

# MINUTES OF THE SYDENHAM ASSEMBLY

Saturday, 25 June 2022 at 12.00 pm

## Sydenham Assembly Meeting Notes

Date: Saturday 25<sup>th</sup> June 2022

Time: 12 noon – 2pm

Venue: The Sydenham Centre

Chair: Councillor Liam Curran

## AGENDA

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### 1. Welcome

Cllr Liam Curran welcomed everyone to the meeting.

### 2. Minutes of the last meeting Saturday 22<sup>nd</sup> January 2022

The minutes were noted.

### 3. NCIL Funded Projects – progress

Following the decision to award NCIL funds to a number of projects at the January meeting, the projects had been invited to provide an update on their planned activities.

The following updates were provided:

- James Ross Hunter Foundation: An update was provided on the plans to deliver a series of workshops to young people to increase resilience and wellbeing. A wellbeing questionnaire had been developed and meeting attendees were asked to complete it as this would aid the development of the programme. It was further reported that a number of local schools had been contacted and the project had been well received by teachers. Further information on the workshops could be obtained from [jamesrosshunterfoundation@gmail.com](mailto:jamesrosshunterfoundation@gmail.com).
- Legendary Community Club in partnership with Youth First were unable to attend the meeting. However, they are developing the project and will provide further information in the next newsletter.
- Lewisham Churches Care: A presentation on the work being undertaken at the Grove Centre was provided, with details of Befriending and other activities. Printed examples of the work were made available to Assembly attendees.
- SEE3, working in partnership with Spontaneous productions and other community partners: A breakdown of the work that SEE3 plan to undertake in the next two years was provided. This includes plans to produce a regular newsletter, the first example of which had been produced prior to the meeting. Future plans include a potentially

shorter monthly newsletter and a range of activities including theatre production plans for Halloween and Christmas.

- Sydenham Arts was unable to send a representative to the meeting. However, they had provided a written update outlining their plans to engage local residents in the development of the project.
- Friends of Sydenham Library provided an update of their projects, stating that, although they had not as yet received the actual NCIL payment, they had identified other funds which they were able to use to start the workshops early. All the workshops had been well-attended, with a wide range of children, their carers and other residents attending.
- A representative from Venner Road Hall provided details on the planned use of the NCIL funds, stating that the capital works that were planned would make the Hall more accessible and increase the number of users. They further stated that they were working to develop their wellbeing provision and were developing a dementia awareness project with MIND.
- Home Park Trim Trail was unable to send a representative. An update on their future plans will be provided in the forthcoming newsletter.

#### **4. Bell Green Neighbourhood Forum**

A presentation on the work of the Forum was provided, including information on the current consultation on the Neighbourhood Forum being established. The presentation provided details on the proposed area and the key issues relating to it. The consultation will close on 7 July 2022.

With regard to the funded air quality monitoring project, eight locations are being identified for installation of the monitors.

It was also stated that representatives from Bellingham and Perry Vale wards had been invited to participate in the work to develop the Forum. Members of the Assembly were further invited to participate in the work of the Forum.

It was noted that the work of the Forum would contribute to and influence the Lewisham Local plan.

Further information on all the above can be found at:  
[www.bellgreenneighbourhoodforum.co.uk](http://www.bellgreenneighbourhoodforum.co.uk).

#### **5. Presentation of EnviroCrime Enforcement**

Two officers from the EnviroCrime Enforcement team provided a presentation on the work of the team, whose mission is to be a visible re-assuring presence on the streets of Lewisham tackling fly tipping and littering, and promoting responsible waste management and behaviour change.

The team has a number of aims, including:

Focusing on higher priority and statutory activities, e.g. fly tipping on public and private land, abandoned vehicles, forecourt licensing.

Identifying hotspot areas requiring special attention, e.g. community engagement, additional signage, frequent patrols or in the most extreme circumstances CCTV. They summarised some of their achievements to date, including:

From 8th Feb to 18th Mar, 48 tons of fly tipping were removed after inspection/investigation.

6047 abandoned vehicle reports/vehicles inspected in the three years since March 2019.

Over £147,000 worth of fixed penalty notices issued.

The team was pleased to report that word of mouth initiatives in relation to enforcement appeared to be making an impact.

A number of questions regarding the team's work were raised by Assembly members including how to contact them. They provided the following e-mail, app and telephone contact details

Email: [envirocrime.enforcement@lewisham.gov.uk](mailto:envirocrime.enforcement@lewisham.gov.uk)

Tel: 020 8314 2170

Via the app/website: [cleanerlewisham.lovecleanstreets.com/reports](http://cleanerlewisham.lovecleanstreets.com/reports)

## **6. Sydenham Safer Neighbourhood Police Team**

No SNPT representative was available. However, Councillor Lavery provided an update on the forthcoming Safer Neighbourhood Forum.

## **7. Lewisham Borough of Culture 2022 and People's Day**

Councillor Curran made a presentation on the Borough of Culture, outlining forthcoming activities, including the END OF! production which was due to take place at Home Park later that day.

Assembly members were also reminded that People's Day is due to take place on 16 July after a lengthy absence.

Throughout the summer, there will be a range of activities and more information can be found at: [www.wearelewisham.com](http://www.wearelewisham.com).

## **8. Fun Palace – Saturday 1<sup>st</sup> October**

Councillor Best introduced this item and announced that the Sydenham Fun Palace would take place on Saturday 1<sup>st</sup> October during the national Fun Palace Weekend. She reminded attendees that the event had been popular in the past and volunteers were being sought to plan and deliver activities.

## **9. Community updates – written briefing including**

A specific question regarding traffic calming plans on Sydenham Hill was asked and Council officers agreed to provide an update prior to the forthcoming Sydenham Hill Ridge Community Forum meeting on 28<sup>th</sup> June.

The new Chair of Balgra Residents' Association was introduced to the meeting.

It was announced that St Bartholomews School was having a summer fair on 9 July. All were welcome.

Written community updates were made available to attendees and are attached to these minutes as an appendix.

## **10. Questions and Answers**

A question regarding Council maintenance services was asked. It was agreed that information on current levels of service would be provided at the next meeting.

**Question:** Are there any current plans for new CPZs in the ward?

**Response:** The Mayor has confirmed that CPZs will only be introduced where residents vote in favour. More information will be forthcoming in the next few months.

**Question:** What are the current plans for new developments on the Markwell Close estate?

**Response:** Councillors will raise plans for new housing development, particularly in Willow Way, with Lewisham Homes and report back to the Assembly.

**Question:** Does Lewisham Council have a plan for routine maintenance including the regular trimming of trees?

**Response:** Councillors would speak to the Lead Officer for the area and agreed to provide an update at future meetings on planned maintenance.

**Question:** Is there any update on the planning application for 4 Tannsfeld Road?

**Response:** A full planning application had not yet been submitted. However, Councillors were aware that the developers had started working on the site and that there had been a number of complaints including the blocking of pavements outside the property due to the work being undertaken. Councillors would provide an update at the next Assembly and in the newsletter.

## **11. Date of Future Meetings**

Forthcoming dates for Assembly meetings were noted on 1<sup>st</sup> October and 3<sup>rd</sup> December.

## **12. AOB**

There was no other business and the meeting closed at 2pm.

# Community updates for Sydenham Assembly 25 June 2022

## 1 Housing issues

### **Lewisham Homes - Building for Lewisham programme in Sydenham**

In January we reported that the Silverdale scheme was anticipated to complete in May and is now running a few months late. The scaffolding has been removed and Lewisham Homes (LH) are working on the internal fit out. Like most of the industry LH continue to be challenged by material and labour shortages so productivity on site is not always predictable, but we continue to monitor closely.

The Elderton Road scheme had an update provided to residents on 20th December to inform all that the demolition work of the garages had been completed. The newsletter is also on the commonplace site here <https://s3-eu-west-2.amazonaws.com/commonplace-customer-assets/eldertonroad/Elderton%20Road%20Demolition%20Letter%20December%2021-%20FINAL.pdf>

The Elderton project is out to tender for the main works contractor currently and LH will be informing residents when the contractor is appointed and construction of the new 5 homes will commence. We hope this will be within the next 3 months. Mayor and Cabinet approval was granted on the 12th January 2022 to proceed. Markwell Close and Hensford Gardens <https://hensfordgardens.commonplace.is/> are undergoing reviews of feasibility due to the increasing build costs in the construction industry and also the Building Regulations changes that will be coming in to use mid-June. LH hope to provide an update to residents once that viability work is completed

### **Corner of Mayow Road and Berryman's Lane**

Site on the corner of Mayow Road and Berryman's Lane is still being reviewed by the development team at Lewisham Council. We have raised the issue of the rubbish dumping and overgrown brambles and suggested a "meanwhile use" as a community garden.

### **Unity Way**

London Community Land Trust are still inviting applicants to apply for homes at Citizens House, Unity Way (Brasted Close), Sydenham. These homes will be sold well below the market rate and are nearing completion.

There are 11 homes available:

- 6 x 2 bedroom 3 person homes - each being sold at £272,500
- 5 x 1 bedroom 2 person homes - each being sold at £215,000

To be eligible you need to:

- have lived in Lewisham for at least 5 years and preference is given to those in Sydenham and Forest Hill
- be able to obtain a mortgage (which entails having 10% of the asking price in savings and a steady source of income)
- be able to demonstrate housing need.

More details here <https://www.londonclt.org/lewisham>.

### **Peabody Housing Association - 154-158 Sydenham Road SE26 5JZ**

Work continues on the construction of a part 2/ part 3-storey building fronting Sydenham Road providing 17, one, two and three bedroom self-contained

residential flats and 155sq.m ground and first floor commercial floorspace (use classes A1, A2, B1, D1, D2), with the provision of upper floor residential balconies; and the construction of a part 2/ part 3-storey building at the rear of the site comprising 10, three bedroom single dwelling-houses, 1, one bedroom self-contained flat and 1, two bedroom self-contained maisonette, together with associated landscaping. There 14 parking bays (including 4 disabled spaces) and dry/ secure cycle spaces.

## **2 Transport issues**

### **Sydenham Park Footbridge**

Sydenham Park Footbridge spans the electrified London Bridge to Croydon railway line linking Sydenham Park with Dacres Road. It forms an important pedestrian link between nearby schools and helps connect communities on either side of the railway. It also lies on part of the Palace Way cycle route.

The bridge is almost 150 years old and has reached the end of its design life. There are plans to replace the span in the near future so that the bridge continues to provide an important community link for generations to come.

Replacing the bridge span though is a highly complex and difficult task. Although the bridge is owned by the Council it requires Network Rail to approve every aspect of the design and construction process given the safety implications for trains using the railway line below. Network Rail consent is also required to close the line during what is referred to as a period of “track possession” necessary to complete the works.

To further add to the complexity of the task, public utility cables on the bridge providing electricity and telecommunications to local people need to be permanently diverted away from the structure to ensure they are not damaged and do not hinder the installation of the new bridge deck.

Given its age and condition we are currently planning to replace the bridge span and refurbish the steps this year, the detail and dates of which are currently being finalised. Once the details are confirmed briefings will be arranged with local councillors, expected to be in early July, prior to engagement with residents and other interested groups later in the month.

In conjunction with the plans to replace the bridge span, in 2021 a feasibility study was commissioned to investigate the viability of options to improve access over the bridge for pedestrians and cyclists. The feasibility study has now been concluded and its key findings and recommendations relating to potential future options will be provided in more detail in the briefings to be arranged with ward councillors early next month ahead of wider engagement with local residents.

## **3 Planning Issues**

### **OLSPN**

Cllr Chris Best has been leading on the planning situation at Our Lady & St Philip Neri School and is delighted to report that we now have a way forward as planning permission had been granted for work to strip back the cladding and installing terra cotta tiles on the upper parts of the building with blue/grey brick on the lower part.

This was agreed at the [Strategic Planning Committee on Thursday 28<sup>th</sup> April](#) following the local meeting on the 6th April chaired by the Director of Planning. Cllr Best raised a number of issues and asked for conditions on the planning permission regarding the completion of the works to Home Park and school main entrance, signage, windows and a timetable for the completion of the outstanding cladding works and the remaining works. The Diocese is now looking at submitting conditions against the approval so they can commence works in the summer.

### **New Istanbul – 81 Sydenham Road**

An Enforcement Notice has been issued requiring:

1. *Remove the unauthorised air conditioning units*
2. *Make good all damage resulting from the compliance with the requirements of this notice*
3. *Remove all materials debris waste and equipment resulting from compliance with the above requirements of this notice from the land.*

The Notice has been appealed (28 February 2022) – this is now with the Planning Inspector, the Council can take no action whilst an appeal is in its place.

In a separate matter, a plyboard wooden structure which existed to the rear, has been removed following negotiation with the Planning Enforcement Team. The occupiers have been informed that any new enclosure would be subject to planning permission. Should an application be submitted the Planning Service will consult locally for comments.

### **Subway – 83 Sydenham Road**

There remains an outstanding Enforcement Case regarding the air conditioning units and a lack of appropriate enclosure. Officers are discussing with legal for the best route forward.

Planning are aware of the level of interest locally in these cases and have escalated the cases internally to expedite a positive resolution.

### **Regents House Business Centre, Cobbs Corner (291-307 Kirkdale)**

There are two extant planning permissions at this site (DC/19/114157 - 9 units, DC/19/113878 – 35 units) as well as an extant Prior Approval. The developer has not indicated which consent will be implemented or when. Any planning consent can be implemented within the three year window from the decision date. Implementation is a matter for the developer provided all pre-commencement matters are resolved.

### **Queensthorpe Mews site**

There are two pending appeals at the Queensthorpe Mews site. One is for three terraced houses (DC/20/118208), the other for extension and alteration works to the existing building (DC/20/118697). Residents were notified of both appeals in the usual way in December 2021 and the decisions will likely be issued by PINS later this year. There is an extant consent at the site for three dwellings at the rear of the property.

### **Bell Green Gas Holders site**

Barratts are the owners of the former gas holder site in Bell Green – essentially the land between the Livesey Hall and Aldi. They are planning to submit an

application to the Council and are conducting a public consultation which will include open consultations with plans on 14<sup>th</sup> and 16<sup>th</sup> July at The Champion Hall. They hope to submit an application in the autumn to build approximately 260 flats on the site.

They recently invited local councillors and the Bell Green Neighbourhood Forum to an informal site meeting where we raised the issues of heights, protecting the integrity of the Livesey Hall and making the whole area easy to walk through and around.

#### **4 Events and activities**

##### **Borough of Culture 2022 – We Are Lewisham**

A large number of activities have taken place as part of the Borough of Culture. Locally, events of note are:

- Spontaneous Productions has a show taking place today in Home Park – one starting at 2pm and one at 3.30 if anyone wants to go straight to it after the meeting. Link is: [END OF! – Saturday 25 June 2022 \(spontaneousproductions.co.uk\)](https://spontaneousproductions.co.uk).
- Teatro Vivo have two performances outside the Sydenham Centre on the evening of 1 July. Link is: [Artists Of Change: Lewisham Speaks | TEATRO VIVO](#).
- A new mural at the Grove Centre has also been funded through the Creative Change Fund as part of London borough of Culture.
- Sydenham businesses did particularly well with LBoC business grants, including Artisan Village, Dragonfly Studio, the Dolphin, Ignition brewery, Inkwa tattoos, Kirkdale Bookshop, On the Hoof, Sydenham Arts.

More generally in the borough:

- Lewisham Speaks has been launched. This is a street performance reflecting residents' thoughts on climate change.
- The award winning Sun & Sea runs at the Albany Theatre runs until 10<sup>th</sup> July.
- Return of Peoples Day at Mountsfield Park on 16<sup>th</sup> July

For more information on activities, people can go to: [What's on - Lewisham \(wearelewisham.com\)](https://wearelewisham.com)

##### **Sydenham Arts**

A busy summer of activities and projects is already underway at Sydenham Arts- here's a quick lowdown on what to look out for over the coming months.

- **START: Creative Futures- Supporting Local Young Creatives**

Sydenham Arts launched their new programme for young creatives aged 16-25 in June. START focuses on providing mentoring and workshops to young people who are interested in forging a career in the creative industries. The first group of young people to benefit have already begun their mentoring, receiving advice on how to progress their careers and have taken part in specialised workshops. The first group runs until mid-July. Young people can still take part in the remaining workshops, bookable online. See website for details of future opportunities - [sydenhamarts.co.uk/whats-on/start](https://sydenhamarts.co.uk/whats-on/start).

The programme will continue through the autumn and into next year.



- **Sydenham Arts Film Screenings**

The next film screening will be on Thursday 30 June, 7.30pm at the Sydenham Centre. The screening is of 2004 comedy *Sideways*- a hilarious romp through Santa Ynez Valley wine country following Mike and soon-to-be married Jack on his bachelor party. Tickets available from the Sydenham Arts website now - just £6.50. They have also teamed up with 161 Food & Drink who have set a wine tasting menu, available for £9 per person, selling out fast.

- **Word on the Street**

As part of Sydenham Arts' celebrations of Lewisham London Borough of Culture 2021, they will be taking to the high street throughout July, talking to business owners in preparation for a spectacular spoken word and poetry finale. Their aim is to discover the richly diverse community behind Sydenham high street's businesses, and create a literary tale to weave its rich heritage together. It will culminate in an evening performance of Spoken Word at The Canvas Café, on 11<sup>th</sup> August. They will also be sharing the poetry through visual displays in spots along Sydenham Road.

- **Moving with Parkinson's**

Sydenham Arts' flagship programme for anyone living with Parkinson's is up and running. You can contact them to register a place. Drop-ins are welcome at weekly sessions (Mondays from 10.30am) – please check the website for all dates.

- **Sydenham Arts Artists Trail**

The Artists Trail is back for another year, from 3-11 September. Over two art-packed weekends, over 90 local artists will be opening their homes and studios with over 30 venues. Look out for the Map and Artist Listings arriving in a place near you very soon!

Also this year, Sydenham Arts has teamed up with Catford Artists Trail and Lee Green Open Studios, creating the South East London Art Link- make sure to visit each trail throughout the year!

- **Sydenham Arts Open Day – 30 July**

Sydenham Arts will be hosting an open day at the Sydenham Centre on 30<sup>th</sup> July, from 3-6pm. Drop in to find out more about the organisation and its aims, our latest projects, volunteering opportunities, grab some food, talk to trustees about joining the board, experience some local art and entertainment, take part in a creative workshop, meet other local people and much more!

### **Spontaneous Productions**

Hot on the heels of our 'pay what you can' musical *END OF* show today, Saturday 25 June, will be our brand new adaptation of **Beatrix Potter's** beloved animal tales - featuring **Peter Rabbit, Mrs Tigglywinkle, Pigling Bland, Jemima Puddleduck** and **Jeremy Fisher** - as they battle with the fearsome gardener **Mr McGregor!**

**16 performances ONLY over 8 days - 2 shows** each afternoon at **2pm & 3pm** - lasting approx 45mins and **suitable for all ages**. The venue is the former **bowling green in Mayow Park**, which we're now sharing with Sydenham Croquet Club.

**Show dates: Sat 23 July - Sun 31 July\* (\*no perfs Wed 27 July.)**

**Book your tickets - only £6 per person inc children aged 3+ online [here](#)**

Or in person at **Kirkdale Bookshop** (Mon-Sat 9.30-5pm) or by phone 020 8778 4701.

### **Ignition Brewery – market from 12 – 6pm**

The Sydenham Food & Drink Market takes place on the last Saturday of the month and offers a range of hot and cold food and drinks, and more from local businesses! On from 12-6pm so join us after the Assembly meeting.

For more events please look at our web site - <https://ignition.beer/events/>

### **Popupscreens**

Movies in Mayow Park: Dirty Dancing on Friday 29<sup>th</sup> July and Ghostbusters on 30<sup>th</sup> July

<https://www.popupscreens.co.uk/location/sydenham/>

### **JRHYS**

#### **FREE WELL-BEING WORKSHOPS OPEN TO ALL SYDENHAM RESIDENTS**

Resulting in a positive, resilient and a more inspirational you!

Operated by James Ross Hunter Youth Support

This workshop segment has been funded by the Sydenham Assembly through the Community Investment Levy to support the Sydenham community and aims to maintain a platform of continuous well-being practices with mums, dads, young people, and all family members.

The programme runs over a 30- week period to accommodate all ages and locations within the Sydenham community.

Sessions are 2 hours per week Mondays/Tuesdays(flexibly).

You will have an experienced trainer to support you through the workshop and

follow up with your progress. After your session there will be further resources

online for your flexibility including learning sessions and short assignments, weekly webinars or 121 sessions with your trainer depending on your needs.

<https://www.eventbrite.co.uk/e/free-well-being-workshops-open-to-all-sydenham-residents-london-tickets-369424457497>

<https://www.facebook.com/events/557440969444146>

Or call the team on 07436 946988 or email:

[jamesrosshunterfoundation@gmail.com](mailto:jamesrosshunterfoundation@gmail.com)

Content includes:

- Self-awareness
- Emotional wellbeing triggers
- Waking moments/Recognising trigger
- Following through/Identifying mental wellbeing

- Closure/Mindfulness and journals
- Stress Management/Coping strategies that work
- Charity giving back

The James Ross Hunter Youth Support mindfulness workshop has already been delivered to over 4000 young people in Lewisham borough and currently still ongoing along with the Violence Reduction Unit from Lewisham council and Youth engagement officers from MET Police.

### **Friends of Sydenham Library**

Activities at the library have been flourishing since the lifting of lockdown. The Friends of the Library successfully applied for lottery funding for 8 new double-sided bookcases which can be easily moved. The space afforded enables many more community events to take place. And the café has improved enormously with a new serving hatch to the park, enabling people to enjoy ice-creams, teas, coffees and snack outside on the tables and chairs on the good weather days. The Friends subsidized the Children's Rhyme Time until the NCIL subsidy funds arrive next month. There is a free Children's Arts and Crafts session on Saturday 23<sup>rd</sup> July from 3pm to 4pm. Turn up on the day, first come, first served. Book issues are rising and the children's summer reading scheme will be operating this year.

Sydenham Library is run by the V22 Charity who also run Forest Hill and Manor House library in Lee. Current opening hours are Mon, Tues, Thurs, Fri 10am to 5pm Sat 10 – 4pm Sun/Weds closed. To contact the library call 02087781753 or email [contact@sydenhamlibrary.co.uk](mailto:contact@sydenhamlibrary.co.uk)

### **enSEmble26**

A festival celebrating Ralph Vaughan Williams 150 anniversary will take place in September 2022. Events are taking place at St Bartholomew's Church at 7.30pm on Friday 23<sup>rd</sup> and Saturday 24<sup>th</sup> September and at Ignition Brewery at 7.30pm on Sunday 25<sup>th</sup> September, with a children's concert at 3pm on 25<sup>th</sup> September also at Ignition Brewery.

### **Cllrs Chris Best, Liam Curran and Jack Lavery**