

MINUTES OF THE LADYWELL ASSEMBLY

Thursday, 4 November 2021 at 7.00 pm

PRESENT: Councillors Bill Brown, Carl Handley, Liz Johnston-Franklin

ALSO PRESENT: Adeyinka Joseph and Winston Castello (LBL)

Items

1 Welcome, Introduction & Format of meeting

Cllr Liz Johnston-Franklin welcomed everyone to the meeting and went through the agenda.

2 Police Safer Neighbourhood Update

Officers from the Safer Neighbourhood Team gave their apologies for this meeting as they are currently being tasked with Autumn Night Patrols. They however gave a written update read out by the chair as follows:

- Officers are currently carrying out Autumn Night Patrols to try to prevent youths causing antisocial behaviour, throwing fireworks etc.
- The team now have a new Sergeant, Roger Knight who will be starting at the end of November.
- In regards to crime, there have been a number of motor vehicle crimes in the area where motor vehicles have been broken into. This has been happening predominantly during the night. Officers have been using their late shifts to patrol the areas most affected. Advised all residents to ensure their vehicles are locked and secured.
- A report that a male stalking women locally has been arrested recently and is now being dealt with via the courts.
- The Team is starting to get Neighbourhood Watch meetings up and running again, anyone interested in either joining their streets Neighbourhood Watch or wish to start one, should contact the team for advice or assistance.

3 Ladywell Ward NCIL Presentation

A presentation was given on the Neighbourhood Community Infrastructure Levy by Ade Joseph who provided detailed explanation of the overview and the context of the NCIL funding as follows:

- The Neighbourhood Community Infrastructure Levy (NCIL) was said to be a payment that local authorities charges on certain new developments. The fund is spent on the improvement of local infrastructure to offset the impact that development have on an area
- Around 75% of the CIL fund collected is set aside by the council and spent to improve provisions such as schools, hospitals, roads, open spaces or leisure facilities. The remaining 25% can be spent on local priorities identified by Communities.
- A total of £2,931,269 CIL charges has been collected by the council since

2015.

- Around £100k is taken to fund projects which improve air quality across the borough
- Some of the fund was also set aside to form the borough-wide fund. Bids to the borough-wide fund are currently being assessed by officers.

Strategy for allocating NCIL fund

- Residents were consulted on local priorities through Common Place online tool and some local project were identified
- Priorities submitted through common place were agreed at the Local Assembly meeting and resident were also given the opportunity to agree a further priority should they wish to
- Due to delays in allocation the fund because of the Covid pandemic, Mayor and Cabinet agreed further additional funding for each ward. An overarching Covid-19 priority was also added for all wards.
- Support programme for bids was developed by officers and the ward NCIL fund application was opened for bids through the council online portal in late September.

Priorities agreed for Ladywell NCIL

- Transport & Streets
- Air Quality
- Open / green spaces & nature
- Community Safety
- Community Facilities
- Children and Youth Services
- Covid-19 Recovery

How much is available to spend in Ladywell

A total of £62,923 has been awarded to Ladywell. Bids to the fund can be made by individual residents or community groups of the ward. Project proposed by an individual have to be sponsored or supported by an established community group unless the council is the delivery agent. A joint bid for a project that will be delivered across two or three wards where there is a shared ward boundaries can also be made. In such cases, the wards must have a shared priority/ies and all the ward Councillors must be made aware and agree to the projects proposed. The council is delivering a number of themed workshops and one to one application support to assist experienced and non-experienced applicants. Details of how to access the workshops were provided to the meeting.

What cannot be funded?

Clarifications on what the fund cannot be used for were listed as follows:

- Projects that should be delivered by the Council or its partners as part of their normal functions, e.g. refuse collection etc.
- Lobbying, political activity or where promotion of private interests is involved
- Projects that will have a significant ongoing financial/revenue implications not covered by the bid, such as long-term maintenance or staff costs
- Projects that do not align with the local ward priorities
- Projects to be delivered borough-wide across Lewisham

	<p>Next Steps</p> <ul style="list-style-type: none"> • The long list of applications submitted through the portal will be internally assessed by officers against the grant criteria • Recommendations on the assessed bids will be presented to local ward assembly meeting in January-February 2022 for their ratification. • Projects agreed by the ward assembly will be submitted for final approval to Mayor & Cabinet in March 2022 • All agreed project will commence delivery from April 2022 and must be completed within 2 years <p>A session of question and answer followed this presentation.</p>
4	Update on the Ladywell Playtower Redevelopment
	<p>Officers from the Council's Regeneration Team tendered their apology for this meeting but provided a written update as follows:</p> <ul style="list-style-type: none"> - The plan is to restore the listed Playtower to provide cinema and restaurant uses - The developer will be entering into a lease agreement with a cinema operator, to be agreed with the local authority - The project to include the construction of 2 blocks to provide 33 residential units - Mayor and Cabinet has granted approval to proceed - Council officers are now working with Guildmore to agree the relevant leases for occupation. - It is expected this will be finalised and the exchange of lease will take place within the next two weeks. - Guildmore will finalise their planning application and conduct a stakeholder engagement exercise as part of their statement of community involvement once the lease exchange is completed. - It is anticipated that the planning application will be submitted before Christmas 2021, with an approval and agreement of the s106 expected by spring 2022. - If all of the above process goes to plan, commencement of the construction program is expected to begin in summer 2022. <p>A number of people at the meeting request that representatives from the developer and cinema operative are invited to the next assembly to update residents on their plans for the project. The promise was given by both Cllrs and council officers to ensure this happens.</p>
7	Restoration of the old Ravensbourne Arms Pub
	<p>A representative from an organisation raising fund to bring back into use the Ravensbourne Arms Pub on Lewisham High Street addressed the Assembly on the works the group has been doing to raise the fund to reclaim this premises as</p>

	<p>a community hub. Some background information was provided on the history of the pub and its previous owners. The pub was eventually sold to private developers who converted the top two floors of the building into flats but could not get planning consent for a change of use for the pub itself. So the whole building was put up for sale.</p> <p>Sisters Midnight are crowd funding to buy the Ravensbourne Arms and turn it into a not for profit cultural space. Amongst the programmes of activities proposed for the centre will be platforming music from across all genres with a strong focus of showcasing local talent. The groups aims to raise up to £500,000 by the 20th of December which will allow them to raise fund towards a deposit on a commercial mortgage. An appeal was made to the people at the meeting to support the crowdfunding set up for this course. People can also check out their website for more information at www.sistermidnight.org .</p>
8	Community updates and any other business
	<p>Ladywell Women's Group Information was provided on a new group set up in Ladywell as part of the campaign against male violence. The aims of the Ladywell Women's Group are to investigate the extent of street violence against women in Ladywell, improve police response and work on measures to improve women's safety. The group is organising a vigil on Sunday 28th November at 2pm, at the Jane Clouson Memorial statue in Ladywell and Brockley Cemetery. All women living in Ladywell ward are invited to join.</p> <p>Brockley Society The Annual General Meeting of the Brockley Society will take place on Wednesday 10th November 2021 from 7.30pm to 9pm at Lucas Vale Primary (access from Lucas Street or Tanner's Hill). A talk will be given by Jane Hearn a local resident and co-founder of the online Prefab Museum.</p>
9	Declaration of interest
	<p>There were no interest declared at this meeting.</p> <p>The chair thanked everyone in attendance and brought the meeting to a close.</p>