

MINUTES OF THE LEE GREEN ASSEMBLY

Monday, 13 February 2023 at 7.00 pm

PRESENT: Councillors James Rathbone, Ese Erheriene, Eva Kestner

ALSO PRESENT: Ade Joseph

	Items	Actions
1	Welcome, Introduction & Format of meeting	
	<p>Cllr Ese Erheriene welcomed everyone to the meeting and went through the agenda.</p>	
2	Police Safer Neighbourhood Team Update	
	<p>Police Constable Joseph Campbell and PCSO Lulian Matei from the Lee Green Safer Neighbourhood Team provides an update on the work of the team as follows:</p> <p>The team currently comprise of 1 Sergeant, 2 PCs and 1 PCSO. The team has mainly focused on addressing the four priorities agreed by the ward panel at their last meeting. These priorities are:</p> <ul style="list-style-type: none">combating antisocial behaviour (begging / drunken behaviour)vehicle crimescatalytic convertors theftcar speeding issues across the ward <p>The Lee Green Safer Neighbourhood had been recognised to be the top arresting team for antisocial behaviour related offences across the Southeast area over the last couple of months. These offences relate to antisocial behaviour in form of begging, drunken behaviour and other reactionary behaviour.</p> <p>The team tries to make living in the area stress free by combating crime and antisocial behaviour across the ward. This is done in a variety of ways including issuing Community Protection Warnings (CPW) which can get upgraded to Criminal Behaviour Order (CBO) at the Magistrate Court for persistence offenders. The team works closely with St Mungos to address issues relating to antisocial behaviour offences committed by some of their residents.</p> <p>Other focus for the team was said to be around shoplifting in Sainsburys on Burnt Ash Road, in some of the shops on Staplehurst Road and the BP petrol station on Lee High Road. This has resulted in CPWs and CPOs being issued to persistent offenders to combat these problems.</p> <p>The team works closely with school officers, conduct weapon</p>	

	<p>sweeps around different areas of the ward and are tries to have a visible presence when school finishes.</p> <p>A question and answer session followed this presentation.</p>	
3	<p>Presentation on Hybrid Environmental Crime and Waste Recycling</p> <p>Nathan Thompson, Council's Acting Environmental Crime Manager gave a useful presentation on the new Hybrid Environmental Crime Enforcement in Lewisham.</p> <p>His team initially comprise of 6 officers with responsibilities for tackling environmental crime across the borough such as flytipping, antisocial behaviour, highway obstruction, abandoned vehicle on public highway and uncontained waste. The council has recently relaunched the service and engaged a contractor to provide additional support for the team. This has resulted in an increase in staff strength from 6 to 15 officers.</p> <p>Within the next 6 months the team will be taking additional duties tackling issues such as dog fouling, dog off lead and handling or walking more than 4 dogs at a time.</p> <p>Aims of the service was listed as follows: The team</p> <ul style="list-style-type: none"> • provides a dedicated enforcement team that is highly visible, engaging and able to provide a rapid response daily. • focus on high priority activities carrying out, larger scale Fly Tipping Investigations (tipper load), CCTV Operations, Evidence Gathering, Casefile Preparation, Serving Removal of Waste Notices to Private Landlords etc. • deploy officers Boroughwide, and ward based to target a variation of hotspots and support the Safer Neighbourhood Police team initiatives such as Operation CUBO, Operation Nightingale <ul style="list-style-type: none"> • encourages behavioral change through promoting responsible waste management practices whilst engaging with residents and high street businesses. • actively supports the Cleaner Lewisham, Safer Lewisham and Greener Lewisham campaigns and initiatives. <p>Service Commitment and priorities for the team</p> <ul style="list-style-type: none"> • highly visibility of officer across all 19 wards • officers acts as the eyes and ears for the Council, working with members of the community, local businesses to take on and respond to intelligence • engage with all community groups and create a feel-good factor of pride and safety • deter antisocial behaviour and environmental crimes by issuing fixed penalty notices for litters, flytipping and other offences • work in partnership with various agencies to achieve mutual benefits and positive outcomes to deter antisocial behaviour • report fly tipping and defects to street furniture using the Cleaner Lewisham reporting app 	

Hours of operation and area of focus

- shifts times are usually between 8am to 7pm. These can be amended as part of operational reviews when necessary
- bank Holidays, and late evenings are covered on an impromptu basis e.g. when the team receives an intelligence and may need to patrol at night to respond to specific environmental offences
- the team works closely with external partners such as the Metropolitan Police Safer Neighbourhood Team, Registered Social Landlords, Outreach Services and other departments across the council.

A graph representing statistical information on the numbers of fixed penalty notices issued for flytipping offences on a ward by ward basis was shown. The Deptford ward was seen to have the highest recorded fixed penalty notices. Following closely are Rushey Green, Downham, New cross, New Cross Gate and Brockley wards. The wards with the lowest fixed penalty notices are Grove Park, Perry Vale, Forest Hill, Telegraph Hill and Catford South.

Environmental Enforcement Team in Lee Green Ward

Lee Ward was said to be in the lower middle bracket for recorded fixed penalty notices along with Evelyn, Hither Green and Crofton Park wards. Environmental issues recorded mostly relates to waste in black bags left throughout the day on public highway, uncontained waste discarded on private land and alleyways and over production of household waste on privately managed estates. Around 49 fixed penalty notices have been issued for environmental offences since April 2022 in Lee Green ward.

To tackle the issues around black bags deposited on the highway by residents of flats above shops, the council has introduced time banded waste deposit scheme which prohibits rubbish bags left on the highway during the day. Specific time allocations are provided for when residents living in flats above shops can leave their rubbish in the morning and in the evening. With regards to uncontained waste deposited on private land and alleyways, the team will usually conduct land searches and contact the landowners or landlord to serve notices for the removal of the waste. In the case of overproduction of waste, these are mostly common on privately managed estates located off Burnt Ash Road / Hill. The team proactively writes to residents and carry out leaflet drops to educate residents about correct waste disposal.

Flytipping and Litter

The team visit hotspots areas daily on the high streets and residential areas

Officers look through discarded waste in refuse sacks for evidence of fly tipping

Fixed penalty notices can be issued on the spot and by post

First time offenders are issued with Formal Caution or Community Protection Warnings and prosecutions in extreme cases

	<p>Disposal of large items Council recommends that these are either donated to charities or given away online if in reasonable condition. Items can also be taken to the Recycling Centre on Landmann Way, New Cross. The Council can also dispose large items away for a small charge. The team uses CCTV cameras and ANPR technology at known flytipping hot spots to observe and identify vehicles illegally dumping rubbish. Cameras are deployed to other areas where no offences have been recorded over a 3 to 6 months period.</p> <p>Abandoned Vehicle and Roadside repairs</p> <ul style="list-style-type: none"> • Over 100 Abandoned vehicles are reported monthly • Approx. 20 or more vehicles issued with 7-day removal notices monthly. A contractor (Redcorn Ltd) manages the process on behalf of the council • 50 or more vehicles are removed/ crushed per year • Fixed penalty notices are issued to garages for roadside repairs <p>Cleaner Lewisham Campaign</p> <ul style="list-style-type: none"> • The team deals with unauthorised advertising and flyposting on traffic lamppost causing visibility obstruction to drivers. Hot spots are checked daily and posters taken down and Recycled • Lewisham Market Project – Encouraging and ensuring Market Traders are recycling organic and cardboard waste • The team participates in community litter picking events promoting cleanliness and • Works with Schools on clean ups days, promoting reduce, re-use and recycle and behaviour change <p>The Enforcement Team is a member of the Safer Lewisham Business Partnership along with a variety of other antisocial reduction agencies. The partnership links members together through CCTV radio link in Catford, Lewisham, Deptford, New Cross and Sydenham Town Centers. Members Include:</p> <ul style="list-style-type: none"> • Safer Business Network – SBN (BCRP) • Metropolitan Police Service in Lewisham • MOPAC & other London borough Partnerships • Lewisham Safer Communities Services • Lewisham Environmental Crime Enforcement Team <p>Contact details for the team:</p> <p>Email: envirocrime.enforcement@lewisham.gov.uk Tel: 020 8314 2170</p> <p>A question and answer session followed this presentation.</p>	
4	Leegate Redevelopment Update -	
	<p>Jim Mallory introduced this item providing a summary of the works that the steering group has undertaking to ensure local people have a say in matters relating to the redevelopment of the Leegate</p>	

Centre. The steering group emerged from the Assembly over 10 years ago and has since advocated that any redevelopment should benefit the community in Lee Green and adjoining area. It was the Steering Group that persuaded St Modwen (the former site owner) to abandon plans for a superstore and focus on more housing provision in its initial plan. The group were pleased that Galliard's have adopted some aspect of the former proposal, namely, the amount of genuinely affordable housing, the improved public square and space layout.

However, there were areas of concerns in the plans which the steering group objected to. This relates to the height and massing (density) of the tall buildings which the group highlighted will dwarf the building in the surrounding areas and insufficient local services and infrastructure to support the increased population. It was on this basis that the steering group calls for the application to be rejected. If for any reason the application was approved, the group believe that strong conditions needed to be applied to ensure adverse impact were mitigated.

Since then, Lewisham's Mayor and Cabinet has added an Addendum to the Local Plan, under the Lewisham Tall Buildings, which stipulates that the height of tall building should not exceed 12 storeys. It is envisaged that the amendment to the Local Plan would mean that any revised plan aimed at maintaining the 35% affordable housing and limiting building height would inevitably result in an even greater density in the other buildings and will considerably reduce the size of public space on the site.

In recent days, the government has also introduced a new building requirement, which are not yet in legislation but which the Mayor of London has since stipulated that any development more than 30 meters (which many of the proposed building in the Leegate Centre do exceed) should have 2 staircases. If this legislation goes through it may result in significant revision of the current plan. The Steering Group is therefore asking the assembly's endorsement to reject the current proposal citing the following issues:

- **Height and massing** (Presented by Barry Shaw) – Galliard's proposal was said to be based on an over-development of the site. It is too high, too bulky, and too dense (one block at 15 storeys, one at 12, two at 10 and the remainder at 8). The steering Group wish to see the scheme go back to its original plan which proposed a height limit to the main tower at 12 storeys and the remaining tower lowered by 1 storey. In terms of the density, the original site allocation was for 450 units, the new proposal is for 563 units. Both the Lee Green and Blackheath Group as well as the Council Conservation Officer highlighted the harmful impact that this proposal will have on the surrounding conservation areas if approved. The point was further supported with a quote taken from Historic England Guidance on how conservation areas are evaluated, which states that great weight should be given to the asset conservation, irrespective of whether any potential harm amount to substantial harm, total loss or less than substantial harm. The steering group therefore view this scheme as a pattern of over development on every basis by which it is measured which leads to their conclusion that Galliard are

failing to address the underlying issues of over development.

- **The proposals do not comply with the London Plan requirements on dual-aspect units (windows openable windows on two external walls)** Carole Hicks presenting provided an explanation of what would happen when the plan goes before the Council's Strategic Planning Committee, who will base their decision on whether the plans are compliance with relevant legislation and policy document. The current plan was said to have fallen short of the requirements of the London Plan mainly on the number of residential units that have dual aspects. In the plan put forward by Galliard, only 58% of residential units have dual aspects, which equates to 42%, over 200 units mainly one bed units will have single aspect (will have one window or one external wall). The London Plan only accept single-aspect units where they offer a more acceptable design solution. The GLA has also pointed out these low percentage in their comments on the proposal and they have suggested more variations is applied in and out of the building as a solution to achieving the high percentage of units with dual aspects.

- **A duty to consult** presented by Sarah McMichael, who expressed concerns on how the public consultations conducted by Galliard on the plan had provoked considerable frustration, with the strength of community opposition consistently misrepresented. There have been minor revisions to the plans achieved through the pre-application stages where the inclusion of a community centre, health facility, a graffiti wall and a basketball court, and a bus stop was set back. Galliard resisted all substantive objections over height and design, and the steering group were unable to see how much of the Design Review Panel's views they took on board. The consensus is that not enough has been done.

Furthermore, Greenwich Council has objected to the plans on the grounds that the solid block of tall towers along Eltham Road adversely affects listed buildings to the north (Greenwich side of Eltham Road). The same view was shared by Lewisham's Heritage Officer, who also raised concerns about listed buildings in Lewisham. The police has also raised security concerns with the basement.

- **A commitment to the existing traders, services and charities** – Hugh Ridsdill-Smith from the Traders Group outlined the impact of the plan on businesses and other services currently on the site. Without mitigation, it is predicted that around 1,000-plus jobs, 52 businesses and services could be lost to the area. The main concern for the trader's group now is a real issue of the survival of their businesses. Although Lewisham Council and Galliard Homes are having discussion with Traders about the impact the redevelopment will have on their businesses, services and the community they serve, there is currently nothing in the proposal to accommodate traders' concerns in the plan or re-provisions for when the site is developed.

	<p>The current plan considerably reduces retail and commercial space as well as the loss of an accessible service yard. There is insufficient detail in the current offer to enable businesses and services to plan realistically for medium to longer-term. There are conflicting messages that the current arrangement of affordable rent will not be available in the new development. Traders are therefore calling on the council to interrogate the planning aspect for businesses.</p> <p>As Galliard are considering building in 2 phases, traders are requesting that they are provided with a temporary local premises at affordable rent, significant assistance with relocation including set up cost and the introduction of affordable works space to the development plan with preferences for existing businesses.</p> <p>Comments and questions were invited from participants.</p> <p>The Steering Group asked the Assembly to endorse their proposed rejection of the plan as they currently stand and support any future contributions they make to work meaningfully with the Council and Galliard Homes towards generating an improved plan that reflects the view of the local community.</p> <p>A vote was taken by show of hands with the result showing 17 people in support of endorsing the statement of views proposed by the steering group, 3 against and none abstaining.</p>	
6	Feedback from Ward NCIL funded Project – Lee Green Consortium	
	<p>The group comprises of a network of 16 community groups, formed in 2016 by three founding members, Friends of Manor House Gardens, Lee Green Lives and Lee Manor Society – to work together and advocate the views of local people.</p> <p>In the last year, the group has focused mainly on financial support for activities and events in the area, which support local people’s well-being (including in the aftermath of Covid) and promote community cohesion.</p> <p>The consortium is ever expanding and any local group is welcome to join. Groups do not just have to provide a service to people in Lee Green they can join if the service area is broader as long as it includes people from Lee Green. The Consortium is now a formal organisation with an approved constitution and has elected officers.</p> <p>Over the last year, the consortium has worked with local groups to support the drafting of their applications to the Lee Green Neighbourhood Community Infrastructure Levy (NCIL) fund. Part of that work involved putting in a separate Consortium bid called “All in it together” to ensure any residual money left over (eventually £8,549) could be spent according to ward priorities. The bid was different because it did not specify what it was to be spent on, rather that it had to meet ward priorities and deliver community cohesion.</p> <p>As Lee Green’s allocation of £39,349 was relatively small in comparison with other wards, Consortium members believed it was</p>	

	<p>important to work together to ensure it was fairly spread.</p> <p>The group met on 28 November 2022 and agreed to fund the following projects from its £8,549 award.</p> <ul style="list-style-type: none"> • FUSS (Christmas Festival 2022 tree) – £1000 • Friends of Manor House Gardens (Festival 2023 Community Corner) – £1000 • Lee Fair Share (Keep Fit & Well) – £1440 • Manor House Library V22 (250 years' celebration) – £850 • Manor Park Friends (Spring event & park improvements) – £660 • Friends of Manor House Gardens (Bulb planting) – £250 <p>A total of £5200 was disbursed.</p> <p>Supplementing the fund with an earlier award of £125 to the Consortium, unspent due to Covid and deducting a “management fee” to Lochaber Hall Association (the accountable body), there is a remaining fund of £3074 left to be spent. This will be allocated as part of a second tranche in the fund's two-year timeframe. Invitations will go out to local groups who are or wish to join the Consortium, inviting bids to be made in the next two-three months.</p>	
7	Community updates and any other business	
	<p>South London Counselling Services invites people to join their monthly mental health awareness workshop which is taking place on Saturday 11th March via zoom. A zoom link will be sent to Ade to circulate.</p>	
8	Declaration of interest	
	<p>There was no interest declared at this meeting.</p> <p>The chair thanked everyone in attendance and brought the meeting to a close.</p>	