was provided about the usage of the centre. Around 700 people use this centre weekly to access a wide range of services including advice, welfare benefits, housing, accompany people to housing options and representing people at tribunals. Other services available at the centre, delivered in partnership with other local organisations includes, a youth club, digital hub, play group, the popular food cycle that provides the community free meal every Saturday, healthy living / exercise activities for the elderly, such as yoga, walking football, and community allotment garden.</p>	

	<p>The centre has 3.5 members of full time members of staff and was said to be under resourced. The group is grateful for the funding it received from the Assembly in April 2019 to develop a volunteer service. The project is still in its first phase. A quick rundown of what has been done so far were presented as follows:</p> <ul style="list-style-type: none"> <li>• Organised a volunteer fair which was attended by ten other organisation including Rushey Green Time Bank, Age UK and Carers Lewisham in June 2019</li> <li>• Some volunteers were recruited from this event. The new volunteers supports the centre in delivery some of its projects.</li> <li>• The centre encourages service users to become more active and become volunteers</li> <li>• Some young people from the youth club have also began to volunteer and did help to set up a cultural club. A total of 8 new volunteers helps to run this project. The first cultural event (a comedy show) to raise fund for the centre takes place tomorrow, 20<sup>th</sup> July</li> <li>• In the first phase the centre has managed to recruit 21 new volunteers</li> </ul>	
<b>5</b>	<b>Catford Regeneration update</b>	
	<p>An apology was tendered for the absence of the Catford Regeneration Team at this meeting. The chair promised that every effort will be made to ensure they attend the next meeting. Attendees attention were drawn to the consultation briefing note provided in the meeting pack which detailed key dates for the public consultation process where local residents could have their say on the proposed development.</p>	
<b>6</b>	<b>Private Sector Housing Licensing</b>	
	<p>An officer from the Council's Private Sector Housing Agency explained the context of why the council is looking to introduce a new scheme of licensing private rented homes across the borough. Since 2001 the number of people in private rented accommodation has increased considerably. A presentation on the subject was heard as follows:</p> <p><b>What the Council does to help people in rented accommodation?</b></p> <ul style="list-style-type: none"> <li>• Enforce the basic standards of accommodation in private rented properties</li> <li>• Deals with complaints from landlords, tenants and from other external agencies such as the police. Also deals with complaints from internal agencies such as Crime Enforcement Team</li> <li>• Provide supports to tenants and landlords</li> <li>• The council has a rogue landlord team specifically to look after tenants who are subject to illegal eviction or harassment from</li> </ul>	

their landlord. The team prevent around 20 illegal eviction or case of harassment a month. This aspect of work is currently funded by Central Government grant.

- The meeting was shown images of some of the frequently reported issues.

### **Current Property Licencing in Lewisham**

The council currently have two schemes of licencing:

- 1) Mandatory House in Multiple Occupation (HMO) licencing - defined in law as a property that has 5 people or more sharing facilities and from two household
- 2) Additional HMO licencing – these allows the council to license flats above commercial premises and has 3 people or more from two household sharing facilities.

Figures of properties licensed in Ladywell area was provide. There are currently 15 Mandatory properties licensed and 1 additional licenced. In contrast, the council has served 29 enforcement notices to properties in Ladywell where the standard has fallen below the minimum Housing health and safety rating system. There has been a further 8 complaint of disrepairs and 19 cases of HMO complaints.

### **Action taken by council where landlord have not complied with regulations**

- Where there are issues with antisocial behaviour because a landlord is not taking the steps they need to address it, their license may be revoked
- If there is poor maintenance of the outside area, they can be served with a Civil Penalty Notice (CPN). This allows the council to fine landlords without the need to go through court for up to £30,000
- Where a landlord allows poor rubbish management
- Where landlord allows overcrowding at their property and
- Doesn't keep their property safe – they will be prosecuted.

### **Data analysis**

A graph showing an analysis of the level of deprivation across Lewisham was explained. For Ladywell specific, data collected showed there are high level of police recorded anti-social behaviour and high rate of environmental ASB near privately rented properties in Ladywell. To tackle these and other problem of this nature, the council is planning to introduce two licencing schemes across the borough.

- The Selective licencing - for all privately rented single family occupancy homes
- Additional licencing will cover all Houses in Multiple Occupation (HMO) properties in Lewisham

### **Private Rented Properties Public Consultation**

Residents are encouraged to participate and have their say on the online public consultation on <https://www.lewisham.gov.uk/renting> or search for the Lewisham Council Consultation Hub. The public consultation is opened from 28th May 2019 and will close on 20th

	<p>August 2019</p> <p><b>Expected Timeline</b></p> <ul style="list-style-type: none"> <li>• The outcome of the consultation will go before Mayor and Cabinet for their approval at the end of 2019</li> <li>• For the selective scheme, the council will need to put together an evidence pack which will include the consultation material and all the information received from the consultation and feed this into the information to be presented to the Secretary of States for the approval of the final scheme in late 2019.</li> <li>• If approved it is hoped that the Additional Licensing Scheme for HMOs will commence in early 2020</li> <li>• The Selective Licensing Scheme will be introduced by spring 2020 if approved by the government.</li> </ul> <p>For further information the team can be contacted by mailing: <b>PSHE@lewisham.gov.uk</b></p>	
<b>7</b>	<b>Changes to Assembly fund and priority setting</b>	
	<p>The meeting was informed of the cut in the budget available to the assembly. The funding has been reduced from £15,000 to £2,500. In the future the council is looking into the possibilities of getting the assembly to decide on how the Community Infrastructure Levy funding is spent. This is money that developers has to pay in terms of development in the community. The council is currently working through the process of application and the sum of funding to allocate to each ward assemblies through this means.</p> <p>Allocation of the fund would be based on the level of development has taken place in each ward, as the fund is meant to mitigate the effects of the development within the affected wards. The fund can be used to support various projects within a ward such as the restoration of a community space, public realm improvement, tree planting and provision of training for people not in training or education to gain new skills. In addition to the ward allocation, there will also be a borough wide pots which each ward can also apply from to deliver cross ward projects. As the assembly structure is already in place, the council will be using the ward assemblies to engage with the public and find the best way of allocating this fund. To reach a wider audience the council will be using other methods to engage with people who do not attend assembly meeting.</p> <p><b>Who can apply for this fund</b> Applications for Neighbourhood Community Infrastructure Levy are open to:</p> <ul style="list-style-type: none"> <li>• residents of Lewisham, including councillors</li> <li>• neighbourhood forums and other amenities business and community groups who are residents of a ward</li> </ul> <p><b>NCIL processes – how will it work?</b></p> <ul style="list-style-type: none"> <li>• Stage 1 – Priority setting – priorities for the area need to be set by the community through the local assemblies with their councillors. This needs to be more specific i.e. prioritising the</li> </ul>	

	<p>needs of the community in the ward. The priority agreed by the assembly will run over a four years period.</p> <ul style="list-style-type: none"> <li>• Stage 2 – there will be an open call for project proposals which must be submitted to the council via online</li> <li>• Stage 3 – Council officers will assess the projects and compile a list of possible projects</li> <li>• Stage 4 – the long list of projects will be returned to the assembly to prioritise and choose suitable project for a public vote</li> <li>• Stage 5 – The projects selected by the assembly will be presented to the NCIL board for final approval and allocation</li> <li>• Stage 6 – monitoring, evaluation and annual reporting</li> </ul> <p>As there was insufficient time to hold the priority setting discussion, the items was differed to the next meeting. The chair asked people to speak to their friends and neighbours and have a think about things that could make a real difference in the ward and bring those ideas to the next meeting.</p>	
<b>8</b>	<b>London borough of culture bid</b>	
	<p>Lewisham Council's bid to become the first borough of culture was unsuccessful two years ago, but it did win an award for festival of ageing which is coming up in late October. There is a new process to start bidding for the borough of culture for 2021-2023. The theme for this round would be on home, the idea of Lewisham as home. A place where people can come and be welcomed from wherever they come from. The aim will be to celebrate ways that different communities has settled in the borough along with the idea of communities coming together to use culture as a driver for change. The council is inviting people to develop ideas. The bid will be submitted in October 28<sup>th</sup> 2019. There is a social media aspect which the council would like people to get involve in, getting people behind the bid and talking about the bid on social media. People can sign up and back the bid online at <a href="http://lewisham.govbackourbid">lewisham.govbackourbid</a>.</p>	
<b>9</b>	<b>Community update and any other business</b>	
	<p><b>Fun in the fields</b>  Cattford Community Association are organising a food and fun in the field event on Sunday 18<sup>th</sup> August from 12pm to 6pm in Ladywell Fields. This event will be run by local volunteers for local people and is aimed at bringing people together and celebrating the diversity in the community. The event will feature live music, cake competition, local knowledge treasure hunt and children drawing competition. All are welcomed to attend.</p> <p><b>Events / announcements</b>  Local MP Janet Davy will be at the Irish Community Centre, 2a Davenport Road at 10am on Saturday 20<sup>th</sup> July. A chance for local people to discuss with her, ideas around how the local community can be improved.</p> <p>Janet Daby (MP) is also holding a public meeting with London City</p>	



	<p>and Heathrow Airport about an open consultation on noise and pollution with greater aircraft and traffic going over the borough. People were encouraged to attend this meeting. The meeting will be held on 26<sup>th</sup> July in Hartley Hall on Culverley Road, Catford.</p> <p>An event to launch the newly renovated Beckenham Place Park will be take place on Saturday 20<sup>th</sup> July. There would be activities for children, a fair ground, music and swimming in the lake, an opportunity to have your say on the Bakerloo Line Extension and view the inside of the newly renovated building.</p> <p>There is an ongoing online consultation on the proposed parking charges changes borough wide. People were asked to provide their view point on the proposal. The consultation closes on 26<sup>th</sup> July.</p> <p><b>Lewisham Pensioner Forum</b>  Updates on what the forum has been doing recently and what they plan to do in the near future were provided. On 7<sup>th</sup> July, the forum participated in a protest at the Tory Party headquarter in connection with the proposal to remove the free TV license from the over 75s.</p> <p>The forum is also holding an event in the Civic Suite on 24<sup>th</sup> July on equalities. There will be different stalls and speakers from far and near. This is an open event and all are welcomed. Telephone contact for the Forum was provided as 020 8690 7869</p> <p>The annual pensioner's day will be held on 2<sup>nd</sup> of October in the Broadway Theatre. There would be speakers and entertainment for Pensioners by pensioners.</p> <p>The forum is planning a collaboration with other groups supporting the elderly in the borough, particularly, those that have lost their funding, working with them to create a stronger forum. New members are welcomed for an annual membership fee of £5 for the first year and £10 for subsequent years. Couple pay £15 per annum. Part of the benefit of becoming a member includes getting a membership card, a bi-monthly newsletter and benefiting from outings to places of interests across the country.</p> <p>The chair thanked everyone in attendance and brought the meeting to a close</p>	
	<p><b>Declaration of interest</b>  There were no interest declared at this meeting.</p>	