



AGENDA

MAYOR AND CABINET

Date: WEDNESDAY, 19 JULY 2023 at 6.00 pm

**Rooms 1&2
Civic Suite
Catford Road
London SE6 4RU**

**Enquiries to: Emma Campbell Smith, Head of Governance and
Committee Services
Email: emma.campbellsmith@lewisham.gov.uk**

MEMBERS

Damien Egan	Mayor
Councillor Brenda Dacres	Deputy Mayor and Housing Development and Planning
Councillor Chris Barnham	Children, Young People and Community Safety
Councillor Paul Bell	Health and Adult Social Care
Councillor Andre Bourne	Culture and Leisure (job share)
Councillor Juliet Campbell	Communities, Refugees and Wellbeing
Councillor Sophie Davis	Housing Management and Homelessness
Councillor Amanda De Ryk	Finance and Strategy
Councillor Louise Krupski	Environment and Climate Action
Councillor Kim Powell	Businesses, Jobs and Skills
Councillor James-J Walsh	Culture and Leisure (job share)

Members are summoned to attend this meeting

Jeremy Chambers

**Monitoring Officer
Laurence House
Catford
London SE6 4RU
Date: Tuesday 11 July**

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MINUTES OF THE MAYOR AND CABINET

Wednesday, 21 June 2023 at 6.00 pm

PRESENT: Councillors Brenda Dacres (Deputy Mayor) (In the Chair), Chris Barnham, Paul Bell, Andre Bourne, Sophie Davis, Amanda De Ryk, Louise Krupski, Kim Powell and James-J Walsh

ALSO PRESENT VIRTUALLY: Damien Egan (Mayor) and Councillor Campbell.

N.B. Virtual attendance does not count for the purposes of Section 85 of the Local Government Act 1972.

1. Minutes

The Minutes of meeting of held on 10 May 2023 were agreed as an accurate record.

2. Declaration of Interests

Councillor Bell declared a non-pecuniary interest in item 5. His employer was mentioned in the report. He confirmed that he did not take part in the decision to sign the UNISON's Ethical Care Charter, nor work on any area connected with the report.

Councillors Bell, Campbell, De Ryk, Krupski, Powell and Walsh declared a non-pecuniary interest as members of UNISON.

3. Matters Raised by Scrutiny and other Constitutional Bodies

No matters were raised by Scrutiny or any other Constitutional Bodies.

4. Permission to award Maximising Wellbeing of Unpaid Carers contract

Councillor Bell introduced the report. He took the opportunity to celebrate unpaid carers and thanked them for their support. He invited Tristan Brice to address members of the Committee. Mr Brice had put a lot of work into this service and the contract. Councillor Bell said that the work undertaken had been outstanding and he had been inspired by Mr Brice and his team.

Mr Brice thanked everyone who had been involved in this work over the past 14 months. He said that, along with colleagues, he was looking forward to mobilising the new service, which would ensure that unpaid carers were visible. By the end of the contract, just under 60% of all unpaid carers would have been identified, valued and supported.

Having considered an open and closed officer report, Cllr Bell MOVED, Cllr De Ryk SECONDED and it was RESOLVED that Mayor & Cabinet gives approval to award the Maximising Wellbeing of Unpaid Carer Service contract to Imago

Community. The contract would be for an initial period of 3 years with an option to extend for up to a further 2 years up to a total contract value of £1,602,285.

5. Contract Award for Maximising Wellbeing at Home services (Lots 1,2,3,4,7)

Councillor Bell introduced the report and invited Mr Brice to address members of the Committee. He said that, along with Mr Brice, he had visited the current providers, fed back staff survey results and provided clarity of the current contracts expectations. Councillor Bell thanked the providers for engaging in this process. He then explained what the new model was and outlined the core elements.

Mr Brice thanked a long list of people and organisations who had been involved in the process; there had been a high level of engagement and support over the past 16 months which included weekly meetings. He drew members' attention to:

- The person centred and outcome focussed element of the survey. Annual satisfaction surveys with the client, wellbeing worker and unpaid carer every November and actions plans developed to increase satisfaction year on year.
- The provider will be CQC rated as outstanding within 3 years
- Promoting real choice and control for the clients.

Mr Brice said that he looked forward to welcoming everyone to the launch of the service on 1 September 2023 in the Council Chamber.

The Mayor thanked all those involved in this ground breaking report. He said that he was proud of this service because it gave a voice to those who had previously been unheard.

Councillor Campbell said that it was important to recognise the distinction between carers and unpaid carers and valuing unpaid carers in our society. She also highlighted the importance of a review with all those involved with the person who needed care. This was particularly important when unpaid carers need support because they were unable to continue to provide the level of care required

Councillor Powell commended this service and the invaluable support it provides for the unpaid carer and particularly people who receive dignified care as they approach the end of their lives.

Having considered an open and closed officer report, Cllr Bell MOVED, Cllr Powell SECONDED and it was RESOVED that Mayor and Cabinet gives approval to:

1. Award the contract for Neighbourhood 1 to Carepoint Services Ltd (lot 1), for 5 years with the option to extend for a further 2 years, at an estimated current value of £17,500,000.
2. Award the contract for Neighbourhood 2 to Eleanor Nursing & Social Care (lot 2), for 5 years with the option to extend for a further 2 years at an estimated current value of £42,000,000.
3. Award the contract for Neighbourhood 3 to Westminster Homecare (lot 3), for 5 years with the option to extend for a further 2 years at an estimated current value of £37,100,000.

4. Award the contract for Neighbourhood 4 to Nomase Care Ltd & Unique Personnel (lot 4), for 5 years with the option to extend for a further 2 years at an estimated current value of £22,400,000.
5. Award the contract for Solution-Focused Coaching: Specialist advice, support and training to support the effective management of individuals with advanced dementia including those presenting with behaviours that challenge to Bluefield Care Services. The contract value will be £120,000 per annum, equating to £600,000 over 5 years, and £840,000 over 7 years if the option to extend is utilised.

Each of the 5 contracts will commence on the 01 September 2023.

6. Permission to direct award to Medequip Assistive Technology Limited until 31 March 2024

Having considered an open officer report, It was MOVED by Councillor Bell, SECONDED by Councillor Barnham and RESOLVED that Mayor and Cabinet approve the decision:

- To use the Kent framework agreement
- To make a direct award in accordance with the framework agreement

This will enable officers to undertake a comprehensive review of the procurement options available in reprocurring this contract. A permission to procure paper will be brought to Mayor and Cabinet in July 2023 following the comprehensive review.

7. Refugee Programme Contract extension

Having considered an open officer report, it was MOVED by Councillor Dacres,, SECONDED by Councillor De Ryk and RESOLVED that Mayor and Cabinet approve the extension of Refugee Council's contract to deliver Lewisham Council's refugee resettlement programme at a cost of £914,785 over two years

8. Distribution of Household Fund 4

Having considered an open officer report, it was MOVED by Councillor De Ryk, SECONDED by Councillor Barnham and RESOLVED that Mayor and Cabinet:

1. Note and agreed the contents of the report including the administration and distribution of the funding received under HF4;
2. Agree delegated authority for the Executive Director for Corporate Resources, in consultation with the Cabinet Member for Finance and Strategy to amend the distribution formula in the event of further changes to e.g. the government's cost of living (COL) response or any change in the proposed funding arrangements for provision of free school meals (FSM) for primary school children from September 2023 onwards;
3. Note the detailed equalities screening carried out in respect of the proposed allocation;

4. Note the proposed allocation for HF4 is part of a wider set of COL Support measures provided by the Council, as set out in paras 3.1 to 3.6 of this report;
5. Agree the recommendations in the proposed distribution of the funds, as set out in para 5.1 to 5.15 of the report.

9. Supported Accommodation sites and leases

Having considered an open officer report, it was **MOVED** by Councillor Bell, **SECONDED** by Councillor Davis and **RESOLVED** that Mayor and Cabinet agree that

1. subject to the Secretary of State's approval, the appropriation of the Lewisham Assessment and Recovery Site from the Housing revenue Account (HRA) to the general fund be approved and an application to the Secretary of State be authorised to consent to this appropriation.
2. Permission be given to negotiate up to 30 year leases for the below sites:
 - 2.1. subject to the Secretary of State's consent to appropriate the site to the General Fund, Lewisham Assessment and Recovery Centre site to St. Mungo's
 - 2.2 Perry Vale supported housing site to Metropolitan and Thames Valley Housing Trust (MTVHT)
3. Authority be delegated to the Executive Director for Community Services in consultation with the Director of Inclusive Regeneration and Executive Director for Corporate Resources and the Director of Law and Corporate Governance to agree the detailed lease terms and enter into the final form leases, provided where the rent is less than market value these fall within the General Consent

10. Procurement of Adventure Playgrounds: Play Service and Site Maintenance and Development Service

Having considered open officer report, it was **MOVED** by Councillor Barnham, **SECONDED** by Councillor Walsh and **RESOLVED** that Mayor and Cabinet:

1. Approves the procurement for the Adventure Playground Play Service for a period of five years from 1 December 2023, with the option to extend for a further two years. In line with the proposal within this report, the Play Service will provide a core offer across Lewisham Council's five APGs to children and young people. The value of the contract over the seven years will be up to £1,386,000 (£198,000 pa).
2. Approves the procurement of the Adventure Playground Maintenance and Development Service for a period of five years from 1 December 2023, with the option to extend for a further two years. In line with the proposal within this report, the Adventure Playground Maintenance Service will provide a core maintenance offer across Lewisham Council's five APGs to ensure they are safe to operate for the duration of the Play Service contract. The value of the contract over the seven years will be up to £658,000 (£94,000 pa).
3. Notes the intention to seek approval from the Mayor and Cabinet for the Contract Award for the Play Service and the Site Maintenance Service.

4. Authorises the advertisement of the disposal by way of seven-year lease to the selected Adventure Playground Space Provider of open space at Home Park APG, Honor Oak APG and Ladywell Fields APG in accordance with section 123(2A) Local Government Act 1972 and note that a further report will be brought to Mayor & Cabinet to consider any objections received to the proposed disposals.

Issuing of non-repairing leases to the Adventure Playground Play Service provider is expected to increase the provider's ability to maximise site occupancy and increase the ability to secure long-term funding to grow play sessions and draw in external funding to refurbish and replace (where deemed necessary) the APGs.

11. Decision – Adding a new SEN Provision at Launcelot Primary School

Having considered an open officer report, it was MOVED by Councillor Barnham, SECONDED by Councillor Davis and RESOLVED that Mayor and Cabinet:

1. Notes the results of the period of representation conducted on the proposal to add a SEN provision at Launcelot Primary School.
2. Agrees to the proposal of an addition of a SEN provision of up to 16 ASD places at Launcelot Primary School, with an implementation date of January 2024.
3. Delegates authority to the Executive Director for Children and Young People to procure and award the necessary construction contracts

12. Housing Futures Progress

Having considered an open and closed officer report, it was MOVED by Councillor Davis, SECONDED by Councillor Barnham and RESOLVED that Mayor and Cabinet

1. Notes progress of the Housing Futures programme.
2. Approves the use of up to £1.9m of existing reserves, including the £0.6m agreed preparatory commitment.
3. Agrees a further up to £2.6m for additional transfer costs now identified, including a £0.5m contingency, funded from HRA reserves if available or the use of General Fund reserves if not.
4. Agrees that the level of reserves should be restored through the delivery of a planned HRA savings programme so that the necessary prudent position to meet future unforeseen costs is restored at the earliest opportunity

13. Annual Complaints Report

Having considered an open officer report, it was MOVED by Councillor De Ryk, SECONDED by Councillor Walsh and RESOLVED that Mayor and Cabinet note the content of the report.

14. Financial Outturn Report 2022/23

Having considered an open officer report, it was MOVED by Councillor De Ryk, SECONDED by Councillor Krupski and RESOLVED that Mayor and Cabinet

1. Notes the Outturn Position for 2022/23, including the utilisation of Provision and Reserves funding, applied legacy Covid grant funding and money held within Corporate provisions to partially mitigate the service overspend. This is summarised in section 4 with additional detail in the subsequent sections of the report.
2. Notes as part of routine financial year closing work, the proposed write-off of debts totalling £0.2m under delegation as detailed in section 16.
3. Agrees the proposed write off of the specific debts each over £50k totalling a further £0.4m as detailed in section 16, with supporting detail in Appendix B of the report.

15. Exclusion of Press and Public

All closed (Part 2) reports were considered alongside their open (Part 1) counterparts, therefore there was no need to exclude the Press and Public.

16. Permission to award Maximising Wellbeing of Unpaid Carers contract

Considered alongside Item 4.

17, Permission to award Maximising Wellbeing at Home contracts

Considered alongside Item 5.

18. Housing Futures progress report - Appendix B - transition costs - Part 2

Considered alongside Item 12.

The meeting ended at 18:56



Mayor and Cabinet

Declarations of Interest

Date: 19 July 2023

Class: Part 1

Contributors: Head of Governance and Committee Services

Outline and recommendations

Members are asked to consider declare any personal interest they have in any item on the agenda.

Declaration of interests

Members are asked to declare any personal interest they have in any item on the agenda.

1 Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct :-

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

2 Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).

- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member’s knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member’s knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
 - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members’ Interests (for example a matter concerning the closure of a school at which a Member’s child attends).

(5) Declaration and Impact of interest on members' participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.
- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)



Mayor and Cabinet

Overview and Scrutiny Task and Finish Group Final Reports

Date: 19 July 2023

Key decision: No.

Class: Part 1

Ward(s) affected: All (none specific)

Contributors: Scrutiny Team

Outline and recommendations

This report asks Mayor and Cabinet to consider the final reports and recommendations of the Workspaces and Community Food Growing Task and Finish Groups.

Timeline of engagement and decision-making

The Overview and Scrutiny Committee received two proposals for task and finish groups focusing on the topics of workspaces and community food growing.

The subjects and memberships of the groups were agreed by Overview and Scrutiny Committee on 21 September 2022.

The scope and key lines of enquiry for the review were agreed at meetings on 16 November (Workspaces) and 30 November 2022 (Community Food Growing).

Between November 2022 and June 2023, the groups carried out a range of evidence gathering and engagement sessions (as detailed in each of the reports).

The Community Food Growing Task and Finish Group met on 4 July 2023 to agree its final report and recommendations.

The Workspaces Task and Finish Group met on 5 July 2023 to agree its final report and recommendations.

1. Summary

- 1.1. The reports attached at appendix A and B set out the key findings of each of the Task and Finish Groups.

2. Recommendations

2.1. Mayor and Cabinet is asked to:

- Consider the final report and recommendations of the Workspaces Task and Finish Group
- Consider the final report and recommendations of the Community Food Growing Task and Finish Group
- Ask the relevant executive directors to provide a response.

3. Policy context

3.1. The Council's 2022 to 2026 Corporate Strategy identifies seven corporate priorities and four core values which are the driving force behind what Lewisham Council does as an organisation. It sets out a vision for the borough and the priority outcomes that organisations, communities and individuals can work towards to make this vision a reality.

3.2. The work of Overview and Scrutiny is in alignment with the Council's four core values:

- We put service to the public first.
- We respect all people and all communities.
- We invest in employees.
- We are open, honest and fair in all we do.

3.3. These core values support with the Council's seven corporate priorities namely:

- Cleaner and greener
- A strong local economy
- Quality Housing
- Children and Young People
- Safer Communities
- Open Lewisham
- Health and Wellbeing

3.4. The work of Task and Finish Groups cuts across all these priorities – with the Workspaces TFG linking most closely with the 'strong local economy' and 'open Lewisham' priorities and the Community Food Growing TFG linking most closely with the 'cleaner and greener' and 'health and wellbeing' priorities.

4. Background

4.1. The subjects of the Task and Finish Groups were agreed by the Overview and Scrutiny Committee on 21 September 2022. Each of the groups has received evidence from a range of sources and activities and they have produced reports summarising their findings. These are attached at appendix A and B.

4.2. Task and Finish Group members agreed the final report and recommendations at meetings on 4 July 2023 (Community Food Growing) and 5 July 2023 (Workspaces).

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5. Financial implications

- 5.1. There are no direct financial implications arising from the implementation of the recommendations in this report. Recommendations from the Task and Finish Groups have financial implications, and these will need to be considered in the responses.

6. Legal implications

- 6.1. The Council's Constitution provides at paragraph 6.11, Article 6 that the Overview and Scrutiny Committee may from time to time appoint sub-committees, to be known as task and finish groups which will exist for a period of no less than 3 months, nor more than 12 months from the date of their creation. It further adds that 'Any task and finish group shall consist of 5 members and be established for the purpose of examining a particular issue in depth. The terms of reference of any task and finish group shall be agreed by the Overview and Scrutiny Committee which shall also appoint members to it.'
- 6.2. The Constitution provides for committees to refer reports to Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

7. Equalities implications

- 7.1. The Equality Act 2010 covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.2. The Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 7.3. There may be equalities implications arising from recommendations made by the task and finish groups and these will need to be considered in the responses.

8. Climate change and environmental implications

- 8.1. There are no direct climate change or environmental implications arising from the implementation of the recommendations in this report. Recommendations considered by the Task and Finish Groups may have climate change implications and these will need to be given due consideration in the responses.

9. Crime and disorder implications

- 9.1. There are no direct crime and disorder implications arising from the implementation of the recommendations in this report. Matters considered by

the Task and Finish Groups may have crime and disorder implications and these will need to be given due consideration in the responses.

10. Health and wellbeing implications

- 10.1. There are no direct health and wellbeing implications arising from the implementation of the recommendations in this report. Matters considered by the Task and Finish Groups have health and wellbeing implications and these will need to be considered in the responses.

11. Report author and contact

- 11.1. If you have any questions about this report, please contact Scrutiny Managers:

Timothy Andrew

timothy.andrew@lewisham.gov.uk (020 8314 7916)

Nidhi Patil

nidhi.patil@lewisham.gov.uk (020 8314 7620)

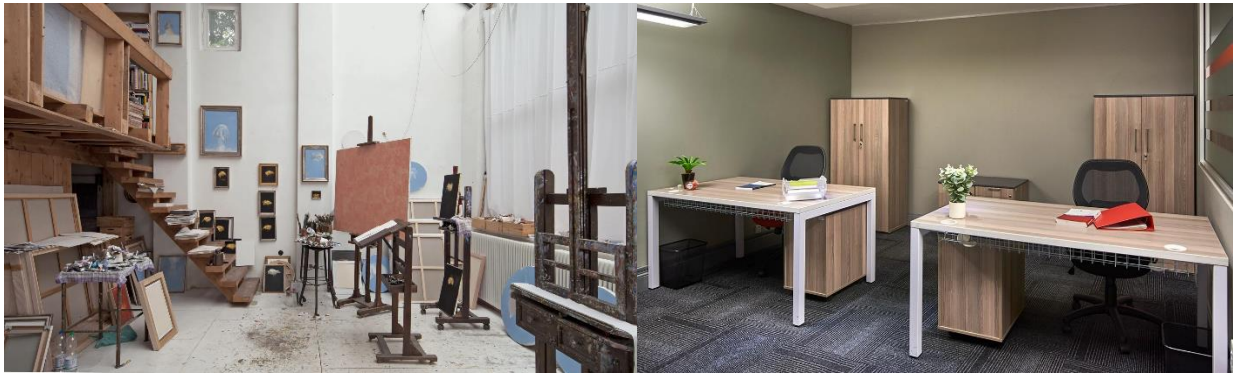
Appendix A: Final report of the Workspaces Task and Finish Group

Appendix B: Final report of the Community Food Growing Task and Finish Group

Overview and scrutiny



Final Report of the Workspaces Task & Finish Group



July 2023

Membership of the task and finish group



[Councillor Rudi Schmidt](#)



[Councillor Billy Harding](#)



[Councillor Aliya Sheikh](#)



[Councillor Mark Ingleby](#)



[Councillor Liam Shrivastava](#)

Supporting Officer:

Nidhi Patil (Scrutiny Manager)

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1. Chair's Introduction

In a short few years “remote working” has become a regular part of working life for many. Indeed, today there are over 60,000 people working from home in Lewisham, a ten-fold increase from 2011 levels¹. With a forecast increase of 619,300 jobs across London between 2016 – 2041, the London Plan calls on councils to include clear strategies for affordable workspaces to support the capitals wide-ranging businesses².

In Lewisham micro, small and medium-sized enterprises make up 99.8% of businesses³, and our Draft Local Plan rightly outlines the need for 1,000 square meters of new office and light industrial workspace each year to 2040. Similarly, our Creative Enterprise Zone⁴, and Affordable Workspace Strategy recognise affordable workspace as a key part of supporting Lewisham's creative and wider economy.

Workspaces play an important role in regeneration and economic growth. They attract foot traffic for local businesses, offer supply chain opportunities and help to build networks of individuals and businesses. But there is, at present, unequal distribution across the borough, and with almost 20,000 households experiencing overcrowding in Lewisham⁵, it is clear that limited access to suitable workspaces exacerbates already existing inequalities.

The stark reality is that workspace providers find it increasingly challenging to operate. Under local planning policy developers are required to provide 10% of new commercial floorspace as affordable⁶ - but with affordability set against an inflated rental market, providing genuinely affordable workspaces is increasingly difficult for those without large financial backing.

This report calls on all the Council to view workspaces as an integral part of our economic and cultural strategy. We must find ways to safeguard our existing providers, enable sustainable new provision with long-term leases, and look for other opportunities to provide genuinely affordable, and at best free workspaces for our residents. The council should review policy frameworks such as Lewisham's Infrastructure Delivery Plan⁷ and Supplementary Planning Documents to ensure that their use reflects our vision for our borough, and proactively engage with developers to support them in meaningfully contributing towards local priorities.

We must highlight and learn from success stories inside and outside our borough, and follow best practice set by other councils. We must work collaboratively with local partners and across our directorates, thinking strategically and creatively to develop further infrastructure which enables residents to work effectively, to grow ideas, and build the networks and opportunities which contribute towards an inclusive and thriving local economy.

¹ [Working mainly at or from home: LGA Research](#)

² [The London Plan 2021](#)

³ [Lewisham Observatory- Business Counts 2022](#)

⁴ [The Lewisham Creative Enterprise Zone](#)

⁵ [Overcrowding- LGA Research based on Census 2021](#)

⁶ [Lewisham's Draft Local Plan](#)

⁷ [Lewisham's Infrastructure Delivery Plan](#)

I want to thank all the members of the Task and Finish Group for all their hard work. I would also like to thank Joe Lee and John Bennet in the Council's Economy, Jobs and Partnerships team and everyone in the Affordable Workspace Forum. Special thanks to Stephen Carrick-Davies, at Hatcham House, whose passion, generosity and insight on the subject was invaluable and to Ed Holloway at Beep Studios for his insightful contributions that have helped enrich this report. Thanks also to Ken Thomas, Slaine Montgomery and everyone else who contributed their time and insights.

I would like to acknowledge the collective efforts of all TFG members in producing this report, with special thanks to Nidhi Patil for her exceptional work in consolidating the evidence and authoring it.

Councillor Rudi Schmidt

Chair of the Workspaces Task and Finish Group

2. The role and purpose of the Task and Finish Group

- 2.1. The purpose of the Workspaces Task and Finish Group was to explore how the Council can maximise strategic opportunities for inclusive meanwhile, creative & community workspace in Lewisham, post Borough of Culture, to ensure that we grow and retain talent within the Borough and attract inward investment.
- 2.2. This Task and Finish group was composed of Councillors Rudi Schmidt, Billy Harding, Mark Ingleby, Aliya Sheikh and Liam Shrivastava. The subject and membership of the group was agreed by the Overview and Scrutiny Committee at its meeting on the 21st of September 2022⁸.
- 2.3. The Group considered a scoping report at its first meeting on the 16th of November 2022⁹ which established the context and background for its work. The following key lines of enquiry were agreed by the Group at its first meeting. However, as research was conducted and evidence was collected, the group further refined its focus from the key lines of enquiry initially agreed at its first meeting:
 - What are the definitions of affordable workspace, and can we agree a definition for Lewisham?
 - What work is being undertaken on the Affordable Workspace Strategy? How can we use the findings and the stakeholder engagement already undertaken to shape the direction of the review?
 - What are other London Boroughs doing on this and what does good practice look like? How can we learn from the work of other boroughs in this area?
 - Who are our partner organisations and what potential sources of funding are available to support community and affordable workspaces?
 - How does the TFG's work feed into the Council's Economic Development Strategy and how does it relate to the newly established Creative Enterprise Zones?
 - What do Lewisham's business and creatives say they need to support them?
 - What can be done to secure more affordable work space?
 - What do our young people need to support them accessing communal spaces such as homework clubs and spaces for creativity?
 - Are there groups who are currently excluded from participating in local business and creative community? What are the barriers to participation?
- 2.4. Members of the group also discussed the various organisations and stakeholders that they would engage with as part of their research on this subject. The group agreed to use its research to ensure that:
 - The Council has a robust and achievable Affordable Workspace Strategy

⁸ [Link to the agenda of the Overview and Scrutiny Committee 21 September 2022](#)

⁹ [Link to the agenda for the Workspaces Task and Finish Group meeting- 16 November 2022](#)

and Action Plan.

- There is a comprehensive understanding of the needs of stakeholders and the benefits to the Council and local community of supporting creative and affordable workspaces in the borough.
- There is an improved understanding of the Council's assets and raised awareness of using assets to support affordable workspaces.
- There is raised awareness of how planning policy can be used to support affordable workspaces and community workspaces.
- There is a meanwhile use policy that helps support short-term use of empty buildings where practicable.
- Through consultation and research there is a greater understanding of potential partners and sources of funding to support community and cultural workspaces.
- The Council has additional information and analysis that can be used during the creation of the "Live Music Strategy".
- Further exploration of workspace availability for Lewisham's young people has taken place and an analysis completed of what further work needs to be done in this area.

2.5. It was also agreed that the Task and Finish group would be carried out utilising 'agile' methodology, further details of which are given in section six of this report (how the task and finish group was run).

3. Context

3.1. It is now widely recognised that affordable workspaces play an important role in providing opportunities to grow and retain local businesses and employment, nurturing start-ups and promoting a healthy local economy. The increased emphasis placed on the value of affordable workspaces in the Mayor of London's- London Plan 2021¹⁰-reflects this.

3.2. Affordable workspaces have a crucial role to play in rebuilding an inclusive economy post-pandemic¹¹. Provision of workspaces is critical in attracting new businesses and to support existing and start-up SMEs in the local area. Small and medium-sized enterprises (SMEs) account for 99.9% of the business population in the UK¹² and contribute over 50% to the country's economy. However, most SMEs are still reeling from the shock of the Covid-19 pandemic and the ensuing lockdown which put a significant number of them at high risk of closure. In addition to that, an ever-increasing need for residential places has made it difficult for SMEs to find suitable affordable workspaces for their small businesses.

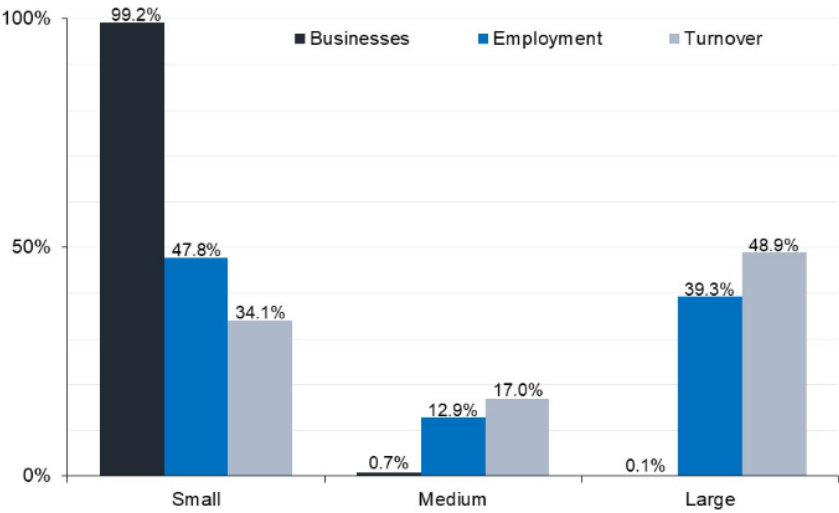


Figure 1 above- SMEs constitute 99.9% of all businesses and have a higher combined turnover than the large businesses. (2022)

3.3. Along with SMEs, artists and creative professionals who work independently, also contribute greatly to London's economy¹³. Having affordable creative workspaces is essential for people working in the creative sector and it is often difficult for them to find these at affordable rates. The unique space requirements of creative and performing arts activities further compound this difficulty. The soaring market rents and exorbitant hiring prices for spaces, especially in London has made it hard for artists, creative professionals and organisations to find affordable creative and co-working spaces.

¹⁰ [The London Plan 2021](#)

¹¹ [British Council for Offices Affordable Workspace: A Solution, not a Problem](#)

¹² [BEIS- Business population estimates for the UK and regions 2022: statistical release](#)

¹³ [Arts and creative industries: The case for a strategy: House of Lords Report](#)

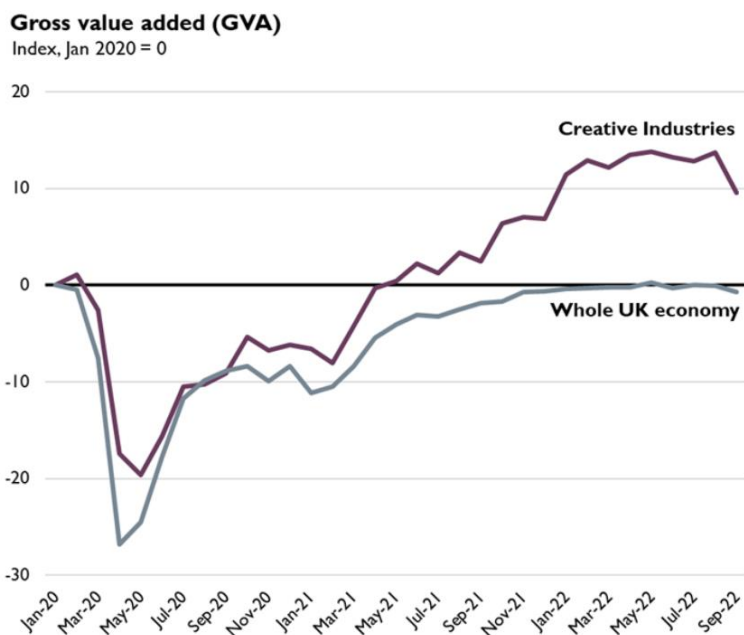


Figure 2 above- Growth in the creative industries has been higher than across the whole of the economy since the outbreak of the Covid-19 pandemic.

- 3.4. The availability of different types of open workspaces is crucial for fostering the growth and success of SMEs, artists and creative professionals. By providing accessible and conducive work environments, London can stimulate economic growth and contribute to local regeneration efforts.
- 3.5. Since the Covid-19 pandemic, there has also been a rise in remote working across all sectors. Therefore, in addition to SMEs and creative professionals, there are many residents in traditional desk-based jobs who need flexible co-working spaces. As you can see from the table below, the number of people working from home in London has increased from 202,679 in 2011 to a staggering 1,836,823 in 2021¹⁴.
- 3.6. It is important to note that the data in the table below is from the 2021 Census, which reflects a period when government guidance and lockdown restrictions resulted in a substantial increase in remote work and furloughed residents, potentially impacting the data. Nonetheless, the undeniable shift in working patterns since the pandemic is evident, with a significant increase in the number of people working from home compared to pre-pandemic times.

	Work mainly at or from home		
	2001	2011	2021
	No. of People	No. of People	No. of People
London	no value	202,679	1,836,823
East Midlands	no value	108,977	586,025
East of England	no value	161,428	966,487

¹⁴ [Working mainly at or from home: LGA Research](#)

North East	no value	42,528	282,172
North West	no value	144,079	913,829
South East	no value	279,656	1,603,079
South West	no value	177,999	818,531
West Midlands	no value	121,260	676,936
Yorkshire and Humberside	no value	110,962	637,370

Table 1- Number of usual residents aged 16-74 who work mainly at or from home in England broken down by region

3.7. As one can imagine, the workspace requirements for various SMEs, artists and remote workers are incredibly diverse. These requirements span across a wide range of workspaces, from flexible office spaces offered by Incubator, Accelerator and Co-working spaces (IACs), to specialised creative workspaces such as artist studios, makerspaces and flexible desk spaces for individuals in fields such as architecture, marketing or fashion design. Additionally, flexible kitchen spaces cater to the needs of professionals and small businesses in the culinary industry. The term ‘workspaces’ used in this report generally encompasses all types of workspaces, unless explicitly specified otherwise for a specific type of workspace.

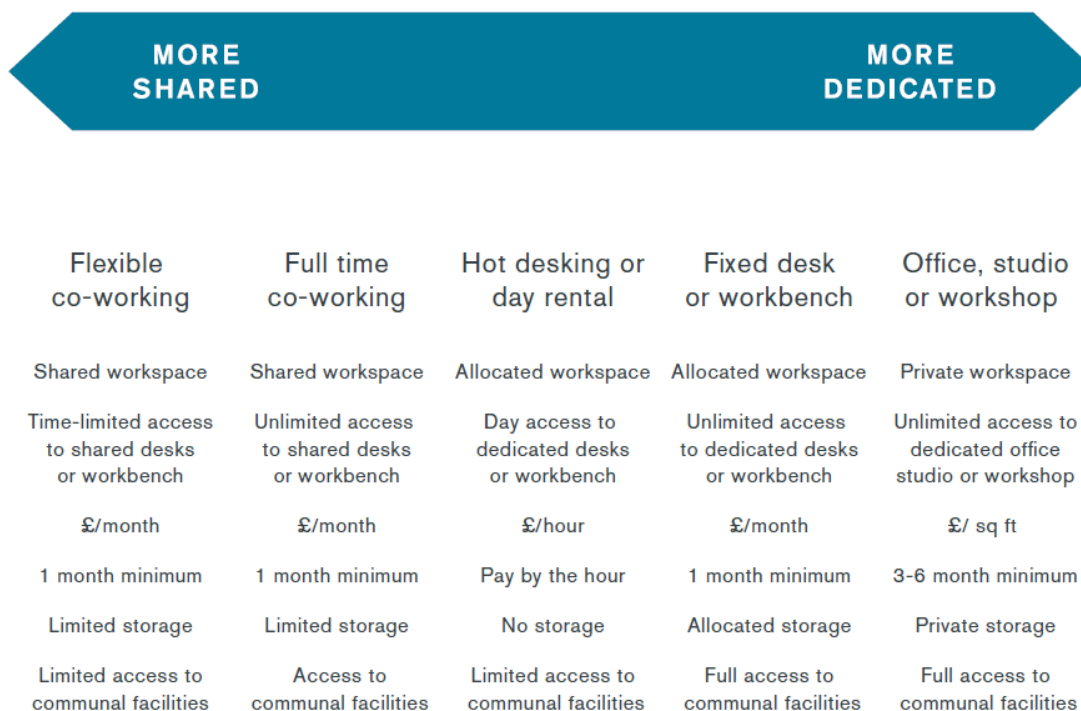


Figure 3- Different types of workspaces

Importance of affordable workspace in the London Plan 2021

3.8. The London Plan 2021 defines affordable workspace as ‘Workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose.’ These purposes include

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workspaces for¹⁵:

- specific sectors that have social value such as charities, voluntary and community organisations or social enterprises;
- specific sectors that have a cultural value such as creative and artists' workspace, rehearsal and performance space and makerspace;
- for disadvantaged groups starting up in any sector;
- supporting educational outcomes through connections to schools, colleges or higher education;
- supporting start-up and early-stage businesses or regeneration.

“The Mayor will encourage the delivery of new workspaces for SMEs, the creative industries, artists and the fashion industry within new residential and mixed-use developments” Page 247, The London Plan 2021

- 3.9. With the growth in outsourcing, freelancing and remote working, there is a huge demand for co-working spaces and small business workspaces. The London Plan 2021 mentions the retention and provision of flexible and other forms of workspace to support start-up, existing and growing SMEs. These various forms of workspaces will include incubator, accelerator or co-working spaces that can provide support, collaboration and networking opportunities for small businesses.
- 3.10. The London Plan 2021 also recognises the rapid growth of the creative industries as a sector and acknowledges their substantial contributions to both London's economy and cultural landscape. Reflecting this importance, the Mayor of London has established Creative Enterprise Zones (CEZs) where artists and creative businesses can find permanent affordable space to work and are supported to start-up and grow.
- 3.11. The Creative Enterprise Zones programme launched in 2018 and Lewisham is one of the London boroughs that has a designated CEZ. Lewisham's CEZ focuses on New Cross and Deptford in the north of the borough and Lewisham Council is entrusted with the responsibility of developing policies to ensure the provision of workspaces required by industries within the CEZ.

Need for affordable workspaces in Lewisham

- 3.12. 99.8% of businesses in Lewisham are micro, small or medium-sized enterprises¹⁶. To foster a thriving local economy, affordable workspaces are vital for small businesses in the borough. However, soaring market rents and growing demand for residential spaces have worsened the scarcity of workspaces.
- 3.13. Lewisham also has a high number of people who are working at or from home following the Covid-19 pandemic. Lewisham ranks among the Top 10 London

¹⁵ [The London Plan 2021](#)

¹⁶ [Lewisham Observatory- Business Counts 2022](#)

boroughs in terms of the number of residents predominantly working from home, as depicted in the graph below. As remote work becomes prevalent, the demand for flexible co-working and hot-desking spaces is rising. Census 2021 revealed that 16.3% of households in Lewisham, equating to 19,955 households, experience overcrowding, underscoring the significance of providing flexible and affordable workspaces for remote workers lacking adequate space at home.

Number of usual residents aged 16-74 who work mainly at or from home (people) for Lewisham compared with all London Boroughs (excl City)

source: Census

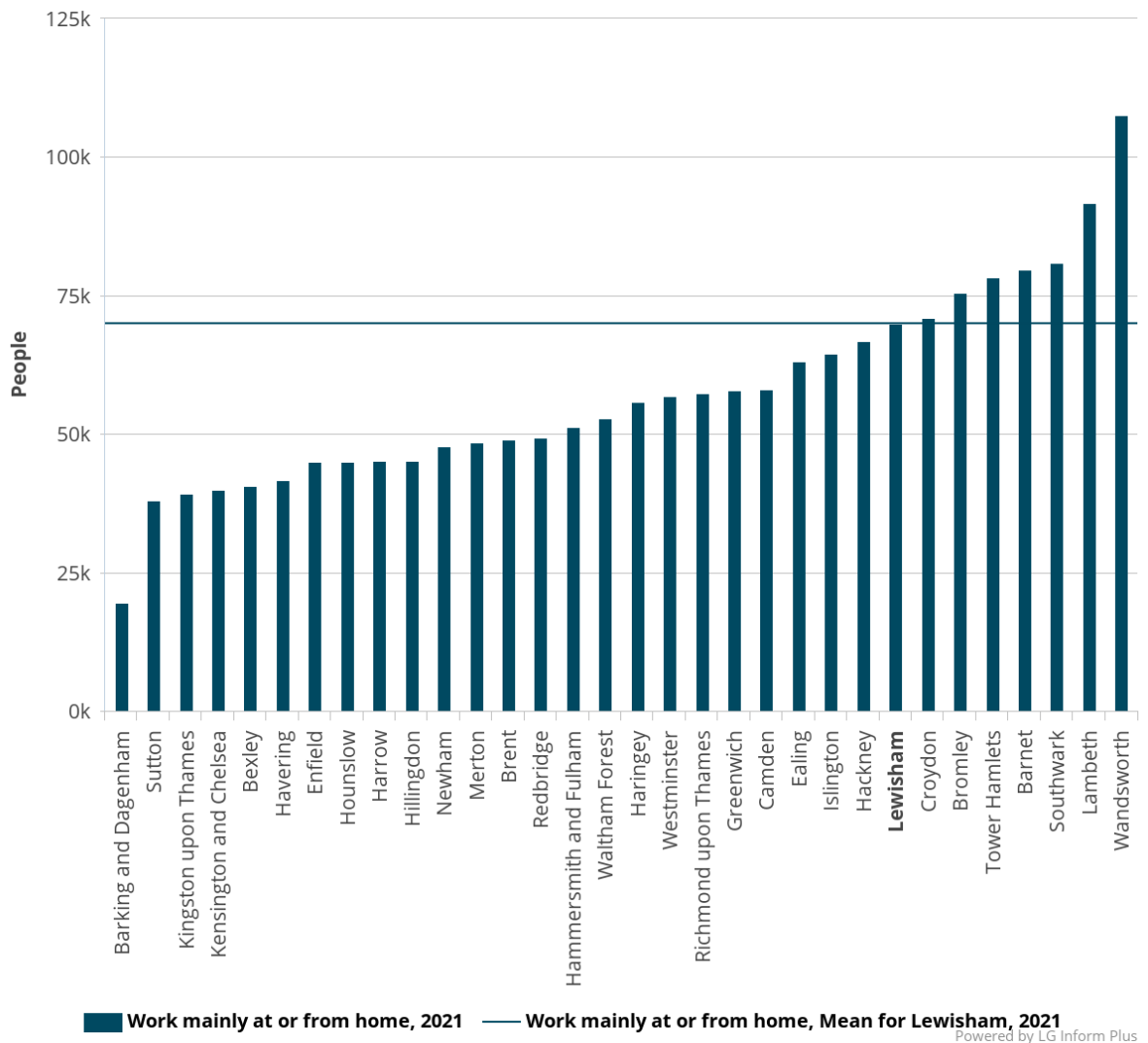


Figure 4- Number of usual residents aged 16-64 who work mainly at or from home for all London boroughs (excluding the City).

- 3.14. Lewisham is also a hub of creativity and Lewisham Council is committed to supporting the creative industries. This is evidenced by Lewisham’s successful bid to be one of London’s first Creative Enterprise Zones (CEZ) and its efficacious year as London Borough of Culture 2022. With organisations such as Art Hub Studios, Cockpit Arts and The Albany, Lewisham is already home to creative workspaces that support artists and creatives in the borough. However, the current supply of affordable creative workspaces falls short of meeting the high demand for such spaces.

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3.15. Lewisham Council's Corporate Strategy 2022-2026

- 'Building a strong local economy' is one of the 6 key priorities outlined in Lewisham Council's Corporate Strategy 2022-26. Essential to this objective is the provision of more affordable workspaces in the borough, as they play a crucial role in driving economic growth by attracting new businesses, supporting SMEs, and generating employment opportunities.
- In its Corporate Strategy, the Council also commits to building on its legacy as London's Borough of Culture by celebrating the diverse creative communities in Lewisham. Ensuring the availability of affordable creative workspaces is vital for enhancing Lewisham's cultural landscape.
- The work of this Task and Finish group was informed by these corporate priorities.

3.16. Lewisham's Draft Local Plan

- Lewisham's draft Local Plan recognises the need for more modern and affordable workspaces to support the growing population of the borough and to promote inclusive economic growth¹⁷.
- It proposes actively seeking affordable workspace in larger developments, making sure that new workspace is designed and built to a high-quality standard, and enabling mixed-use redevelopment of some sites for new workspaces and housing.
- Lewisham's draft Local Plan commits all major commercial developments, including mixed-use developments with a commercial component, to ensuring that 10% of new employment floorspace is delivered as affordable floorspace, which is crucial to growing Lewisham's economic base.
- The Task and Finish Group considered the Council's draft Local Plan while researching ways to maximise workspace provision in Lewisham. The Group sought to build on the vision set out in the draft Local Plan.

3.17. Lewisham Council's emerging Affordable Workspace Strategy

- In 2022, Lewisham Council commissioned PRD with producing an Affordable Workspace Strategy. This strategy is now in its final stages of development and will be submitted to the Mayor and Cabinet before adoption. It sets out the Council's approach and the actions required for increasing affordable workspace in the borough.
- The Task and Finish Group had the opportunity to contribute to the development of this strategy. The Group engaged with Council officers and provided comments and insight on the draft strategy document.
- As part of the Council's work on developing this strategy, an Affordable Workspace Forum has been convened. This forum is made-up of the affordable workspace operators in Lewisham. The Task and Finish

¹⁷ [Lewisham's Draft Local Plan](#)

Group engaged with this forum during its research, benefitting from their expertise. Their insights provided valuable knowledge about the current workspace provision in Lewisham.

3.18. London Borough of Culture legacy and Lewisham's Creative Enterprise Zone

- Lewisham was the London Borough of Culture 2022 and its yearlong cultural programme showcased creativity across the borough. This celebration highlighted the importance of creativity and culture and demonstrated how investing in culture means that you are investing in the local economy and the health and wellbeing of the community.
- Affordable creative workspaces are necessary to enhance the cultural offer of Lewisham by providing a conducive environment for artists, creative professionals and organisations to thrive and contribute to the vibrant artistic community.
- It is a testament to Lewisham's vibrant creative community that the New Cross and Deptford area in Lewisham has been designated as a Creative Enterprise Zone (CEZ), securing over £500,000 in funding from the Mayor of London. One of the objectives of these CEZs is to be a place where artists and creative businesses can find permanent affordable space to work and are supported to start-up and grow.
- The Task and Finish Group conducted site-visits to existing affordable workspaces in the CEZ to understand the current offerings and any challenges. Accompanied by officers from the Council's Economy, Jobs and Partnerships team, the Group also explored the CEZ area to gain a deeper understanding and identify any potential opportunities for workspace development.

3.19. Defining 'affordable' workspaces presents a challenge as its meaning varies among individuals. In this report, the term 'affordable' refers to affordability for both providers and end users. Recognising that affordability is subjective, the report acknowledges the need for a comprehensive understanding of diverse perspectives to ensure workspaces are accessible and financially sustainable for all stakeholders involved. This report also recognises and promotes the imperative for workspaces to possess flexibility, which stands as a crucial factor alongside affordability.

3.20. The Task and Finish Group conducted its work within the context of addressing the need for increased workspaces. It undertook site-visits, engaged with stakeholders, assessed current offerings, and explored potential opportunities. The Group hopes that its findings provide valuable insights for the Council's broader efforts in expanding workspace availability.

4. Key findings

Strategic use of council-owned assets

4.1. Policies promoting affordable workspaces in new commercial developments are effective for increasing workspace provision. However, reduced rents alone may not sufficiently offset the higher costs of operating in new buildings, making it challenging for affordable workspace operators to secure such spaces⁴. This includes costs like business rates, service charges and upfront fit-out costs, creating a significant ‘affordability gap’ between the rent a developer needs to achieve to maintain overall viability and what an affordable workspace operator can afford.



Figure 5- The affordability gap in new developments

- 4.2. The Task and Finish group met with the Affordable Workspace Forum in April 2023 and learnt that this affordability gap was a significant issue for affordable workspace providers in Lewisham.
- 4.3. Alternatives for workspace providers struggling with the affordability gap in new-build spaces, is to make use of existing unused or underused buildings. Lewisham Council is uniquely placed to assist with this.
- 4.4. As property owners, councils often have unused or underused assets that can be repurposed as workspaces. This will not only help councils reduce the financial pressure on them of maintaining empty properties but will also generate long-term economic, social and cultural benefits.
- 4.5. Repurposing existing property assets to create affordable workspaces enables the Council to generate employment opportunities, revenue, and support SMEs, artists, and the community at large, aligning with broader regeneration strategies. Utilising their own assets allows councils to influence social outcomes, such as offering rent-free or low-rent spaces and requiring workspace providers to prioritise discounted access for lower socio-economic backgrounds or provide training opportunities to underrepresented groups.
- 4.6. Maximising the potential of underused assets by converting them into valuable community spaces can be very effective, as demonstrated by Southwark’s

⁴ [British Council for Offices Affordable Workspaces: A Solution, Not a Problem](#)

successful project at Peckham Levels¹⁸. The Task and Finish Group visited Hatch Peckham, located in Peckham Levels and operated by Facework Group, a social enterprise which offers inclusive and adaptable co-working spaces. Facework Group also manages another location called Hatcham House in New Cross.

Transforming a Council-owned asset: Peckham Levels



The Peckham multi-storey car park owned by Southwark Council was underutilised for a number of years before being repurposed and transformed into a creative and cultural hub. Peckham Levels offers varied uses such as studios for creatives, office spaces for SMEs, co-working space, retail units, food and drinks stalls and much more. 20% of the studios in Peckham Levels are rented at around one-third of market rent.

In Peckham Levels, there are nearly 100 independent creative businesses, 50 studios, a 70-desk co-working space, event and gallery space, retail units, food and drink outlets, and shared facilities for creatives such as ceramics and kiln room, 3D printers, laser cutters, dark room and photo studio, rehearsal spaces and printing press. This transformation of an underused council-owned asset has supported over 450 local jobs in Peckham while providing a boost to Peckham's cultural identity.

- 4.7. The Task and Finish Group recognises the urgent demand expressed by workspace operators in Lewisham to repurpose underutilised council-owned assets. The Affordable Workspace Forum, comprising knowledgeable workspace providers, has identified several potential spaces in the borough that the Task and Finish Group will share with the Council's Economy, Jobs and Partnerships team.
- 4.8. The Task and Finish Group has also conducted a review of the corporate asset register to try to identify assets that are currently underutilised or unused. The Group intends to share these findings with the Council's Estates team to promote effective asset management and explore opportunities for maximising utilisation of these assets.
- 4.9. During its evidence gathering, the Task & Finish Group learned that community stakeholders faced challenges in accessing information about Council-owned assets. They heard that accessing up-to-date and user-friendly information from the Council's asset register that is available on the website, was difficult.
- 4.10. The idea of repurposing Council-owned properties to provide workspaces is not new to Lewisham. Lewisham has successfully done this in Catford Town Hall, the Place/ Ladywell housing and Dek Deptford. The Group believes that the

¹⁸ [Peckham Levels- Local Government Association Case Study](#)

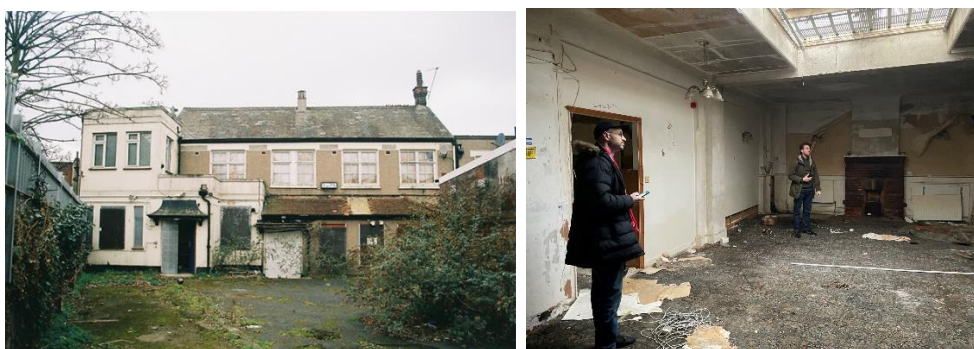
Council should prioritise additional initiatives of this nature. Lewisham should assess its building stock and proactively manage its property assets to maximise their potential for repurposing.

- 4.11. In 2019, Lewisham Council was one of the first local authorities in London to declare a climate emergency¹⁹. As a climate conscious council, Lewisham should prioritise repurposing assets over demolition to promote sustainable development.

Meanwhile Use

- 4.12. Along with repurposing its existing underused and unused assets, the Group concluded that the Council should also encourage meanwhile use of spaces. This should include sites that are awaiting development. Meanwhile use of spaces in pre-development stage and vacant or hard to let units on high streets is a great way of reducing the cost of keeping an empty site while strengthening town centres and increasing footfall at sites of future development.
- 4.13. The Task and Finish Group discovered that workspace operators are often very willing to take on meanwhile use spaces which offer them the chance to trial new initiatives, test their concepts and engage with the community. Many major projects started as meanwhile use or temporary projects such as London Eye- a temporary structure that has become the most popular paid tourist attraction in the UK²⁰.
- 4.14. Sister Midnight, Lewisham's first community-owned music space, is an exemplary meanwhile use that has generated significant community interest.

Sister Midnight has secured a 7-year lease on the former Brookdale Club in the Catford Centre. With renovations underway and an expected opening in late 2023, Sister Midnight will serve as a live-music venue and provide affordable studio spaces for local artists along with being a community space. The Task and Finish Group members visited Sister Midnight (picture below) and were very impressed by their ambitious plans for community events.



- 4.15. In its various site-visits and in its discussions with the Affordable Workspace Forum, the Task & Finish Group found that the ideal lease term for a meanwhile use space was generally at least 5-7years. Short-term leases on these spaces could prevent meaningful investment, increase risk for the workspace provider and stifle economic growth.

¹⁹ [Lewisham's Climate Emergency Declaration](#)

²⁰ [Meanwhile, in London: Making use of London's empty spaces](#)

- 4.16. However, it's important to note that what may be considered an ideal lease term for a meanwhile use space by one organisation might not be ideal for another. Therefore, meanwhile uses for less than 5-7 years should also be considered as there are some workspace operators who are willing to take on spaces on shorter leases. For instance, Facework Group that runs Hatcham House in New Cross is currently trying to secure the old New Cross Gate post office on a 2-year meanwhile use basis to be able to provide affordable workspace units.
- 4.17. To facilitate the repurposing of unused or underused assets and encourage meanwhile use of spaces, Lewisham Council needs a comprehensive understanding of its assets and development pipeline. The Task and Finish Group discovered that workspace providers in the borough faced difficulties in accessing information about Council assets and upcoming developments. By making this information easily accessible, the Council can foster a collaborative approach with workspace providers, enabling them to identify suitable sites and actively engage in increasing workspace provision in the borough.

Role of Planning in securing workspaces

- 4.18. The London Plan 2021 recognises the important role of planning policy and processes in providing affordable workspaces. Working within Planning policy to protect existing spaces and secure new ones is crucial in maintaining a supply of such spaces across the borough.
- 4.19. The draft Lewisham Local Plan commits all major commercial developments, including mixed-use developments with a commercial component, to ensuring that 10% of new employment floorspace is delivered as affordable floorspace, which is crucial to growing Lewisham's economic base.
- 4.20. Planning obligations can be used to secure affordable workspace in new developments and to set-out the social, cultural or economic development objectives.

Planning obligations are legal obligations that are entered under Section 106 of the Town and Country Planning Act 1990 to secure policy objectives, support the provision of infrastructure and mitigate any potentially harmful impacts²¹. Section 106 sets out that planning obligations can be used for the following:

- restricting the development or use of the land in any specified way;
 - requiring specified operations or activities to be carried out in, on, under or over the land;
 - requiring the land to be used in any specified way;
 - requiring a sum or sums to be paid.
- 4.21. Through planning obligations, developers either make in-kind contributions which include provision of particular facilities in the development (such as workspace) or financial contributions which fund initiatives that are necessary to mitigate the adverse impact of the development.
- 4.22. The Community Infrastructure Levy (CIL) is another planning tool that ensures new developments contribute to improving the infrastructure, environment and

²¹ [Securing Cultural Infrastructure and Workspace planning practice note- London City Hall](#)

facilities in the borough. The CIL is a charge which can be levied by local authorities on new developments in its area. This levy can then be used to fund a wide range of infrastructure required for the development of the local area and community²².

Total CIL collected 2015 - 2020	Total
Total CIL receipts	£21,750,289
Total admin fee deducted for 2020-21	£244,580
Balance of CIL receipts	£21,505,709
Total amount of the neighbourhood proportion of CIL receipts (25% of receipts)	£5,376,427
Remaining CIL receipts excluding neighbourhood proportion	£16,129,282

Table 2- CIL Accounts 2015-2022, Lewisham Council²³

- 4.23. Planning tools such as Section 106 and the CIL play an important role in securing affordable workspaces for the local community and the Council should have clear guidelines and processes for its use of these tools. To create successful affordable workspaces, the desired outcomes and objectives should be embedded early on in the planning application processes. During its engagement with developers in the borough, the Task and Finish group discovered that there is room for improvement in the Council's approach to developer engagement during the pre-application stage. They realised that adopting a more proactive stance would be beneficial.
- 4.24. The Council in its engagement with developers should lay out its vision for the development of the local area and set out the needs of the local community. As a result, the developer can ensure that the space provided is suitable for its intended purpose and customised to meet the specific requirements of the community.
- 4.25. The Task and Finish Group is aware that officers from the Council's Planning team are working on developing a Good Developer Engagement Protocol which will be an item of discussion at a future Overview and Scrutiny Committee meeting. The Group hopes that its findings will be taken into account while developing this protocol and sees this as a great first step towards enhancing engagement with developers.
- 4.26. While enhancing engagement with developers during the pre-application stage and fostering their understanding of the local community's needs is a commendable step, it is equally vital to establish a robust assurance framework that guarantees the effective enforcement of Section 106 and CIL agreements. The assurance framework would provide the necessary oversight and mechanisms to ensure that developers fulfil their obligations, safeguarding the provision of affordable workspace and promoting sustainable development practices.

²² [Community Infrastructure Levy- UK government guidance](#)

²³ [Authority Monitoring Report 2021-22- Lewisham Council](#)

- 4.27. An affordable workspace is leased to a workspace operator after a planning application has been determined. However, for successful delivery of well-considered and fit for purpose workspaces, it is advisable for developers to engage with workspace operators early during the design/ pre-application stage. The Task and Finish Group heard this feedback from the workspace providers in Lewisham and also saw that developers in the borough had the appetite to do this. The Council can play an important role in facilitating this early engagement by developing and maintaining a list of affordable workspace providers in the borough that the developers can use.
- 4.28. The Council can also facilitate proactive engagement between workspace providers and developers by providing a comprehensive timeline of new developments in the borough that possess planning permissions or resolutions to grant planning permission. Workspace providers can utilise this information to pre-emptively approach developers.
- 4.29. By providing a timeline of new developments in the borough, the Council's planning team can also play an important role in encouraging meanwhile use of spaces. Sites that are in pre-development stage can be used as meanwhile spaces to increase footfall and generate a buzz around the upcoming development. The Task and Finish Group has found that there is great appetite amongst workspace providers in the borough to deliver meanwhile use spaces. For example, The Albany is looking for spaces that can be utilised for rehearsals, aiming to address the increasing demand for affordable rehearsal spaces. Similarly, the Facework Group that runs Hatcham House, is actively searching for additional locations to expand their provision of co-working spaces.

Supporting Affordable Workspace Providers in the borough

- 4.30. The Task and Finish Group welcomes the work of the Economy, Jobs and Partnerships team on developing the Affordable Workspace Strategy and is grateful to have had the opportunity to contribute to the development of the strategy.
- 4.31. Developing an Affordable Workspace Strategy is a great first step in bolstering the Council's focus on providing more affordable workspaces in the borough. The Task and Finish Group believes that the Council needs to build on the momentum generated by the development of this strategy and take further steps to improve the provision of workspaces in the borough.
- 4.32. As part of the work on the Affordable Workspace Strategy, the Council has convened an Affordable Workspace Forum consisting of the borough's workspace providers. The Task and Finish group met with this forum in January 2023 and again in April 2023 and also conducted a short survey with the members of this forum. This helped the Group gain an understanding of the current workspace provision in the borough and the challenges faced by affordable workspace providers.
- 4.33. One challenge that was consistently reported by all workspace providers was the high cost of utilities, especially since last year with the cost-of-living crisis and how this affected their ability to keep the workspace affordable for end users. Adding to these costs were high business rates which were contributing to the 'affordability gap' for providers.

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- 4.34. The Task and Finish Group learnt that any assistance that the Council could provide with managing the high business rates would help with managing the 'affordability gap' for the workspace providers. In its conversation with officers from Brent Council, the Group learnt about the discretionary business rates relief scheme for workspace providers that Brent is trying to deliver.

Under Section 47 of the Local Government Finance Act (1988), councils have the discretionary power to award relief on business rates. For example, Waltham Forest has provided targeted business rates relief for workspace providers who are not-for-profit, reinvest surpluses into affordable workspace within the borough, and can prove that they will achieve 'local social, economic and cultural benefits'.

- 4.35. Workspace providers also reported that a significant amount of time was spent in finding appropriate sites for workspace provision. They expressed that the absence of a comprehensive timeline of new developments from the Council, as well as the lack of a reliable list of council-owned assets, hindered their ability to proactively engage with the Council regarding potential sites.
- 4.36. The Task and Finish Group found their interactions with the Affordable Workspace Forum very useful, however, the Group also acknowledges that this forum did not encompass all providers in the borough, indicating the possibility of missing out on certain insights.
- 4.37. In its evidence gathering phase, the Task and Finish Group had the opportunity to visit several creative and co-working spaces. A few of these spaces were in Lewisham's Creative Enterprise Zone. As part of the Creative Enterprise Zone initiative, SHAPES Lewisham was established as a creative network to promote and further develop the creative community in Lewisham. The SHAPES Lewisham website holds a directory of workspaces in the borough. The Task and Finish Group's research suggests that this website is not up-to-date and does not display all of our workspaces. In its interactions with workspace providers and users in Lewisham, the Group also learnt that the workspace map on the website is difficult to use.



Mother House Studios, an artist studio space with integrated childcare in Catford, does not show up on SHAPES Lewisham's Cultural Map when you select the option of creative workspaces.

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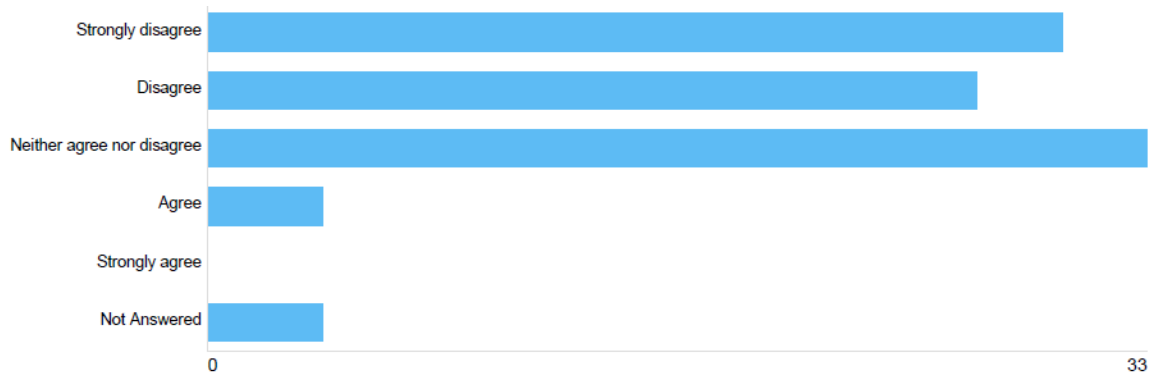
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Importance of workspaces in the Cultural Infrastructure of Lewisham

- 4.38. As a diverse and vibrant borough, Lewisham is home to a rich and dynamic artist and creative scene. The need for dedicated creative workspaces arises from the recognition of the immense value that artists, creative organisations and cultural practitioners bring to the local economy and social fabric. By offering affordable and well-equipped spaces, Lewisham can attract and retain creative talents, which in turn contribute to the overall cultural enrichment, employment opportunities and community engagement.
- 4.39. Creative workspaces form a vital part of the borough’s cultural infrastructure. They serve as collaborative hubs that facilitate the exchange of knowledge and skills as well provide a platform for showcasing artistic endeavours which enhance the visibility and appreciation of Lewisham’s creative industries.
- 4.40. Compared to workspaces for SMEs, creative workspaces have more distinct fit-out requirements that are tailored to the specific art form they serve. For instance, a dance rehearsal studio will have a markedly different set-up compared to a music recording studio, and both will differ from the workspace needed by a graphic designer.
- 4.41. Lewisham’s year as London Borough of Culture has brought the borough’s creativity in the limelight and has also highlighted what the creative sector needs in order to flourish. The Task and Finish group attended the Lewisham Creative and Cultural Summit on the 25th of April 2023 where more than 80 creative individuals/ artists and representatives from creative organisations, echoed the dire need for more creative workspaces in the borough.
- 4.42. The Task and Finish Group also conducted a survey, in collaboration with the Council’s Culture team, to ask people in the creative and cultural sector about the current provision of creative and co-working spaces in the borough. This survey received 98 responses.
- 4.43. When asked if they think creative and co-working spaces in Lewisham meet the demand, only 4.08% of the respondents agreed.



Option	Total	Percent
Strongly disagree	30	30.61%
Disagree	27	27.55%
Neither agree nor disagree	33	33.67%
Agree	4	4.08%
Strongly agree	0	0.00%
Not Answered	4	4.08%

Response to the survey question: Thinking about the provision of creative and co-working space in Lewisham, please tell us the extent to which you agree with the

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following statements- Creative and co-working spaces in Lewisham meet the demand for creative and co-working spaces in the borough.

- 4.44. The survey also highlighted that only 5.1% of the respondents thought that creative and co-working spaces were distributed evenly in the borough. The Task and Finish Group's evidence gathering sessions and stakeholder engagement also emphasised that there was a clear lack of creative and co-working spaces in the south of the borough.
- 4.45. The Task & Finish Group also recognises the important role played by 'hubs' or 'creative clusters' in driving a vision for neighbourhoods and the borough development, shaping the overall identity of the area.
- 4.46. Live arts performances, especially music events, can play a key role in helping to define such 'hubs' and in attracting investment and businesses strongly linked to the local area and its workforce. They also help in enhancing the reputation and liveability of emerging neighbourhoods, ultimately strengthening Lewisham's reputation and vision as a hub of creativity, both during and after its time as the London Borough of Culture.
- 4.47. The Task and Finish Group met with representatives from the Musicians' Union and learnt about the need for more affordable rehearsal spaces and recording studios for musicians in the borough. Additionally, the Group became aware of the demand for increased live-music venues in the borough. The Group hopes that the Council will build upon the dialogue initiated by the Group with the Musicians' Union to inform the implementation of its cultural strategy.
- 4.48. In addition to creative workspaces and live music venues, community centres also form an integral part of the cultural infrastructure of an area, providing essential spaces for community engagement.
- 4.49. Community centres serve as hubs for social interaction, cultural exchange and personal development, enriching the lives of residents in numerous ways. Community centres are often centrally located and easily accessible to residents along with serving as natural gathering and networking places. These characteristics make a good case for utilising underused community centres to provide affordable workspaces. Lewisham needs to assess if it is using its existing community centres to their full potential.
- 4.50. The Task and Finish Group met with officers from Lewisham Homes to discuss underused community assets such as community centres and one centre that came up was the 2000 Community Action Centre on the Pepys Housing Estate. The Group learnt that this centre is well used by residents but needs some investment if it is to be used to its full potential. The Task and Finish Group members visited this centre in May 2023 along with a Business Development Officer from the Council.
- 4.51. The Council is currently finalising its delivery plan for the UKSPF (UK Shared Prosperity Fund) allocation in relation to capital grant schemes for delivery of affordable workspaces within the Creative Enterprise Zone of Deptford and New Cross. The Task and Finish Group contributed to the discussion between the Council and the 2000 Community Action Centre by organising this site-visit, which aimed to explore the possibility of providing assistance to the centre in order to transform it into a functional workspace. Once the UKSPF allocation has been agreed, the Council has agreed to providing further information to the

community centre about any assistance it can provide.

- 4.52. The Task and Finish Group also visited Pepys Community Library which is a 5-minute walk from the 2000 Community Action Centre. This library is an important venue for the local community and has underused spaces that have the potential to be transformed into workspaces. Lewisham Council officers agreed to explore if some assistance could be provided to Pepys Community Library to develop it as an affordable workspace especially for start-up creative businesses.



Councillor Rudi Schmidt, the Chair of the Task and Finish Group and Joe Lee, Principal Business Development Officer from Lewisham Council with Ken Thomas, Slaine Montgomery and Malcolm Cadman from Pepys Community Library

- 4.53. The Task and Finish Group visited the Lewington Centre in the north of the borough that is managed by L&Q. This community centre has huge amounts of space that is not being utilised to its full potential. It has a fully fitted commercial kitchen and a café space along with meeting rooms and a big multi-purpose hall. By organising this visit, the Task and Finish Group took proactive steps to initiate efforts for optimising the utilisation of this community centre. The Group hopes that by bringing this community centre to the attention of Council officers and other workspace providers in the borough, it has hopefully kickstarted the process of ensuring this centre gets utilised to its maximum potential.



Councillors Rudi Schmidt and Liam Shrivastava with Lewisham Council officers Joe Lee and John Bennett visiting the Lewington Centre.

- 4.54. Utilising underused spaces in community centres and libraries to offer workspaces presents an excellent opportunity to increase workspace provision

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in the borough. If these community centres or libraries are owned by the Council, there is an opportunity for the Council to exert greater control over the social value outcomes generated from those workspaces. In such instances, the Council should explore strategies to maximise social value benefits. For instance, during the revamping of Lewisham Library to incorporate workspaces, possibilities could be explored to allocate certain portions of those spaces for free use by residents from marginalised or disadvantaged communities.

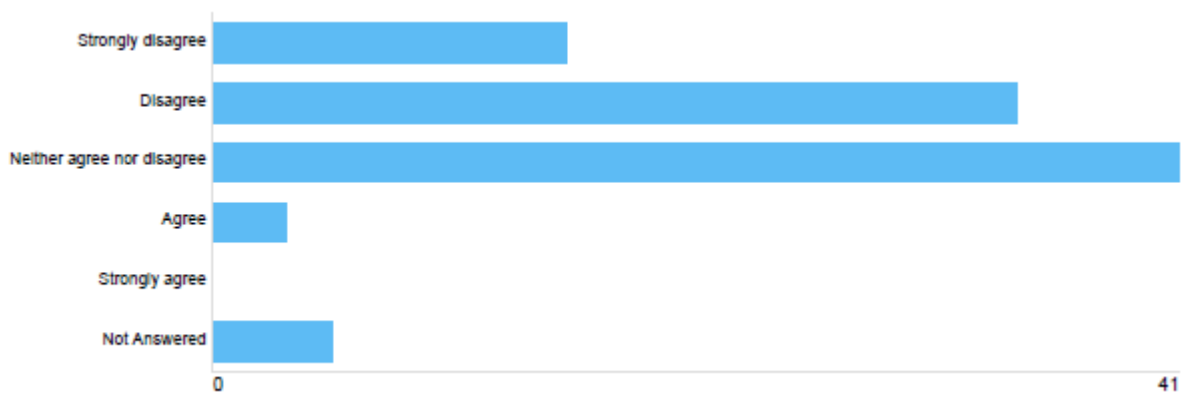
- 4.55. The Task and Finish Group believes that the transformation of Lewisham Library presents a great opportunity to the Council to expand its provision of affordable and flexible workspaces. Cllr Aliya Sheikh, a member of the Task and Finish Group had the opportunity to visit the library multiple times and actively participated in various focus groups and user consultation sessions. Through this community engagement, it was evident that there exists a distinct demand for flexible workspaces that are inclusive and accessible to all.



Councillor Aliya Sheikh, a member of the Task and Finish Group with Victoria Card a staff member at the Lewisham Library

Equalities and Diversity in Workspaces- Access to all

- 4.56. Ensuring equal access to workspaces for all residents in Lewisham is of paramount importance. In a diverse and inclusive community like Lewisham, it is crucial that everyone has the opportunity to participate in economic activities and access resources necessary for personal and professional growth. Eliminating barriers to entry, such as physical accessibility, affordability and discriminatory practices, is essential for creating a level playing field for individuals of all backgrounds and abilities.
- 4.57. In the survey of people in the creative and cultural sector in Lewisham, when asked whether creative and co-working spaces in the borough are accessible to all, only 3.06% of the people agreed that those spaces were accessible to all.



Option	Total	Percent
Strongly disagree	15	15.31%
Disagree	34	34.60%
Neither agree nor disagree	41	41.84%
Agree	3	3.06%
Strongly agree	0	0.00%
Not Answered	5	5.10%

Response to the survey question: Thinking about the provision of creative and co-working space in Lewisham, please tell us the extent to which you agree with the following statements- Creative and co-working spaces in Lewisham are accessible to all.

- 4.58. The Task and Finish Group also asked workspace providers in the borough about any specific groups that they believed faced challenges in accessing affordable work and creative spaces. The key groups that appeared to be facing these access challenges were- young residents (16-25), residents with disabilities, residents from minority ethnic backgrounds, residents with childcare needs and residents from lower income households.
- 4.59. Most workspaces in the borough have EDI policies (Equality, Diversity and Inclusion) and work hard to ensure their workspaces are accessible to all groups of residents. However, ensuring equal access to workspaces requires a collective effort rather than relying solely on the responsibility of a single organisation.
- 4.60. The Council is in a favourable position to take the lead and proactively encourage, facilitate, and promote collaboration and knowledge sharing among workspace providers. This collaboration will enable the sharing of best practices and foster a collective effort towards the shared objective of ensuring equal access for all residents.
- 4.61. The Council's planning team can play a pivotal role in ensuring equal access to spaces for all by implementing inclusive design standards, collaborating with stakeholders and embedding accessibility requirements in the planning process.
- 4.62. Embedding equalities in the guidance provided to developers during the pre-application stage is also a crucial method for the Council to ensure that the agenda for equal access for all is integrated early on and effectively implemented throughout the development process.

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5. Recommendations

The Task and Finish Group is proud of the actions it has already undertaken during its research and evidence gathering. These actions encompass feeding into the Affordable Workspace Strategy, compiling a list of underused assets for the Estates team based on a review of the asset register and discussions with workspace providers, initiating discussions for the improved utilization of community spaces such as 2000 Community Action Centre, Pepys Community Library and Lewington Centre, and initiating a constructive dialogue with the Musicians' Union.

- 5.1. The Council should review and update its policies to prevent demolition and sale of Council-owned assets that have potential for repurposing with minimal investment. Choosing to repurpose buildings instead of demolishing them would create lasting economic value and promote sustainability.
- 5.2. If and when disposing of assets, the Culture and Economy, Jobs and Partnerships teams should be consulted to assess the impact on local jobs and cultural facilities. Cross-directorate coordination is crucial in considering the future of council-owned buildings, with all repurposing options explored before making disposal decisions.
- 5.3. The Council should create more awareness around community groups being able to nominate assets to be considered as 'Assets of Community Value' (ACV). Listed ACVs stay on the Council's list for up to 5 years and offer the nominating community the 'Right to Bid' for the asset when it comes up for sale, ensuring the preservation of valuable assets for the local community.
- 5.4. The Council should review its current approach to asset management to ensure it is strategic and pragmatic. The Overview and Scrutiny Committee should consider having asset management on its agenda for in-depth scrutiny. This would provide valuable insight into the Council's current practices and opportunities for improvement.
- 5.5. The Council should assess its existing underused cultural spaces, such as community centres and libraries, to identify potential areas that can be repurposed as workspaces with appropriate investments.
- 5.6. The transformation of Lewisham Library offers the Council a golden opportunity to optimise the provision of affordable workspaces and promote the idea of flexible workspaces. The revamped space could cater to a diverse range of age groups, incorporating flexible workspaces for adults and informal study areas for young people. In light of this, the Task and Finish Group recommends that the Council consider the Group's findings while planning the transformation of Lewisham Library, ensuring the expansion of workspaces to meet the community's needs.
- 5.7. To strategically utilise Council-owned assets, the Council should develop a comprehensive database of potential sites for short-, medium- and long-term workspace provision. This database should be compiled through a survey of properties in the borough.
- 5.8. The Council should ensure regular updates to its online corporate asset register, providing comprehensive details on the current use of the asset along with the dates for when the information was last updated.

- 5.9. The Council should develop a clear 'Meanwhile Space Strategy' that promotes and encourages the use of vacant high-street units and pre-development sites for meanwhile use purposes.
- 5.10. To enhance workspace provision in the borough, the Council's planning department should:
- integrate equalities and the Fairer Lewisham Duty into developer guidance during the planning pre-application stage. Additionally, they should actively collaborate with developers to ensure that proposed plans align with the needs of the local community and uphold our corporate priorities around equalities, diversity and inclusion. The Good Developer Engagement Protocol serves as an opportune framework to incorporate these objectives.
 - review its use of key developer funding streams- Section 106 and CIL (Community Infrastructure Levy), to understand if these are being used efficiently for delivering affordable workspaces and wider cultural facilities.
 - enhance transparency in the Community Infrastructure Levy (CIL) and Section 106 processes to provide reassurance to local stakeholders, including Councillors, that decision making will align with local needs.
 - actively encourage developers to utilise Lewisham's Infrastructure Delivery Plan to inform their planning applications. This plan identifies the necessary infrastructure required to support planned growth in the borough and can ensure that proposed developments align with identified infrastructure needs.
- 5.11. The Council should develop a document that provides a timeline for upcoming new developments in the borough that have planning permissions or the resolutions to grant planning permission. This document should be accessible on the Council's website. This will enable workspace providers to approach developers proactively, fostering early-stage collaborations.
- 5.12. The Council should update the SHAPES Lewisham website to correctly display all the workspaces in the borough and look into improving its accessibility. GLA's Cultural Infrastructure Map draws information from SHAPES Lewisham. Having incomplete data on the SHAPES Lewisham website is leading to the GLA's map not showcasing all the workspaces that Lewisham has to offer.
- The Council may also consider the possibility of incorporating a map of workspaces on the Lewisham Council website, akin to the implementation by Brent Council, to provide a user-friendly resource for individuals seeking information on affordable workspaces.
- 5.13. The Council should develop an accredited Affordable Workspace Provider List, that developers should consult with for delivering affordable workspaces as part of new developments. The Economy, Jobs and Partnerships team should develop an accreditation framework to assess workspace providers before they can be added on to this list and this framework should recognise and reward workspace providers for various social outcomes.
- 5.14. The Council should proactively assess the social value impact of workspaces by conducting meetings/ conferences with workspace providers twice a year.

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These sessions will help us understand the demographics of the residents using our workspaces, demand trends and market challenges/opportunities. Cockpit have done some incredible work on assessing the impact of their spaces on the community showcased in their award-winning annual report- The Cockpit Effect, making them a valuable choice to lead these meetings/ conferences.

- 5.15. The Council should explore utilising the Affordable Workspace Forum to enhance the workspace provision in the borough. Additionally, it should consider implementing a business support programme for the forum members to help them thrive as small businesses in the borough.
- 5.16. The Affordable Workspace Strategy recognises the shortage of rehearsal spaces in Lewisham but providing more of these spaces has been assigned a 'low-medium priority' in the strategy. However, evidence collected by the Task and Finish Group highlights the significant demand for affordable rehearsal spaces. As a result, the Group recommends that the Council take a more proactive role in supporting the provision of these spaces and give it a higher priority.
- 5.17. The Council should explore whether it can operate a discretionary business rates relief scheme specifically for affordable workspaces that demonstrate a significant contribution to the upliftment of local community and have a positive social value impact.
- 5.18. The Council's Cultural Strategy should acknowledge the fundamental role of creative and co-working spaces in supporting the cultural sector. It should outline the Council's vision and actions necessary to increase the provision of more such spaces in Lewisham as well as protect and promote existing workspaces.
- 5.19. The Council should carry out a review of cultural infrastructure in the borough which would help us identify the key gaps in the provision of creative and co-working spaces in Lewisham. GLA's Cultural Infrastructure Map is a useful tool but has some gaps. The Council should liaise with GLA to ensure that their Cultural Infrastructure Map has up-to-date information about all workspaces and wider cultural facilities in Lewisham.
- 5.20. The Council should maintain the dialogue initiated by this Task and Finish Group with the Musicians' Union to gather input from South London Musicians regarding potential music hubs and venues. This input will help inform the work of the Cultural Strategy moving forward.
- 5.21. The Council should explore how the Lewisham Strategic Partnership could work together and provide support to improving the provision of affordable workspaces in Lewisham as part of a wider one public estate approach.
- 5.22. The Public Accounts Select Committee should scrutinise the Council's capital programme and investigate whether there are any opportunities for the Council to acquire land and buildings including industrial sites and vacant units in town centres for workspace provision.
- 5.23. While the Task and Finish Group made a sincere effort, they were unable to address a specific line of enquiry concerning the support required by young people in accessing communal spaces due to time constraints. As a result, the group recommends that the Children and Young People Select Committee

thoroughly examine this matter and explore it through their scrutiny process.

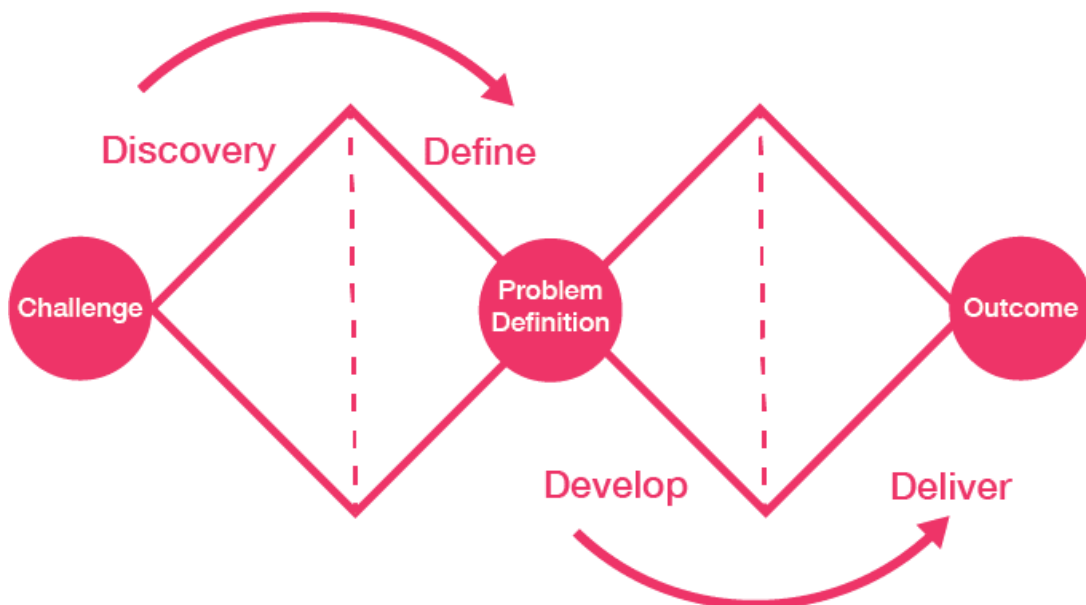
- 5.24. The Council should explore innovative ways of attracting inward investment, including investigating various options such as public-private partnerships or public share offers. These approaches can help deliver the necessary investment, development and services to stimulate economic growth and recovery.

6. How the Task and Finish Group was run

6.1. The Task and Finish Group was run as a project, utilising an Agile methodology, with the intention of being:

- Collaborative – scrutiny officers, directorate officers and councillors working together to address a topical issue of concern, using a shared space on MS Teams
- Time limited – to suggest solutions in a timely manner, with allocated tasks, progress checks and deadlines
- Flexible – with a mixture of formal and informal meetings, visits, research, user engagement etc.
- Focussed on residents – service user experience is key, the issues clearly defined, and solutions suggested, on the basis of understanding residents' experience
- Focussed on solutions – the aim was to take evidence from a wide range of sources and good practice to develop affordable, practical solutions that are evidence based and implementable and that will have a positive impact on the lives of residents.

6.2. A 'double diamond' approach was taken which split the project into two parts (diamonds). The first part was the 'discovery' stage. The issue (the topic of the task and finish group) was the starting point and then research and evidence collection was carried out to really understand the issue and define it more clearly. Once the issue was well understood and well defined, the second stage began. Further research and evidence collection was carried out, seeking inspiration from elsewhere and working with a range of different stakeholders and experts to investigate potential solutions. This led to the Group's clear set of carefully considered recommendations.



Report author and contact

If you have any questions about this report please contact Scrutiny Manager- Nidhi Patil (nidhi.patil@lewisham.gov.uk)

Appendix 1- List of engagement and evidence gathering

Session	Date
December 2022	
Site-visit to: Hatcham House The Albany Cockpit Arts studio	2 December 2022
January 2023	
Site-visit to L&Q- Lewington Centre	13 January 2023
Affordable Workspace Forum	26 January 2023
February 2023	
Meeting with Lewisham Musicians' Union	14 February 2023
Site-visit to Sister Midnight Venue	22 February 2023
March 2023	
Asset Register Analysis Session	6 March 2023
Share Offer Launch & Community Meeting- Sister Midnight	30 March 2023
April 2023	
Cultural Strategy- Creative & Cultural Sector Survey- Call For Evidence published	3 April 2023
Meeting with Cabinet Member for Businesses, Jobs and Skills	4 April 2023
Affordable Workspace Forum	20 April 2023
Lewisham Creative and Cultural Summit	25 April 2023
Workspace Provider Survey	26 April 2023
Meeting with Lewisham Homes to discuss Underused Community Assets	26 April 2023
Site-visit to Mother House Studios	28 April 2023
Site-visit to Peckham Levels	28 April 2023
Site-visit to Art Hub Studios in Creekside	28 April 2023
May 2023	
Meeting with Head of Business Development, The Albany	2 May 2023
Meeting with Officers from Brent regarding their Affordable Workspace Strategy	12 May 2023
Meeting with Apollo Business Centre Workspace developer	12 May 2023
Site-visit to Pepys Community Library	16 May 2023
Site-visit to 2000 Community Action Centre	16 May 2023

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Appendix 2- Additional sources and background reading

A Better Approach to Affordable Workspaces: The Opportunity to Act- [The Opportunity to Act — REDO \(weareredo.com\)](#)

Brent Council's Affordable Workspace Strategy- [Affordable Workplace Strategy | Brent Council](#)

British Council for Offices Briefing Note on Affordable Workspaces- [Affordable Workspace: A Solution, Not A Problem](#)

Cockpit Studio: The Cockpit Effect 2023- [The Cockpit Effect 2023 | Cockpit \(cockpitstudios.org\)](#)

Creating Open Workspaces- [Places of work | London City Hall](#)

Creating Public Value: How Buildings Can Better Serve Our Communities- [Future of London: Creating Public Value: How Buildings Can Better Serve Our Communities — 3Space](#)

Creative places: Supporting your local creative economy- [Creative places - supporting your local creative economy | Local Government Association](#)

Delivering impact Social value in Islington's Affordable Workspaces- https://www.islington.gov.uk/~/_media/sharepoint-lists/public-records/economicdevelopment/publicity/publicconsultation/20222023/affordable-workspace-social-value-impact-report.pdf

Delivering Affordable Workspace in London: Business London- [Delivering Affordable Workspace in London](#)

Meanwhile, in London: Making use of London's empty spaces- [Centre for London | Meanwhile, in London: Making use of London's empty spaces](#)

Sixth Special Report - Reimagining where we live: cultural placemaking and the levelling up agenda: Government Response to the Committee's Third Report- [Reimagining where we live: cultural placemaking and the levelling up agenda - Committees - UK Parliament](#)

Waltham Forest Cultural Infrastructure Study- [Cultural Infrastructure Study](#)

Workspace that Works- [Workspace that Works - Future of London](#)



Final report of the Community Food Growing Task and Finish Group



July 2023

Overview and Scrutiny



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Membership of the Task and Finish Group



Councillor Coral Howard (Chair of the Task and Finish Group)



Councillor Natasha Burgess



Councillor Will Cooper



Councillor Laura Cunningham



Councillor Sian Eiles

1. Chair's introduction

A plate of good food is one of life's great pleasures. If we can add to that the satisfaction of planting, tending, watering and continuing to care for our vegetables and fruits as they grow until harvest time, then I think we experience something very special. As a half-plot allotment-holder myself, I have experienced the great joy of harvesting and preparing such foods, fresh from the earth. We know the benefits of food growing are huge, the pleasure of working within a community of growers, sharing skills, knowledge, celebrations, and at times, the abundance of eating and sharing produce. Being outside in sunshine and rain, enjoying the fresh air in a growing environment, active through the seasons, we know that this is a boost to ours and others wellbeing.

We set out on this Task and Finish project on Community Growing, with ideas of trying to identify good practice, and the desire to find more plots of land, to support widening opportunities for more groups to plant and have access to grow their own food. We found that it is a complex task. Understanding the availability of land, with the aim of broadening participation and bring people together required us to explore the context we are currently working in. The Council already has considerable allotment land, some of it managed by Council employees, and some run by committees of active and enthusiastic holder members and volunteers but at present, there are not enough plots to meet the huge demand.

In gathering evidence for this review, we spoke to both Council employees, managing sites and land, those activists and volunteers working in the burgeoning community gardens, and allotment members, discovering that there is a lot of good work going on already. And it is 'work', as those who grow their own food know - with the cycle of planting, tending, harvesting, and planning ahead, alongside the relentless cycle of the seasons. Some will be seeking gentle access to the wellbeing of the natural environment, to be in a safe community, others will want to participate actively, to learn and grow a range of produce.

To recognise the commitment and better understand the work involved, we recommend that the Council explores how we may support more volunteers to build on the opportunities that exist in established projects, where organisers with great ideas would welcome more participants, working to achieve positive benefit for their community.

Potentially, the allotments waiting list could help identify those interested in gardening, to be involved in some of the more informal projects while waiting for their own plot. The list itself could be surveyed, to find out more about those who are waiting, it would be useful to know whether opportunities for gardening and growing are available to all parts of our community? Then, how can the Council be proactive in determining how to support widening access. Co-ordination and 'seed' funding would make a big difference, notwithstanding the reality of year on year cuts that have been made in Council funding.

We applaud the really important role of Lewisham Local in a time of austerity, which with limited resources, already co-ordinates and publicises gardening, foraging and training events and, communicates information on access to small funds, it also informs organisations on wider public funding like the Lottery, and crucially is listing and intends to map the wide range of more informal community garden initiatives.

There is also the expanding appetite for and active gardening and growing projects in schools in Lewisham, and we know that this is happening apace. Large institutions like the Royal Horticultural Society is particularly emphasising gardening with younger people this year, and is involved in a positive way with schools across the country. There are many active London organisations supporting this desire to include growing, gaining knowledge, and developing skills,

'from seed to plate' within schools, which promises wider and more egalitarian involvement for the longer term.

There is also the potential opportunity to support growing projects on Lewisham's housing land, with social housing groups supported to grow on their green space areas, and in projects between residents agreed and supported by the Housing Associations giving small scale funding. Some of this work has been done already and is worthy of wider support and expansion. There are varied and interesting examples all over London and as the demand for growing space and supported coordination continues, we expect that Lewisham will continue to develop and increase its own community growing provision.

I would like to thank everyone who took part in - and provided evidence for this review: my fellow councillors for their research, visits and insights, the really positive committed work of the officers of the Council in a time of limited resources, and most importantly, all the volunteer gardeners, growers and organisers, who are tending and developing areas of Lewisham green space for growing, and caring for a real variety of gardens with enthusiasm, patience and diligence.

Councillor Coral Howard

Chair of the Community Food Growing Task and Finish Group

2. The role of the Task and Finish Group

- 2.1. The purpose of the Community Food Growing Task and Finish Group (TFG) was: ...to consider current allotment and food growing practice in Lewisham and opportunities for expansion/adaptation - to increase community participation, taking into account good practice and the role of other linked organisations and schemes, including: allotment associations, community growing and mental health projects, community gardens, housing associations, schools, available/under-used land on the Council's asset register, and projects in other urban areas/parks/London Boroughs and cities¹.
- 2.2. The outline proposal for this task and finish group and its membership was put forward by Councillor Howard – and agreed by the Overview and Scrutiny Committee at its meeting in September 2022².
- 2.3. The Group had its first meeting in November 2022³ – at which it considered a scoping report. This established the context and background for this piece of work - as well as further defining its purpose. Members agreed the following key lines of enquiry:
- 2.4. Key line of enquiry 1: What can we learn from **good practice**? What existing examples are there of innovation in allotment management and community growing in Lewisham and beyond?
- 2.5. Key line of enquiry 2: What can we do to encourage **wide-ranging participation**? How can community gardening groups benefit the greatest number of people from different backgrounds?
- 2.6. Key line of enquiry 3: Where is there **land** and which **groups** might benefit? What could the Council and its partners do to increase the availability of spaces for community growing and how should the Council use its ability to call people together to connect groups with places and spaces?
- 2.7. Key line of enquiry 4: Is there any **funding** for this work? In the context of financial uncertainty – how might groups seek to ensure their sustainability and longevity for the benefit of local communities? What resources does the Council have that it could use for this work?



¹ [Link to the Community Gardening TFG proforma submitted by Councillors to the Overview and Scrutiny Committee](#)

² [Link to the agenda of the Overview and Scrutiny Committee September 2022](#)

³ [Link to the agenda for the Community Gardening Task and Finish Group November 2022](#)

3. Draft recommendations

- 3.1. The Task and Finish Group recognises the scope and quality of the work taking place in the borough on community food growing projects both large and small. In order to support and grow this work, the Task and Finish Group recommends that the Council should:
1. Conduct an **annual survey of people on the allotments waiting list**. This should ensure that those who no longer wish to be on the waiting list (or who wish to update their preferences for allotment sites) are removed or reallocated accordingly.
 2. Use the demographic information from the annual survey to **identify underrepresented groups** and consider what options there are for engaging with community groups from those populations.
 3. Create opportunities for residents to become involved in all of the excellent work that is already taking place in the borough: **information about allotment open days and community gardening projects looking for volunteers should be provided to those on the waiting list**. This could also include links to the work of Lewisham Local and the Good Food Lewisham Network.
 4. Explore the options for **updating the website with the latest information** about community gardening. This might include an easy-to-view map of the existing community gardens, allotments, and accessible green spaces in the borough. This should be done in collaboration with Lewisham Local.
 5. Review and **refresh the guide to community gardening** – which links with the objectives in the food justice action plan and builds on the Council’s corporate priority to enhance and enlarge green spaces, orchards, and gardens across Lewisham.
 6. Start a **community garden waiting list**. This should run in parallel to the allotments waiting list and would hold a list of spaces on Council land that are available for community gardening. The offer could also be made to housing and other public sector partners to add available spaces to the list. The waiting list could also hold a register of groups that are interested in setting up their own community gardens – so that they can be matched with suitable plots when they become available.
 7. Consider the options for **resourcing a community gardens management association**. This would draw on the example of the successful self-managed allotment association and be tasked with coordination and problem solving in and between community gardening sites. It should also seek to ensure that growing spaces are open to as wide a group of residents as possible, for as much of the year as possible.
 8. Continue to **split larger allotment plots as they become available** – and offer those on larger plots the opportunity to split their plot, rather than relinquish their tenancy if they are finding it difficult to maintain.
 9. Improve **data to back-up policy decisions** – this should include the annual survey of the waiting list (as recommended under 3.2) as well as considering the resource implications for surveying existing plot holders in order to identify common issues as well as any gaps in representation from sections of Lewisham’s different communities. Further work should also be done to ascertain the demand for community gardening and growing amongst housing tenants both with and without external/council support.
 10. Seek to **better understand any barriers identified through our improved data gathering** – specifically by engaging with groups that are already working with marginalised communities. This work should seek to engage with residents in Lewisham’s social housing – particularly those at risk of isolation.

11. Establish a **list of key tasks that need to be done on allotment land**. Where there are tasks that could be carried out by volunteers or groups looking for ad-hoc opportunities to support community initiatives, the list could be used to offer opportunities and free up allotment land for use.
12. Assess the **options for funding**. Lewisham offers some funding for permanent improvements to allotment and community garden sites through the greening fund. Thought should be given to providing funding to support community gardening in social housing developments, especially the most-deprived ones, even if on a one-off basis to meet start-up costs.
13. Review the **options for proactively delivering and supporting community gardening in social housing developments** where there is interest, especially in more-deprived estates. This should involve consideration of how large community gardens consisting of multiple growing beds could reduce maintenance costs to offset costs to the council; the wellbeing and community benefits of community gardening; and, if pursued, whether the council, local voluntary group or an external organisation would be the best delivery vehicle.
14. Decide whether the implementation of these recommendations requires additional officer resources and/or time to deliver. **The potential for a new 'community gardening' post should be explored**. This role would co-produce the revised community gardening guidance in collaboration with Lewisham Local and other community and voluntary organisations. This post might also provide administrative assistance for established projects, to give time and space for volunteers and part-time coordinators to dig, plant and grow. This could be in exchange for supporting the Council's corporate priorities, equality, and food justice objectives.
15. Further explore options with schools to support their work. **A 'growing network' for schools** could help to share ideas, plants and best practice. This might be linked to the role recommended above – depending on priorities, workload and additional resources being available.

4. Context

Gardens for health and wellbeing

- 4.1. There are many benefits to gardening. At its simplest, the act of growing food reconnects people with one of life's most basic priorities - that of sustenance. Moreover, the knowledge and skills to cultivate the earth and to grow healthy foods can contribute to the welfare and wellbeing of those involved. Working to maintain a garden may bring people in a community together to achieve that shared goal also whilst bolstering participants happiness and health.
- 4.2. It is recommended that adults try to achieve 150 minutes of moderate aerobic activity a week⁴ – digging, moving, planting, and watering a garden might be one way to achieve this. There are many growing tasks that can be adapted for people with different abilities, levels of energy, access requirements and ages. The added benefit of growing fresh food that is whole and unprocessed – which will travel a minimal distance from harvest to plate links with not only the Council's ambitions for food justice – but may also, in some small ways, support communities' adaptation to the climate emergency.
- 4.3. There is evidence from a variety of sources that access to open space can help people to improve their mental health. The benefits of spending time growing and caring for plants is also well established. It is in this spirit that this task and finish group set out to explore how best the Council might support existing community gardens and encourage new opportunities for communities to participate in food growing.



⁴ <https://www.nhs.uk/live-well/exercise/exercise-guidelines/physical-activity-guidelines-for-adults-aged-19-to-64/>

The cost of living

- 4.4. The Council and its partners have developed a food justice action plan⁵ because... ‘food injustice is one of the biggest problems facing Lewisham’ The lingering cost of living crisis has combined with underlying problems of deprivation and inequality in access to services - resulting in a substantial and sustained increase in use of emergency provision, including food banks.
- 4.5. Food Justice is defined in the plan as: ‘reliable and fair access to food that is sufficiently nutritious, sustainable, culturally appropriate and affordable’. The issues contributing to, and exacerbating, food injustice are examined in the plan. These take account of the problem of marginalisation for groups who are already experiencing injustice or inequality in access to services. Worryingly, this includes households with children, which are more likely to be experiencing food injustice.
- 4.6. As the plan was being developed, councillors were invited to be part of the process of engagement. The Healthier Communities Select Committee also carried out scrutiny of the draft plan. The final plan included food growing as part of its vision for Lewisham:

‘Our vision for Lewisham is that:

- ALL Lewisham residents can enjoy reliable and fair access to food that is sufficiently nutritious, sustainable, culturally appropriate, and affordable.
- ALL Lewisham residents have the knowledge, skills, resources, and opportunity to grow, prepare, cook, eat, and share food with their families and communities.
- ALL Lewisham stakeholders support collective action to end chronic hunger, promote food resilience and reduce the need for emergency food aid.
- ALL members of the Lewisham Food Justice Alliance and other key stakeholders have access to data to monitor the scale of the issue of food injustice and to determine whether the actions taken are having a positive impact on lived experience, health, and wellbeing.’ (Lewisham’s Food Justice Action Plan 2023, p6)

- 4.7. The Food Justice Action plan includes proposals related to community food growing:

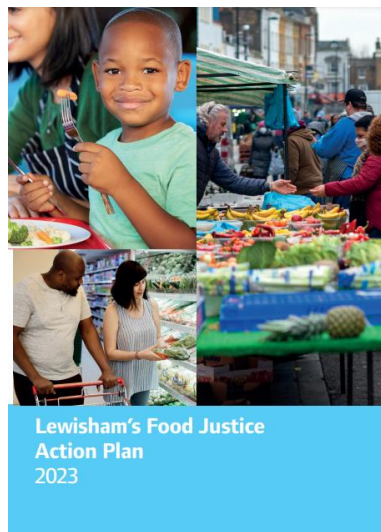
- ‘Map existing growing spaces, community food growing projects and foraging spaces and identify suitable, unused public spaces that could be utilised for food growing e.g. parks, green spaces, school gardens.
- Ensure food growing activities provide opportunities for people of all ages to become involved.
- Provide support and advice on what and how to grow food at home and in the community.
- Increase the support available for existing community allotments (e.g. admin tasks, maintenance etc.)
- Further decrease the waiting time for Council owned allotments’

(Lewisham Food Justice Action Plan, AIM: Promote and develop opportunities for community food growing, p24)

- 4.8. Community food growing is one way to develop residents’ knowledge and skills to grow, prepare, and share food with their families and communities. Providing the opportunities and resources to make this possible has been a key focus of the Task and Finish Group and as such, the Group’s work helps to build on the vision and ambition of the Food Justice Action Plan.

⁵ [Link to the Food Justice Action Plan 2023 on the Council website](#)

- 4.9. Lewisham Local has been commissioned by the Council to co-ordinate the Good Food Lewisham programme, which includes action to ensure that individuals, community groups and local businesses are able to access information and share resources about food growing. They have also established the Lewisham Food Growing Network to further develop the links between community growers and green spaces.



The budget challenge

- 4.10. Public services face significant and unrelenting budget challenges. Government reductions in funding over the decade of austerity are combining with increasing demand, a cost-of-living crisis, and high levels of economic uncertainty from national and international factors.
- 4.11. In December 2022, Mayor and Cabinet agreed to on the budget reductions required to balance the 2022-23 budget. The report to this meeting noted that:
- 'Over the previous twelve years (2010-22) a net £137m has been taken out of the Council's annual spending, whilst the population has grown by over 27,000 (an increase of over 9%) leading to increased demand for services. In turn this has led to reduced service provision, leaner practices in terms of support, and more risk for the Council as it seeks to maintain good customer service and deliver quality services.'
 - Over this period the Council's spending choices focused on protecting the front-line services on which the most vulnerable in our communities are dependent. In 2010/11, 52% of the Council's general fund service spend was spent on social care (adult and children). By 2020/21, that had increased to over 70% across adult and children social care services and public health services returned to local government in 2013.
- 4.12. The Medium Term Financial Strategy, agreed by Mayor and Cabinet in July 2022 identified an anticipated funding gap over the next three years of £36m with £9.961m for 2023/24, in addition to the £3.611m of budget reductions for 2023/24 already agreed in 2021 and 2022.
- 4.13. In this context – the Council has reduced its work force and embarked on a series of service changes and transformations. Across a range of services, work that the Council once supported is now no longer viable. Fees and charges for paid for services are also being reviewed. This includes the allotment service, which is due to refine its cost modelling as it seeks to move to full cost recovery².
- 4.14. With fewer officers, less money and mounting future challenges, the Council cannot do all that it once did, so the Task and Finish Group set out to better understand where the Council might best use its influence and current resources to build on existing successes and good practice.

Lewisham's corporate strategy

- 4.15. A new corporate strategy has been developed⁶ – which sets out the Council's values, priorities and focus for the next four years (2022-2026):
- Cleaner and Greener
 - Strong Local Economy
 - Quality Housing
 - Children and Young People
 - Safer Communities
 - Open Lewisham
 - Health and Wellbeing
- 4.16. The work of the task and finish group related most closely to the priority for a 'cleaner and greener' Lewisham, which proposes that 'by 2026 we will have planted more street trees, tiny forests and community orchards across our borough'.



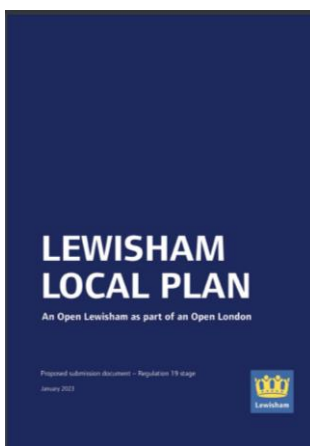
⁶ [Corporate Strategy for 2022-2026](#)

Lewisham's new local plan

- 4.17. Lewisham is currently developing a new local plan⁷ – which will shape the fabric and the character the borough for decades to come. The plan has been through multiple rounds of drafting and consultation – and it is intended that the final plan be adopted in the coming year.
- 4.18. Policy GR6 of the plan (see page⁸ 349) emphasises the importance of community food growing:

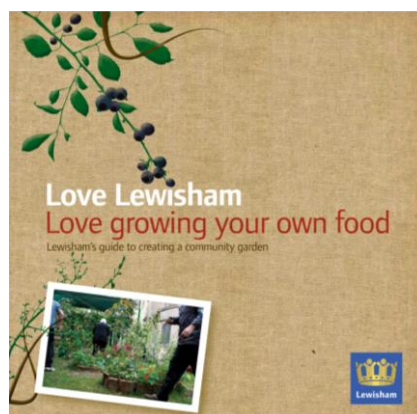
‘Allotments and community gardens will be protected in order to support sustainable food growing locally and to enhance opportunities for leisure, social interaction and education.’

‘Major development proposals for housing and proposals for community facilities are encouraged to include provision of space for community gardening and food growing. Where such existing provision exists and a site is to be redeveloped, this should be retained or re-provided.’



The Council's existing community gardening guidance

- 4.19. Lewisham has a guide to creating a community garden. It is now a decade old, but it emphasises the importance of community growing for strengthening community connections and helping the environment - as well as the benefits it provides in terms of exercise and nutrition.



- 4.20. The guide includes practical advice for: choosing a site, planning, and managing a garden as well as assessing soil quality, fundraising, and engaging volunteers.

⁷ Information about the new local plan on the Council's website:
<https://lewisham.gov.uk/myservices/planning/policy/planning/about-the-lewisham-local-plan>

⁸ [Draft regulation nineteen local plan](#) (PDF opens automatically)

5. Key findings

The availability of allotment plots

- 5.1. Allotments and community gardens are often talked about in the same terms, but they have different set-ups. Allotments are resourced by the Council – ten are directly managed and 27 are run by volunteer committees under a management agreement (there are other private allotment sites in the borough on land not owned by the Council⁹). The uses of dedicated allotment land and tenancy agreements are governed by legislation – based on the individual use of a specified area for defined growing purposes.

Key finding 1: The Council is splitting formal allotment plots as they become available to increase availability.

- 5.2. Across the 37 Council owned sites there are just over 1150 individual allotment plots. These vary in size, but a full plot is 250 square metres, and a half plot is 125 square metres (this is the average plot size in Lewisham). There are sites which also have quarter plots. The annual cost for a plot is determined by its size but the average cost is £48 a year. The number of plots available has increased by ten percent over the past ten years due to the splitting of larger plots into halves and quarters – meaning that there are now 200 more allotment plots available.
- 5.3. The Association for Public Excellence’s 2022 survey¹⁰ of local authority allotment services reported that nine out of ten councils across the county had noticed a significant increase in demand for allotments in the previous year.
- 5.4. It is worth noting that – to meet demand, the number of plots had increased – but the size of those plots had decreased. This indicates that other councils are also subdividing existing plots to accommodate a greater number of people.
- 5.5. None of the councils surveyed gained any financial surplus from the delivery of their services, in fact almost seven out of ten councils were providing a subsidy for the service to operate – with the remaining authorities simply covering their costs.
- 5.6. A consistent theme from discussions with community groups and stakeholders for this review has been the perception that current allotment land is not being fully utilised. This is acknowledged in the Food Justice Action Plan – which includes an action (see above) to ‘further decrease the waiting time for Council owned allotments’
- 5.7. The Task and Finish Group has not seen information relating to the number of vacant plots – nor any indication about long those plots have been empty. The Council’s Parks and Open Spaces strategy¹¹ notes that:

‘We have... centralised the allotment waiting list system, ensuring the process is clear and accountable. As a result, in the year 2018-19, we reduced the average waiting time by four years.’

Furthermore, it states that: ‘The key to managing waiting lists lies in supporting local allotment committees to manage their sites effectively, ensuring regular maintenance of plots and promoting those allotments in areas of less demand.’

⁹ An open spaces assessment as part of the evidence base for Lewisham’s new local plan identified 50 allotment and community garden sites in the borough: [Lewisham Open Spaces Assessment 2022](https://www.goodfoodlewisham.org/post/at-least-46-community-gardens-and-orchards-in-lewisham)

¹⁰ <https://www.goodfoodlewisham.org/post/at-least-46-community-gardens-and-orchards-in-lewisham>
[Association of Public Service Excellence report on demand for allotments \(2022\)](https://www.goodfoodlewisham.org/post/at-least-46-community-gardens-and-orchards-in-lewisham)

¹¹ [Lewisham’s Parks and Open Spaces Strategy 2020-25](https://www.goodfoodlewisham.org/post/at-least-46-community-gardens-and-orchards-in-lewisham)

- 5.8. In addition, applicants are directed towards the community gardening guidance, hosted on the Council's website:

Community gardens

Get advice on setting up your own community garden.

What is a community garden?

Community gardens are unique, locally managed pieces of land developed in response to the needs of the communities in which they are based.

Setting up a community garden

All you need to set up a community garden are:

- a derelict or unused piece of land
- some dedication, commitment and green fingers!

Further advice

Our [guide to community gardens](#) provides general advice about starting, developing and running a community garden, as well as outlining some of the key issues involved.



- 5.9. No officer time nor any additional resources are currently available to support the setting up of new community gardening spaces – although members of the Task and Finish Group heard that, where possible, officers from the parks, sport and leisure team would provide advice to prospective community gardeners. There is limited small grant funding and information on funding support within the voluntary sector to support this =, in line with the Council's commitments to Food Justice.

The demand for growing space

- 5.10. Appendix 2 provides an overview of the allotment sites, plot numbers and waiting times in the borough. This information is some years old and is due to be updated, although it is recognised that this requires time and resources which might otherwise be utilised on managing and maintaining allotment sites. Officers reported to the task and finish group that the waiting list for allotment plots is now approaching 3500 households with the average wait time for a plot nearing seven years. It should be noted that the number of individual allotment plots is less than 1% of the number of households¹² in the borough.
- 5.11. It is also worth noting that information available from the census shows that the number of detached and semi-detached properties (which are more likely to have access to outside/garden space) is lower in Lewisham than the London average- whilst the number of households living in part of a converted or shared house is higher than the London and England average¹³.

Key finding 2: There is significant demand for allotment plots – with every available site in the borough oversubscribed and, Lewisham has many households that do not have access to their own outdoor growing space.

¹² There are more than 130,400 households in Lewisham (ONS data) [link to population data on the Council's website](#)

¹³ [Link to Housing Data in the data observatory on the Council's website](#)

Who is waiting?

- 5.12. No data is currently collected about the people who are on the allotments waiting list. We do not know whether applicants represent a cross section of our communities – and the only way to know if those waiting have moved on – or have decided they no longer need an allotment plot is when they reach the top of the list and are due to be offered a growing space.
- 5.13. Brighton and Hove's 2014-24 allotments strategy¹⁴ is comprehensive and community focused. As part of its development, the Council carried out a consultation with people on the allotments waiting list – asking them whether they still required growing space and seeking to understand their motivations for applying for growing space. This was combined with a review of existing plot holders – by way of comparison. The demographic information provided enabled the authority to consider where there might be gaps in the provision of services and to potentially target efforts towards groups that were underrepresented among applicants.

Key finding 3: We do not have data about the people on Lewisham's allotments waiting list, so we do not know if there are groups that are underrepresented.

- 5.14. Enthusiasm for growing, and an awareness of the potential benefits for physical and mental health are potential reasons for people to join the allotments waiting list – in addition to the desire to grow food and to engage in activity in their local communities.
- 5.15. Opportunities for volunteering and engagement could be made available to people on the allotments waiting list. This might provide benefits for applicants, in terms of the development of their knowledge and skills. It might also provide a consistent source of volunteers for Lewisham's existing community projects. As set out below – the Task and Finish Group found that there are gardening groups that are finding it challenging to recruit volunteers on a consistent basis.
- 5.16. This precisely the approach taken as part of the delivery of Brighton and Hove's allotments strategy:
- 'People on the waiting list should be considered part of the allotment community. There should be great involvement of and opportunities for people on waiting lists (training, information about site open days and volunteering opportunities, and in particular co-working opportunities which has been identified as a 'win-win' option for people on the waiting list). In particular people near the top of the list should be targeted as this has been identified as an optimum moment (once people have a plot they are often too busy working on it). Brighton and Hove 2014-24 allotment strategy, p57
- 5.17. It is clear from Task and Finish Group discussions with Council officers that any involvement of people from the allotments waiting list on allotment sites would have to be carefully managed to avoid any appearance of 'queue jumping' or of favouritism.

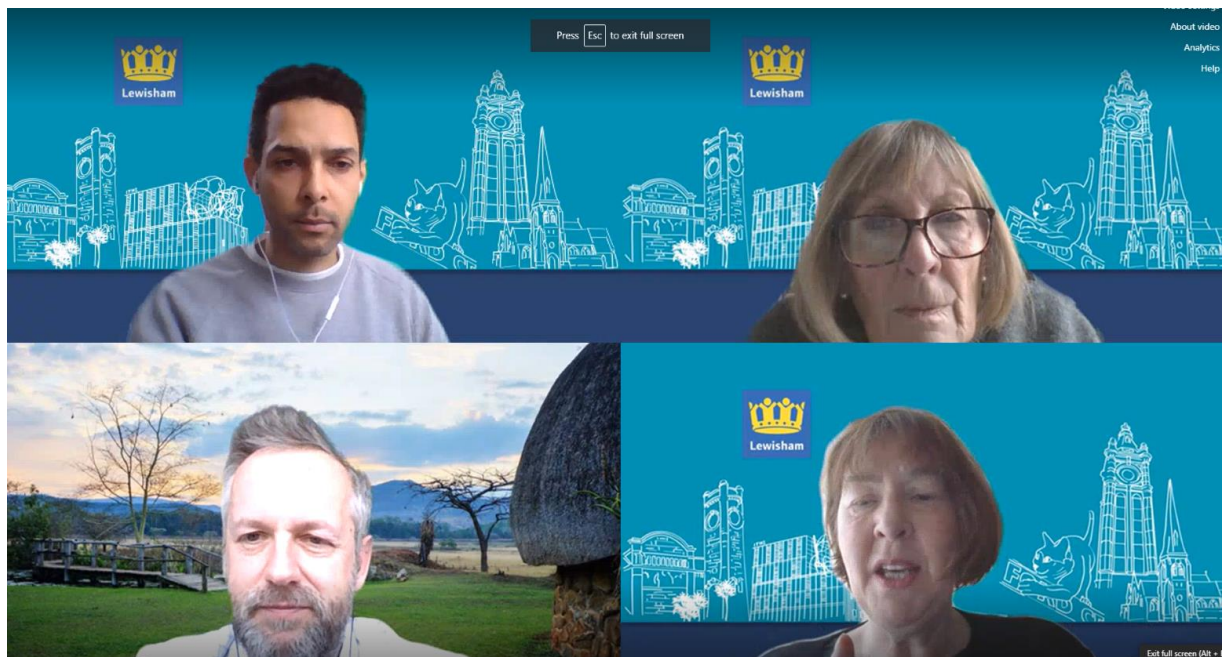
Developing good practice

- 5.18. Seeking to understand how best the Council might make use of its existing growing space, the Task and Finish Group spoke with the Council officers responsible for managing and maintaining allotments. Members were also accompanied on a visit to the Weavers Estate Allotment site in Catford.
- 5.19. It was reported that more people are being added to the allotments waiting list each year.

¹⁴ [link to Brighton and Hove's allotment strategy](#)

And, that there are more applicants each year than there are vacancies (approximately seven times as many applicants as vacancies), which means the list continues to grow.

- 5.20. Due to increased demands for growing space (particularly following the pandemic) many councils have closed their lists to new applicants.



Clockwise from the top right: Cllr Coral Howard (Chair of the Task and Finish Group), Cllr Laura Cunningham, Peter Maynard (Contract Officer, Green Scene), Timothy Andrew (Scrutiny Manager)

- 5.21. In Lewisham, officers have improved the process for allocating plots to people from the waiting list – and recovering underutilised space on allotment land. This has happened principally through improved arrangements with the self-managed allotment association. A centralised process – including a new user portal on the Council’s website has standardised activity between allotment sites – and created a mechanism for engaging with all the 27 self-managed sites together.
- 5.22. Workshops have also been set up to train stakeholders from the Association (this had been recognised for its quality by the national allotment association) and each year, the self-managed sites provide annual documentation to the Council out their activities. An annual meeting was also held to update sites on activity by the Council and to discuss shared issues
- 5.23. The Task and Finish Group heard that during the pandemic, the difficult decision had been taken to freeze all plot allocations and inspections, which may have slowed the process for offers and allocations.
- 5.24. Towards the end of the work of the Task and Finish Group, it was reported that additional officer resources had been made available to support with inspections and administration on the Council’s ten directly managed sites.

The self-managed allotment association

- 5.25. Group members also met with representatives of the self-managed allotment association. A range of issues were discussed. Members heard that the association was set up to: promote good management; help deal with disputes; ensure long-term sustainability; to ensure that grants from the Council were available to all sites; ensure consistency of tenancy agreements across sites and to support the grow to give initiative (which provides food for Lewisham Food cycle). It was reported that one allotment in Lewisham has a

specific plot set aside for growing food for donation and that those with orchards might also supply surplus fruit to local food banks. In the discussion with representatives of the Association, members also heard that:

- The association runs an awards event for the best plots on each site – as well as the best site in the borough and best plot in the borough
- The greening fund had been used to deliver improvements on a number of sites
- Training had been provided by the Council for core responsibilities for site committees, which was welcome.
- At the Association's annual general meeting there was also sharing of information about: repairs and maintenance issues; sources of funding and the implementation of the rules around tenancy agreements.
- The system worked quite well because it did not try to impose too much on site committees and there was minimal interference from the Council if things were going smoothly
- The association was run by volunteers – so there was a requirement to balance activity with time spent growing and working on site.
- There was only one recent example of a community group on one of the self-managed sites – which had caused a dispute with the site committee due to the irregular presence of volunteers and the lack of consistent cultivation.
- There was some informal community group work on allotment sites
- There would be concern if site committees had to maintain community plots via direct management due to their other commitments and responsibilities. If community plots were established on self-managed sites then there would need to be some support from the Council for the coordinators of community plots.
- The Association would welcome more information about community groups and other growing activities across the borough
- Tenancies on allotment sites were only terminated for poor behaviour or failure to cultivate; committees were required to follow a formal process and issue notices in writing
- Some sites had low levels of turnover and some plot holders had been on sites for many years, but this fluctuated over time.
- Half plots and quarter plots worked well for beginners.
- The Council encouraged sites to split plots to enable more people to have allotments.
- Anecdotally, there appeared to be underrepresentation from some groups on allotment sites and good representation of others.
- Open days were carried out (mostly in August) and this was encouraged by the Council
- To join the waiting list – residents had to access the Council's website – which might prevent those who were digitally excluded from accessing allotment sites.
- It was possible that members of some communities were concerned about being welcome on established allotment sites.
- Money from the greening fund had been used to create accessible plots for people with mobility needs.

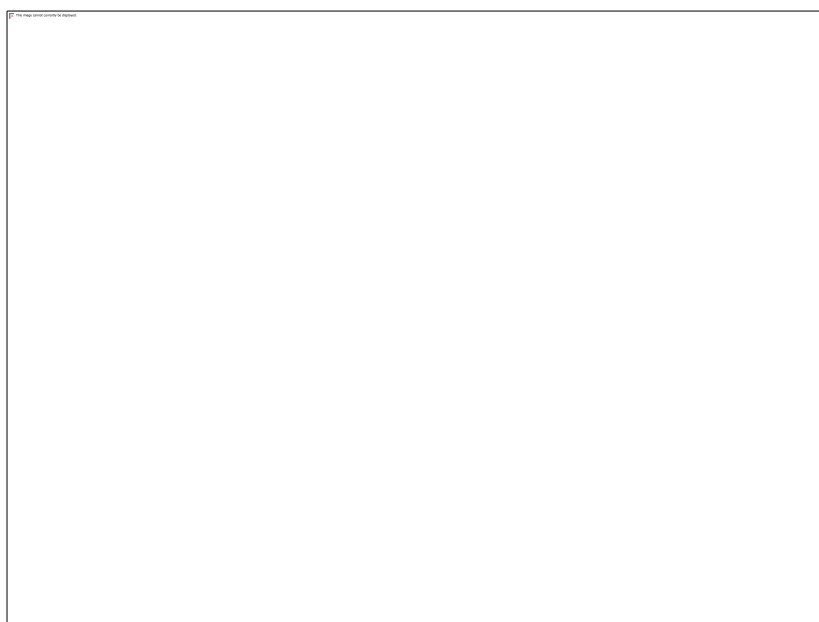
- The age profile of people on plots tended towards older people – due to the time commitment required to maintain an allotment.
- It appeared that there were more women plot holders than men on some sites (which was a change from years previously – and had occurred ‘naturally’ rather than as the result of specific interventions.
- Lewisham and London had transitory populations – which meant it was difficult for people to maintain their place on waiting lists as they moved about.
- The involvement of schools and community groups in community gardening initiatives helped to improve the diversity of participants.
- Where people end up with an allotment that is not close to where they live then they tend to struggle to maintain it.

Key finding 4: The regularisation of processes and the support for the self-managed allotment association appear to be working successfully.

Key finding 5: Site committees have a number of commitments and responsibilities in addition to each committee members’ requirement to tend their own allotment plot. The creation of new community plots which required direct management - or the addition of new responsibilities for volunteers would add an unwelcome burden.

Visit to the Weavers Estate

- 5.26. Officers recommended a visit to a site which had recently benefitted from improvements to its paths, water supply and its general environment. The paths at this allotment site were in the process of being levelled, with delineated borders, sufficient water access points had been installed across the site and a substantial amount of waste had been removed from the site entrance.
- 5.27. Many of the plots at this site had been split – in order to increase supply with the potential to nearly double the number of available plots on the site from 35 to 60. Vacant plots had been identified and a section at the front of the site that was previously overgrown had been cleared in preparation for cultivation by a group of 30 volunteers.

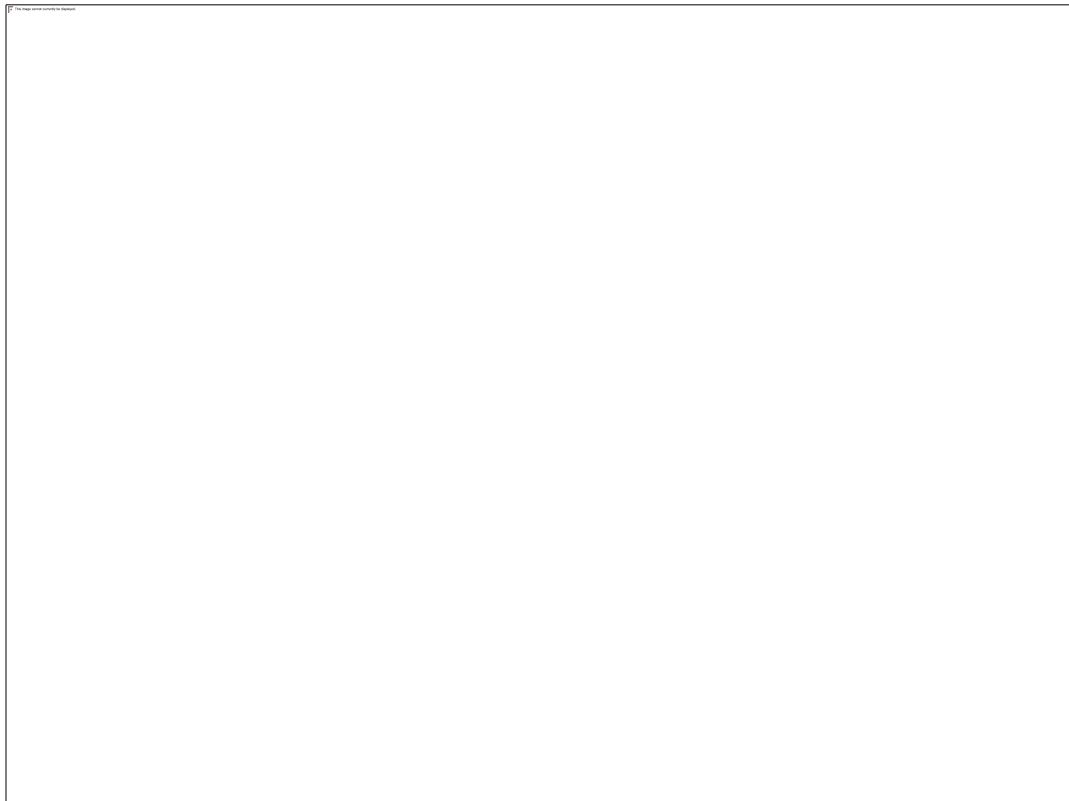


A new path at the Weavers Estate allotments

Key finding 6: Where there is a community plot on an established allotment site, there is the potential for many people to be involved and challenging allotment plots might best be tackled through collective effort.



A previously overgrown area cleared for planting by volunteers



Peter Maynard in discussion with Councillor Howard

Communities of gardeners, growers, and organisers

5.28. Organisers from the same group of volunteers gardening on the Weavers Estate Allotments are also working on a site in Bellingham, on Firhill Road. The 'Coco Collective' has set up a community allotment plot called the 'Ital Community Garden'. The Collective is focused on encouraging people from Black African and African Caribbean backgrounds to participate in community food growing – with a specific focus on growing culturally diverse foods. The Task and Finish Group visited the Ital Community Garden and heard that¹⁵:

- The site used for the garden was previously untended
- The community garden sits alongside plots tended by individual plot holders.
- The Council enabled the group to access the site during the pandemic – when it was recognised that there was an opportunity for a community group to run on the site – and a need in the local community for community food growing space.
- The work is led by a key volunteer – who works on the project full time.
- Information about the garden is spread through the promotion of events and open days on the site – some of this work is funded by a public health grant.
- Volunteers from different generations work together on the site to share knowledge and ideas.
- Some members said they are keen to access their own growing space – and to utilise the skills and knowledge they have gained from working on the community site.
- There are some concerns about access to opportunities for growing space – as well as the potential for discrimination and unfair allocation of resources that are distributed through the usual funding channels.
- Volunteers on the site talked about the positive benefits the project had on their health and wellbeing – as well as their sense of community.
- One member talked about their past experiences of racism at a previous allotment site.
- Members talked about the importance of engaging in organisations and activities run by 'people of colour'.



Dasheen and tiger nuts growing in a poly tunnel at the Ital Garden

“We can’t talk about access to land until we deal with the inequalities that are prevalent in society in general” (Volunteer at the Ital Community Garden)



An unused section of the site at Firhill Road

Key finding 7: Volunteer groups on community gardening sites may be able to engage in a focused way with sections of the community that are underrepresented or marginalised.

5.29. In anticipation of the increased interest in community gardens, Council officers have updated the tenancy agreement for allotment sites – the agreement means that community sites can occupy space on allotment land – under defined circumstances:

‘Community plots are solely for growing produce and providing not-for-profit education and training opportunities about food-growing.

Community groups must have:

- A nominated responsible person who signs the tenancy agreement.
- A constitution, a copy of which has to be submitted to the Council for approval before the tenancy commences and following any subsequent amendments to the constitution.

5.30. In addition:

- The group cannot use the plot, nor permit the plot or the site to be used by others and or any other party, for any events or activities, signage or other promotional materials that are of a political, religious, or social activist nature.
- The group must confine its activities to the community plot. (Any activities on the wider site must have prior permission from the Council. All open-to-public events and activities must be approved by the council following a written application made at least 4 weeks in advance)

Key finding 8: Officers recognise that there are rules required for the creation of community gardens on allotment land. Presently, the Council is the sole arbiter of these rules.

5.31. The Task and Finish Group spent time exploring other gardens and groups in the borough. Members heard what could be achieved through the collaboration of housing providers, the Council's parks team and local schools at Friendsbury Gardens:

- Friendsbury Gardens provides a tranquil space for people to relax and appreciate nature – it balances gardens/growing space/play space and park features in a small area.
- The change of a previous fly-tipping site into a thriving garden, community space and haven for wildlife is a model for success.
- The community aspect of growing is an important part of the makeup of the gardens.
- Work with local schools and inter-generational learning are also key
- There is an important aspect of community gardening in helping people to better understand food - where it grows and where it comes from.
- There are some concerns about anti-social behaviour and stealing.
- The work of individuals/key organisers is often key. There are sources of funding, but these tend to be limited to time-limited initiatives/projects

Key finding 9: Community growing spaces can be set up on small plots. The dedication and commitment of volunteers is key to making these gardens thrive. This activity can amplify (or multiply) any support from the Council's 'green scene' team or Glendale.



Play space under willow at Friendsbury Gardens

Growing volunteers

5.32. Action for Refugees in Lewisham has established an 'allotment of refuge'¹⁶ on the border of Lewisham, in Honor Oak Park. The Task and Finish Group visited the allotment and heard that:

- The allotment provides a place for people to garden together in the tranquillity of a green hillside overlooking the neighbourhood of Honor Oak Park.
- The allotment comprises of a single plot with covered space for people to shelter, an outdoor kitchen/pizza oven and poly tunnel for growing warm weather crops.
- The level of volunteers on the site varies. There were some consistent volunteers from the sanctuary seeking community as well as some residents.
- More volunteers would be welcome on the site.
- Whenever a call out for volunteers was made, more people would usually join the regular volunteering days.
- There had been some success in recruiting groups (from corporate volunteer days or green gyms) to carry out one-off tasks.
- There was an ongoing challenge in ensuring that the call out for volunteers reached the sections of the community that most needed access to the space.
- It was recognised that managing volunteers, applying for grants, running events, and doing the day-to-day tasks required on an allotment site had to be balanced.



A green haven amongst the crops at the Allotment of Refuge

¹⁶ Links to a video about the allotment and its benefits: <https://www.afril.org.uk/2022/03/17/afrils-allotment-of-refuge/>

5.33. The Group also visited the Wildcat Wilderness in Catford, and heard of similar challenges in juggling support for volunteers, managing the requirements of groups using the space and applying for funding and grants:

- The number of volunteers varied from season to season.
- Organisers made use of many different sources of volunteers and workers – including group activities for corporate groups; schools, and local community groups - as well as young people in the youth justice system through ‘community payback’. There were also open days for the community.
- Volunteers worked on a range of different planning, planting, clearing, and food growing activities. Local councillors were also involved in the scheme (including Cllr John Muldoon). There is a core team of volunteers but organisers welcome people to join.
- There was a balance between providing mental and physical health benefits to the local community and growing food. Local schools and local groups successfully used the garden to produce crops. There were also sections for growing herbs and plants for dying fabric.
- The Wilderness had recently lost one of its principal sources of funding – so additional organisational time was required to apply for grants and funding. Work was also taking place to create income from plant sales as well as open days, and (minimal) charges for groups using the site.
- Vandalism was a significant problem – there had been repeated break-ins and criminal damage at the site, which had resulted in the destruction of community spaces including: the loss of the community kitchen clay ovens and the community classroom space.
- Work to engage with local young people had not been successful in limiting damage at the site. CCTV monitoring equipment had also been destroyed.
- Local schools were proactive users of the site – which enabled children and young people to experience wilderness and open space in the midst of the urban environment
- There were plans to create new fencing and expand the site to the south (dependent on agreement from landowners and funding)



Cllr Cunningham looking at the orchard planting in the Wildcat Wilderness

Key finding 10: Organisers and co-ordinators may have to spend time applying for funding, responding to requests for information and carrying out administrative tasks in the limited time they have available. This can take them away from the core work of gardening and food growing.

- 5.34. Task and Finish Group members were interested to visit more examples of good practice where the community was working in partnership to sustain a food growing project. Members visited the Abbots Hall healthy lifestyles centre and heard how the café, playing pitches on site and the lifestyle centre maintained a garden with the help of volunteers – with the produce being used in the café.
- 5.35. Another successful scheme in Lewisham is the Sydenham Garden, which provides a therapeutic space for people referred by local health providers:
- The garden was started by volunteers – including a doctor from Sydenham Green (who was Chair until 2019).
 - The current project runs on two sites – including: the resource centre on Wynnell Road and De Frene Road (which was previously an allotment site). The sites cater to different groups
 - Referrals for projects are made by Lewisham community wellbeing and mental health professionals can refer directly
 - Waiting lists are maintained on a project by project basis
 - Projects are access by referral only – local people can apply to be volunteers
 - The garden has many links with other wellbeing projects - including other community gardens and it is able to direct people to other groups (that people do not have to be referred to (Members heard that there were volunteers directed to the Wildcat Wilderness on the visit there.))
 - The project raises additional funds (and engages with the local community) through festivals, open days, and plant sales
 - The Garden also hosts community workdays for local people – particularly those who do not have access to gardens
 - The growing and management plan for both sites is developed with co-workers and service users, it is planned to meet the needs of service users with different levels of ability and is reprioritised on a seasonal basis
 - Throughout the spring and summer – workers at the gardens enjoyed community meals together
 - People who visit the site – and see the work being carried out recognise the benefits of gardening on service users' health and wellbeing.
 - There is an onward referral processes for people who have finished their therapeutic support and still want to be involved in gardening.
 - The garden is more about the people than the plants



Flowers growing at De Frene Road (a former allotment site)

Key finding 11: Lewisham has examples of outstanding practice. There is a network of gardens and green spaces that share ideas, redirect volunteers and opportunities for development.

- 5.36. Good Food Lewisham is compiling a list of community gardens and allotments, it has identified 53 growing spaces in the borough. It holds regular network meetings for volunteers and organisers working in Lewisham’s green spaces, growing projects and gardens:
- Lewisham Local set up a network for food banks during the pandemic – which was now supported by a dedicated member of staff. There were regular online sessions for groups to support one another and to develop collective solutions.
 - The general sense is that there is “not enough funding, not enough volunteers, and not enough food, and it is getting worse” for food growing and gardening projects.
 - Lewisham Local also had also worked with Council officers and local groups on the development of the food justice action plan to share groups’ on the ground experiences.
 - Sustainable food places had provided additional funding to support Lewisham’s food growing work. This was funded for a year. However, the funding was only for a day a week (split across two roles).
 - Initially, a list of community gardens had been created – and work was taking place to develop the next level of projects such as: tool banks; enabling groups to visit one another and sharing best practice.
 - There was a balance on most sites between the community and health benefits of growing food and the output of crops. Most sites wanted to maximise both (community benefits and crops) but did not have the capacity to grow sufficient terms of food in terms of space, volunteers, or consistent skills.

- There was dissatisfaction with the availability of allotments in the borough. Feedback from local groups was that there was concern about the volume of un-used and under-utilised allotment space in the borough. Good Food Lewisham held regular network meetings – at which vacant allotment land was discussed. Members of the network might be willing to help with tasks to free up allotment land.
- Members of Lewisham Local’s food growing network would welcome updated information about sources of funding from the Council (such as the next round of neighbourhood community infrastructure levy funding)
- There were a lot of community gardens in Lewisham – but many of them did not have enough volunteers.
- Lewisham’s community gardens would benefit from increased co-ordination and knowledge sharing between them. The setup of the self-managed allotment association might serve as a model.
- The community gardening pages on the Council’s website had very little information on them. Consideration could be given to the content and links available from these pages.
- Small actions from community groups could create momentum and activity that would be beneficial in the medium to longer term.
- Volunteering that was carried out through the Rushey Green timebank previously benefitted some gardeners and growers – consideration could be given to how this could be revived.
- A physical map of growing spaces in the borough could be produced – with contact details. A map of people involved in community food growing and food justice would also be helpful.

Key finding 12: Lewisham Local is bringing together growers and gardeners in the borough to help deliver the food justice action plan and to tackle some of the challenges facing projects with volunteers. However, resources are tight, and funding is temporary.

Community growing in social housing developments

- 5.37. Lewisham Homes, the council’s social housing management company, is responsible for managing over 19,000 homes and over 676,250 square metres of green spaces. The management of those green spaces costs Lewisham Homes, and thus its tenants, almost £1,165,000 per year.
- 5.38. Historically, social housing residents would manage plots outside their homes without any formal agreement from Lewisham Homes. However, plots became overgrown and unmanageable when residents no longer undertook the necessary maintenance.
- 5.39. Lewisham Homes now encourages tenants to adopt communal plots as community gardens – for either individual or group management – and has a formal procedure under which residents may apply to do so. When residents apply to manage a plot, other residents in the area are consulted for a period of two weeks before the application is determined. Should an application be approved, the applicants agree with Lewisham Homes that they are responsible for maintaining the plot and meeting all the associated costs of doing so, that access to the garden must remain open to other residents, that the garden must remain free of hazards and livestock and that the garden must not attract pests or vermin.
- 5.40. Lewisham Homes regularly inspects community gardens. Should a garden not be properly

maintained, the responsible tenants have four weeks to remediate the issues, after which Lewisham Homes has the right to reclaim management of the plot.

- 5.41. There are six community gardens on Lewisham Homes land, in three of which produce is grown. There is one dedicated community growing site – on Achilles Street in New Cross. There is also an orchard in one development, with another in the process of being introduced.
- 5.42. The Task and Finish Group welcomes Lewisham Homes' openness to, and encouragement of, community gardening and growing in its developments. However, as set out below at 5.56., the need for social housing tenants to initiate community gardening and growing in their developments may be excluding those who would benefit the most from it.

Community growing in Edinburgh's social housing developments

- 5.43. At quarter 1 of 2023, there were 54 community gardens in and around Edinburgh's council estates:
- Twelve were commissioned by the council and installed by contractors
 - Two were installed as part of new housing developments
 - Thirty-two were built by the community/third sector
 - Eight are run by the City Council's allotments service
- 5.44. Only 16 Edinburgh council estates had limited or no community gardening provision.

Council policy

- 5.45. Edinburgh City Council (ECC) found via successive surveys that its tenants desired quality community gardening and growing opportunities. ECC views the availability of such opportunities to be a valuable component of 20-minute neighbourhoods and has included in its [Food Growing Strategy](#) an action to *support and promote food growing initiatives on Council housing land and in [its] schools, ensuring these initiatives also provide health, well-being and environmental benefits to communities.*
- 5.46. Lewisham Council recently consulted on a new Local Plan. Its spatial strategy supports the 15-minute neighbourhood concept in as far as town centres being able to meet most of residents' need within a short active journey from home.¹⁷

Edible Estates

- 5.47. To deliver its above policy, ECC contracts a local community interest company, Edible Estates, which has over ten years of experience of providing community growing opportunities in Edinburgh, to deliver and support the majority of community growing sites in council-owned social housing developments. The contract is worth £500,000 split equally over four years – although, it is likely that costs would be higher if a similar scheme was introduced in Lewisham, due to comparatively higher salary and other costs in London.¹⁸
- 5.48. Edible Estates is to deliver two new gardens per year in Edinburgh council estates. The two gardens being built in 2023/24 were to cost £30,000 to £40,000 each. Edible Estates has successfully secured funding from the UK Shared Prosperity Fund, further to that provided

¹⁷ [Lewisham Local Plan: Proposed Submission Document \(January 2023\)](#), para 3.12

¹⁸ https://www.numbeo.com/cost-of-living/compare_cities.jsp?country1=United+Kingdom&city1=Edinburgh&country2=United+Kingdom&city2=London; and <https://livingcost.org/cost/edinburgh/london>

by ECC.

- 5.49. Edible Estates' community gardens are of significantly varying scale: from 4 to 70 beds of up to 4' by 12'. Each garden contains a bespoke shed housing tools and cooking facilities, serving as form of community hub or centre.
- 5.50. Community gardens in Edinburgh are intended to have a positive impact on the health and wellbeing of residents and increase social capital and community resilience in estates. Such impacts are not limited to those who participated in community gardening; the Task and Finish Group heard community gardens foster a sense of community by showing that people in an estate care about it and its residents.

Key finding 13: There are examples of councils that have committed substantial funding to deliver this work – which had resulted in increased participation. Costs in Lewisham would be higher due to costs in London.

- 5.51. Edible Estates primarily supports two community gardening models:

The Neighbourhood Garden model

- Gardens comprised of growing beds serve a particular estate, with individual households or groups assuming responsibility for individual beds, with some peripheral shared elements such as orchards.
- This model is as much about enhancing community wellbeing as providing sustenance for participants – this is particularly important as many homes in Edinburgh council estates are apartments without gardens, as is the case in Lewisham.
- The large number of growers involved in Neighbourhood Gardens has proven conducive to gardens becoming self-sufficient and no longer requiring support from Edible Estates.

The Community Market Garden model

- Sites comprising multiple growing beds which are collectively managed by residents with the support of a gardener.
- Some produce is kept by growers and some is provided to community cafés and food banks, including two food banks established by Edible Estates.

- 5.52. Edible Estates also directly manages five gardens and there are further community gardens in Edinburgh council estates which are managed by charities or target specific groups, such as people with mental health and wellbeing needs, without support from Edible Estates.
- 5.53. Gardens which represent best practice include [Magdelene Community Garden](#), [Lochend Secret Garden](#), and [Murrayburn Community Garden](#) – all readers are encouraged to watch the videos at the first two links.
- 5.54. Edible Estates most often approaches residents regarding the introduction of a community garden rather than the other way around. Usually, a small number of residents are opposed to introducing gardens due to concerns regarding them attracting antisocial behaviour; however, such concerns have not manifested once gardens have been built. In one case, a patch of tarmac where stolen cars used to be left and set alight had been converted into a community garden, removing or at the very least displacing that antisocial behaviour in addition to the more usual benefits of community gardens. It is pertinent to note, however, that community gardens in Edinburgh are usually secured by way of external fencing, in contrast to Lewisham Homes' policy.
- 5.55. The Task and Finish Group heard that a small core of committed residents can sustain a

community garden. When groups are ready manage a garden, Edible Estates supports it develop the necessary infrastructure to do so – e.g. formal constitution, bank account, etc. – and doesn't impress self-sufficiency on gardens which are not ready to be self-sufficient.

- 5.56. The Managing Director of Edible Estates told the Task and Finish Group that the more deprived an area is, the more support is usually required to sustain community growing in it. It was noted in this context that grant funders often ask about the extent to which a project is community-led.
- 5.57. Edible Estates is additionally seeking to develop a community factoring model under which residents can be paid to manage green space (not including gardens) in council estates in a manner which maximises their community benefits. It also provides social enterprise services to help sustain gardens – e.g. by providing opportunities for disadvantaged young people to gain work experience in its gardens.
- 5.58. The Task and Finish Group was told by Edible Estates that benefits of ECC using it as the council's delivery vehicle/partner included:
- Its ability to raise further external funding
 - Its pre-existing expertise in delivering and supporting community gardens filling gaps within the council
 - Its network of gardens providing mutual support, sustaining struggling ones.

Green shoots: schools growing food

- 5.59. Task and Finish Group members attended a network event for local schools, arranged by Lewisham Local. Members heard that there is increasing interest in use of outside space and gardening in schools and that more and more primary schools are looking to start community gardens and/or forest schools in their grounds. Some are more advanced than others, such as St Mary's primary school in Ladywell and Rushey Green primary school. St Winifred's primary (in Lee) has just started growing in raised beds and will sell produce in Borough market when its ready. And, Torridon Primary School has removed 15 parking spaces for teachers to develop a forest school area. Others are struggling with lack of gardening knowledge, not knowing how to access funding, or not knowing how to get things off the ground. There was less representation at the meeting from secondary schools.

Key finding 14: There is the potential for the Council to lead the way on work with schools through increased coordination. Representatives from each school could be invited to share ideas, form a network and support each other.

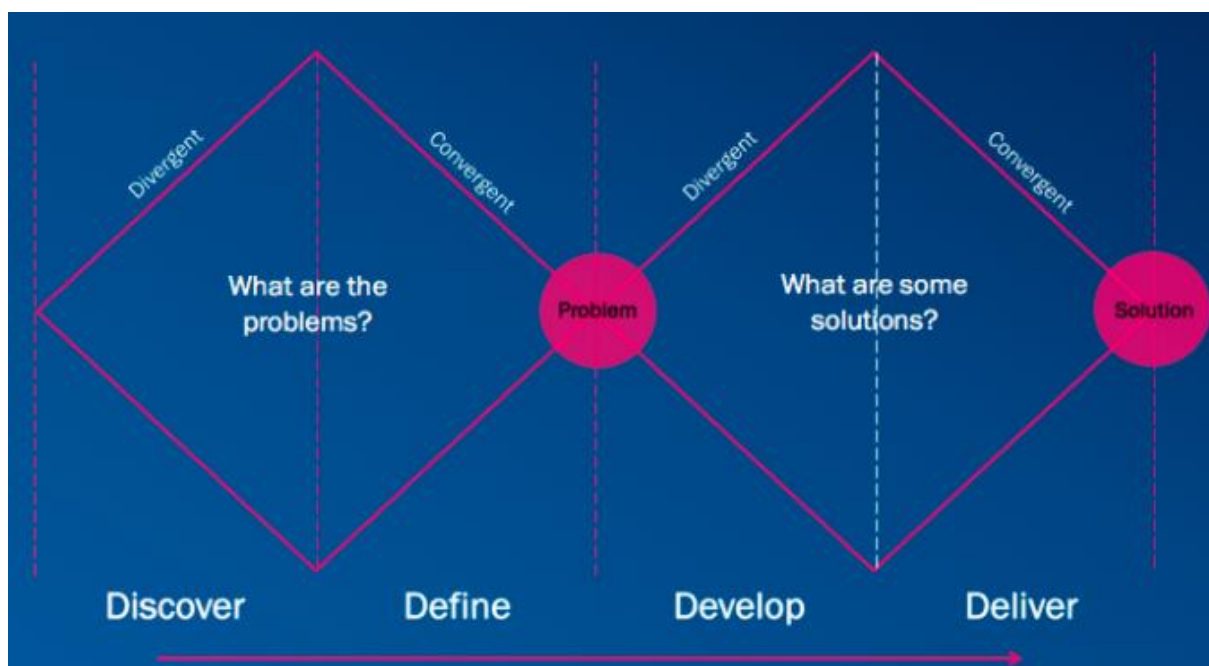
- 5.60. It is usual practice for schools to incorporate different projects into their overall curriculum. This means that the use of outside space may support other areas of the delivery of the curriculum. Members at the event heard that schools are teaching children about cooking as well as growing, learning about nature, sustainability and moving to net zero and, using it to support healthy living, well-being, and more vulnerable pupils, amongst other positive developments. Members saw this first hand at the Wildcat Wilderness garden, which has around 350 children and young people visit weekly. This might provide an example of good practice for 'growing young gardeners' and providing access to green space for those schools who might not have space of sufficient staffing to develop something on site.
- 5.61. Very few schools appear to have dedicated staff resources to enhance their gardening and food growing activities. Members heard that it usually falls to a teacher, passionate about supporting children's learning of gardening in addition to their day job.
- 5.62. Further information could be sought about how different schools are currently financing this work. It is clear that there are some who have attracted significant levels of donations and external support. Nonetheless, one off donations of time and money are unlikely to be able to sustain the good work that is taking place. What may be required is funding for an experienced organiser who could co-ordinate and support schools for the benefit of young gardeners.

6. How the Task and Finish Group was run

6.1. The Task and Finish Group was run as a project, with the intention of being:

- Collaborative – scrutiny officers, directorate officers and councillors working together to address a topical issue of concern
- Time limited – to suggest solutions in a timely manner, with allocated tasks, progress checks and deadlines
- Flexible – with a mixture of formal and informal meetings, visits, research, user engagement etc.
- Focussed on solutions – the aim was to take evidence from a wide range of sources and good practice to develop affordable, practical solutions that are evidence based and implementable and that will have a positive impact on the lives of residents.

6.2. A 'double diamond' approach was taken which split the project into two parts (diamonds). The first part was the 'discovery' stage. The issue (the topic of the task and finish group) was the starting point and then research and evidence collection was carried out to understand the issue and define it more clearly. Once the issue was well understood and well defined, the second stage began. Further research and evidence collection was carried out, seeking inspiration from elsewhere and working with a range of different stakeholders and experts to investigate potential solutions. This led to the Group's clear set of carefully considered recommendations.



Intended outcomes

6.3. The work of the task and finish group was intended to support work to improve the following outcomes:

- Improved access to opportunities for community gardening across the borough
- Ensuring that access to opportunities is equitable
- Increased awareness and sharing of best practice.

Monitoring and ongoing scrutiny

- 6.4. Responsibility for monitoring the implementation of the Group's recommendations will be led by the Overview and Scrutiny Committee.
- 6.5. Additionally, there are options for all the Council's scrutiny committees to continue this work:
- Children and Young People Select Committee could further consider the potential for growing spaces and gardens to establish links with schools and providers of youth services.
 - Healthier Communities Select Committee has responsibility for overseeing the Council's response to the cost-of-living crisis and the implementation of the Food Justice Action Plan. The Committee might consider how the Task and Finish Group's recommendations can be achieved in combination with the objectives in the Action Plan.
 - Housing Select Committee might further consider the potential for community growing on housing land.
 - Public Accounts Select Committee has previously reviewed the potential for income generation and commercialisation of Council services. Members of this committee could be invited to consider whether there are opportunities to better utilise Council land by small scale commercial or charitable organisations (as is the case in Hackney).
 - Safer Stronger Communities Select Committee is responsible for overseeing the Council's equalities objectives. Members of this Committee may wish to further consider whether the collection of additional data on the allotment waiting list and on plot holders could be utilised to meet those objectives.
 - Sustainable Development Select Committee has responsibility for the scrutiny of the Parks and Open Spaces strategy – as well as the oversight of the Council's asset register. If/when there is demand for additional community gardening space, the Committee might make suggestions based on its scrutiny of the Council's approach to its assets.
- 6.6. Committee work programmes are a matter for the committee members and are based on the scrutiny prioritisation process.

7. List of terms

7.1. This list of terms incorporates the standard usage that was applied throughout the work of the group:

Term	Definition
Task and Finish Group (TFG)	As a result of Lewisham's Local Democracy Review, the Local Democracy Working Group recommended some changes to the Council's practice and approach to scrutiny, including the introduction of time limited Task and Finish Groups (TFGs) to look at topical issues of importance or concern. TFGs are established by the Council's Overview and Scrutiny Committee, comprised of five councillors, and must conclude their work within 12 months.

8. Report authors and contact

8.1. If you have any questions about this report, please contact Lewisham Scrutiny Managers:

- Timothy Andrew (timothy.andrew@lewisham.gov.uk) or -
- Ben Awkal (benjamin.awkal@lewisham.gov.uk)

Appendices:

Appendix 1: list of engagement and evidence gathering

Appendix 2: allotments information 2018

Appendix 1: List of engagement and evidence gathering

Session	Date
ITAL community garden	19 October 22
Brockley: Coulgate Street and Friendsbury Gardens	26 October 22
Abbotshall healthy lifestyles centre	5 November 22
Mayow Park community orchard	15 November 22
Sydenham garden resource centre and De Frene Road	16 November 22
Trewsbury Road allotment interview with chair of the association	November 22
First formal meeting of the Task and Finish Group	30 November 22
Downham Matters discussion with the Chair	1 December 22
Officers from the Council's Sports, Parks, and Leisure Team	27 January 23
Good Food Lewisham quarterly network meeting	31 January 23
Visit to Grow Lewisham and The Plot	5 March 23
Lewisham self-managed allotment association	6 March 23
Task and Finish Group review meeting	14 March 23
Site visit with officers to Weavers Estate allotment	15 March 23

Visit to Grow Lewisham: open day	7 May 23
Edinburgh Growing Together	23 May 2023
Discussion with Growing Communities (Hackney)	23 May 2023
Lewisham Local: Good Food Lewisham	24 May 2023
Wildcat Wilderness volunteer afternoon	25 May 2023
St Mary's therapeutic garden	06 June 2023
AFRIL allotment of refuge	13 June 2023
Discussion with the Cabinet Members for Culture, Leisure and Communication/Communities, Refugees and Wellbeing	13 June 2023
Good Food Lewisham quarterly network meeting	15 June 2023
Task and Finish Group final report and recommendations	4 July 2023
Submission to Mayor and Cabinet	19 July 2023

Appendix 2: allotments information 2018

Name of Site	Approximate waiting time * (Aug 2018)	No. of plots on site	No. waiting Aug 2018
Ballamore Road	7	5	36
Barmeston Road	3	26	45
Blackhorse Road	7	26	88
Blythe Hill	9	18	207
Broadmead	5	26	22
Castillon Road	9	92	88
Chinbrook Meadows	10	68	88
Clarendon Rise	10	7	137
Dacre Park	10	45	232
Deloraine Street	9	27	214
Edward Street	8	4	128
Exford Road	3	51	60
Firhill Road North	3	29	52
Firhill Road South	4	21	44
Hazelbank Road	8	65	144
Hurstbourne Road	10	22	90
Jim Hurren	2	10	2
Kendale Road	5	48	29
Knapmill Way	5	27	33
Lee and District Land Club	9	56	62

Leslie Silk	4	9	10
Longton Nursery	4	58	27
Meadow Close	4	28	32
Oldstead Road	4	14	19
Priestfield Road	7	32	85
Romborough Gardens	10	21	72
Royal Naval Place Stage I	8	20	162
Royal Naval Place Stage II	8	12	121
St Mildreds Road	9	17	80
Sedgehill Road	5	19	27
Slaithwaite Road	13	11	106
Stanley Street	7	7	118
Sydenham Park	8	30	167
Taylors Lane	5	42	58
Trewsbury Road	4	58	96
Weavers Estate	3	35	74
Windlass Place	8	31	57
	Average 6.675675676	Total plots 1117	Total waiting 3112

Additional sources and background reading

Association of Public Service Excellence: state of the market 2022 review

<https://apse.org.uk/index.cfm/apse/members-area/briefings/2022/22-33-state-of-the-market-allotments/>

Brighton and Hove allotment strategy: <https://www.brighton-hove.gov.uk/sites/default/files/2021-05/OD49%20Allotment%20strategy%202014-2024.pdf>

Capital growth (supporting food growing in London): <https://www.capitalgrowth.org/>

Case studies of London community gardens and city farms:
<https://londonharvestfestival.org.uk/community-gardens-and-growing/>

Coco Collective <https://coco-collective-community-hub.business.site/>

Edible Estates (food growing in social housing): <http://www.edibleestates.co.uk/benefits-of-community-growing/>

Federation of city farms and community gardens (information about how to make a community site work): https://www.farmgarden.org.uk/system/files/project_allotment.pdf

Good food Lewisham (part of Lewisham Local): <https://www.goodfoodlewisham.org/>

Grow Lewisham (community food growing project) <https://www.growlewisham.com/sites>

Growing in the community https://www.nsalg.org.uk/wp-content/uploads/2014/03/growing-in-the-community_bookletA4.pdf

Herbal Hackney (social enterprise offering training * workshops from a Hackney garden):
<https://www.hackneyherbal.com/>

Lewisham Food Justice Action Plan: <https://lewisham.gov.uk/-/media/0-social-care/food-justice-report.ashx>

Lewisham Parks and Open Spaces strategy:

<https://councilmeetings.lewisham.gov.uk/documents/s73570/Parks%20and%20Open%20Space%20Strategy%202020.pdf>

Lewisham Local: community food growing projects

<https://www.lewishamlocal.com/community-gardens-food-growing-projects-in-lewisham/>

Local Government Association (2009) overview:

<https://www.local.gov.uk/sites/default/files/documents/place-grow-supplementary--736.pdf>

MIND: nature and mental health

<https://www.mind.org.uk/information-support/tips-for-everyday-living/nature-and-mental-health/ideas-to-try-in-nature/>

MIND: research into the benefits of spending time outdoors

<https://www.mind.org.uk/news-campaigns/news/over-7-million-have-taken-up-gardening-since-the-pandemic-new-research-shows-spending-more-time-in-nature-has-boosted-nation-s-wellbeing/>

National Allotment Society: donating fresh food to food banks

<https://www.nsalg.org.uk/wp-content/uploads/2019/07/donations-to-food-banks.pdf>

National Allotment Society guidance for Councils and Landlords

<https://www.nsalg.org.uk/resources-and-downloads/landlords-and-councils/>

Public Health England: local action on health inequalities improving access to green spaces

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/355792/Briefing8_Green_spaces_health_inequalities.pdf

Social Farms and Gardens: support/workshops for community gardens in London

<https://www.farmgarden.org.uk/your-area/london>

Social Farms and Gardens: rules surrounding the individual use of allotment plots:

<https://www.farmgarden.org.uk/system/files/allotlawandcommgrowing.pdf>

Southwark Allotment Expansion guarantee (food growing on housing land):

<https://allotmentexpansionguarantee.commonplace.is/about>

SLAM (Grounding project supporting refugees & asylum seekers)

<https://maudsleycharity.org/case-studies/grounding-project-grows-hope-in-the-garden/>

Small holdings and allotments act 1908: <https://www.legislation.gov.uk/ukpga/Edw7/8/36>

Sustain: <https://www.sustainweb.org/resources/files/reports/Sustain-Briefing-Councils-and-Food-Growing.pdf>

Thrive: using gardening to change lives

<https://www.thrive.org.uk/get-gardening>



Mayor and Cabinet

Referral regarding proposed Public Spaces Protection Order

Date: 19 July 2023

Key decision: No

Class: Part 1

Ward(s) affected: All

Contributors: Safer Stronger Communities Select Committee

Outline and recommendations

This report informs Mayor and Cabinet of the views of the Safer Stronger Select Committee, set out in section 4 below, following consideration of a report entitled Proposed Public Space Protection Order. The Mayor and Cabinet is invited to respond.

1. Summary

- 1.1. This report informs Mayor and Cabinet of the views of the Safer Stronger Communities Select Committee following consideration of a report entitled Proposed Public Space Protection Order on 27 June 2023. The Committee received an overview of the report from the Cabinet Member for Housing Management, Homelessness and Community Safety, the Head of Safer Communities and other Safer Communities officers and put questions to them. Other evidence included written submissions from external experts and stakeholders¹ and oral evidence from Metropolitan Police Service officers and a representative of a charity. The Committee agreed to refer its views and recommendation to Mayor and Cabinet. Mayor and Cabinet is invited to respond.

2. Recommendation

- 2.1 Mayor and Cabinet is recommended to note the views of the committee as set out in section four of this referral and is invited to respond.

3. Policy Context

- 3.1 Scrutiny's work programme has regard to the corporate strategy² which sets out the Council's values, priorities and focus for 2022-2026. These are categorised under the following headings:

- Cleaner and Greener
- Strong Local Economy
- Quality Housing
- Children and Young People
- Safer Communities
- Open Lewisham
- Health and Wellbeing

4. The Select Committee's views

- 4.1 The Committee resolved *[t]o refer to the Mayor and Cabinet the key issues and concerns noted during discussion and identified during the Committee's research with a recommendation that, as the proposal and its implications require further consideration – the proposed Public Spaces Protection Order should not be progressed until the issues and concerns contained in the referral have been fully considered, the proposed restrictions reviewed, comprehensive and representative engagement with stakeholders undertaken and a report regarding*

- *those issues and concerns;*
- *the broader policy and activities in place and further opportunities to address the behaviours which are the subject of the order;*
- *the findings of that further engagement; and*
- *the justification for the order, if it is to be progressed;*

brought to the Safer Stronger Communities Select Committee.

- 4.2 The key issues and concerns noted by the Committee can be found by watching the webcast of the meeting³ and reading the background documents linked at the end of this

¹ [Documents tabled at Committee](#)

² [Lewisham Council - Corporate strategy](#)

³ https://lewisham.public-i.tv/core/portal/webcast_interactive/773659

report. The Chair has also shared a summary with officers.

5. Financial implications

5.1 There are no direct financial implications arising from the implementation of the recommendation in this report.

6. Legal implications

6.1 The Constitution provides for select committees to refer reports to the Mayor and Cabinet, who are obliged to provide a response within two months (not including recess).

7. Equalities implications

7.1 The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.2 The Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

8. Climate change and environmental implications

8.1 There are no direct climate change or environmental implications arising from the implementation of the recommendation in this report.

9. Crime and disorder implications

9.1 There are no direct crime and disorder implications arising from the implementation of the recommendation in this report.

10. Health and wellbeing implications

10.1 There are no direct health and wellbeing implications arising from the implementation of the recommendation in this report.

Background papers

[Document Pack](#) and [Tabled Document](#) – Safer Stronger Communities Select Committee, 27 June 2023

Report contact: Benjamin Awkal, Scrutiny Manager, benjamin.awkal@lewisham.gov.uk


Agenda Item 4

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Loan to Lewisham Plus Credit Union	
Author	Chris Flower - Treasury and Investment Manager Finance Katharine Nidd - Head of Strategic Finance, Planning and Commercial	Ext. 46651

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration		
EMT consideration	x	



Signed:
Councillor Amanda De Ryk, Cabinet Member for Finance and Strategy
Date:



Signed:
Executive Director of Corporate Resources
Date: 5/7/2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Report title: Loan to Lewisham Plus Credit Union

Date: 19 July 2023

Key decision: No.

Class: Part 1

Ward(s) affected: All

Contributors: Chris Flower - Treasury and Investment Manager Finance

Katharine Nidd - Head of Strategic Finance, Planning and Commercial

Outline and recommendations

The Council is proposing to provide a loan of £200k to Lewisham Plus Credit Union to help facilitate the merger with the other local credit union Crownsavers Credit Union. The Bank of England require a certain level of capital reserves so the loan would be used to capitalise the Lewisham Plus Credit Union to help meet those requirements.

Credit Unions offer vital banking services to vulnerable sectors of our community. Lewisham Council staff are members of both Credit Unions and many have regular payroll payments.

Recommendations:

- To approve the loan of £200k to Lewisham Plus Credit Union subject to the merger with Crownsavers Credit Union.
- To delegate to the Director of Finance the agreement of the final terms of loan agreement.

1. Summary

- 1.1. There are two credit unions who provide vital banking services to the local community. Crownsaver Credit Union is struggling to remain a going concern and been established since 1997 and provides banking facilities to the local community.
- 1.2. Lewisham Plus Credit Union would like to merge with Crownsaver Credit Union to secure the business and to provide greater capacity and resilience for the local community.
- 1.3. The loan to Lewisham Plus Credit Union would allow them to meet the Bank of England's capitalisation criteria for the larger joint credit union post merger.

2. Recommendations

- 2.1. Mayor and Cabinet is recommended to:

- approve the loan of £200k to Lewisham Plus Credit Union subject to the merger with Crownsavers Credit Union; and
- delegate to the Executive Director of Corporate Resources the agreement of the final terms of loan agreement.

3. Policy Context

- 3.1. This report aligns with Lewisham's Corporate Priorities, as set out in the Council's Corporate Strategy (2022-2026):
- Cleaner and Greener
 - A Strong Local Economy
 - Quality Housing
 - Children and Young People
 - Safer Communities
 - Open Lewisham
 - Health and Wellbeing

4. Lewisham Plus Credit Union

- 4.1. The Council has been approached to support the merger of the two credit unions that operate in Lewisham.
- 4.2. Lewisham Plus Credit Union are looking to take over Crownsavers Credit Union, an organisation currently struggling to remain a going concern.
- 4.3. Crownsavers was established in 1997, initially offering services to Lewisham Council employers and later has provided services to Lewisham University Hospital and Lewisham College.
- 4.4. Crownsavers lost their Chief Executive in 2020 and their Board have recently approved Lewisham Plus Credit Union to discuss a takeover.
- 4.5. Both credit unions operate in a similar geographical area, with Crownsavers memberships being made up of Lewisham employees. Current Council employees with a Crownsaver membership is 1000, with 350 payroll deductions plus a further 70 Lewisham Homes employees.
- 4.6. The proposal will create a lot of synergies including the use of the same technology and software for processing transactions and servicing members.
- 4.7. The Credit Union will offer savings accounts, affordable loans, online banking facilities and payroll deductions.
- 4.8. A merger will create a stronger credit union, with greater capacity and resilience for the local community.

5. The Proposal

- 5.1. It is proposed that Lewisham Council to provide an unsecured subordinated loan of £200k to Lewisham Plus Credit Union.
- 5.2. The loan is subject to the merger with Crownsaver Credit Union and will provide

additional capital reserves to meet the Bank of England's PRA (Prudential Regulation Authority) guidelines for asset to capital reserves ratio.

- 5.3. Loan will be for a 10 year period to allow the merged Credit Union to establish itself in the area.
- 5.4. A subordinated loan is debt that ranks after other debts of the credit union. The loan will be charged at 3.0% above the Bank of England's base rate in recognition of the increased risk.
- 5.5. This proposal will support the new merged entity on a stable capital base but still retain the ability to grow and to carry on providing support to Lewisham employees and the local community.

6. Financial implications

- 6.1. The loan will be provided at a commercial rate up to 3% above the Bank of England's base rate to reflect the fact that the loan is unsecured and to have regard to the Subsidy Control regulations. The loan is charged at a level that is above the level that the council could receive interest from its other investments and the rate is above the level it could borrow from the PWLB.
- 6.2. The loan will be used to capitalise Lewisham Plus Credit Union. The loan is being made in accordance with the Council's Investment Strategy and will earn income for the council in the form of interest payments.
- 6.3. The loan is funded from cash held for Treasury Management purposes and not funded from the revenue budget.
- 6.4. Due diligence has been carried out for Lewisham Plus Credit Union and the proposed merger with Crownsave Credit union. We are satisfied that the business plan for Lewisham Plus Credit Union is reasonable and there will be sufficient funds available to repay the loan at the end of the term.
- 6.5. Lewisham Plus Credit Union will use the funds to capitalise the merged Credit Unions so that it meets the capitalisation rules set out by the Prudential Regulation Authority. Once the merger has taken place Lewisham Plus Credit Union will be required to maintain a capital/assets ratio of 8%. The capital is kept in an interest bearing account and it is to protect member funds in the event of a loss and to reduce the risk of failure.
- 6.6. The Council has provided loans to third party and other organisations and its long-term debtors are circa £60m. The Council does not have any other unsecured subordinate loans however if we compare the £0.2m loan to the Council's total loans of £60m then it is proportionate.
- 6.7. To ensure that the loan is recovered in full the Council has credit control procedures in place to monitor and recover any debts. The loan agreement sets out the default and recover terms and conditions.
- 6.8. The Council uses the 'expect credit loss' (ECL) model to assess the potential credit loss from its financial assets. As at 31 March 2023 the ECL on its investments was calculated at £0.042m. The ECL is reviewed every year.
- 6.9. The Council's Treasury Management Strategy sets limits for borrowing it does not formally provide limits on loans. This loan is outside the Treasury Management loans and is therefore considered on a case by case basis.
- 6.10. The council is not seeking a personal guarantee from the directors of the Lewisham Plus Credit Union or any other security for repayment of the loan.
- 6.11. Lewisham Plus Credit Union provides services across all wards of the London Borough

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of Lewisham so this affects all wards.

7. Legal implications

- 7.1. Section 12 of the Local Government Act 2003 gives the Council a power to invest, including by way of making loans. In exercising this power, the Council must have regard to the guidance on local authority investments issued from time to time by the Secretary of State (the “**Guidance**”). When entering into non-treasury investments, the Guidance requires the Council to consider the balance between security, liquidity and yield based on their risk appetite and the contribution(s) of that investment activity. However, the Guidance also states that a local authority may choose to make loans to local enterprises as part of a wider strategy for local economic growth even though those loans may not all be seen as prudent if adopting a narrow definition of prioritising security and liquidity. However, in order to make such loans the Council must be able to demonstrate in its Investment Strategy that:
- Total financial exposure to this type of loan is proportionate;
 - The Council has used an allowed “expected credit loss” model for loans and receivables as set out in International Financial Reporting Standard (IFRS)9 Financial Instruments as adopted by proper practices to measure the credit risk of their loan portfolio;
 - There are appropriate credit control arrangements to recover overdue repayments in place; and
 - The Council has formally agreed the total level of loans by type that it is willing to make and their total loan book is within the Council’s self-assessed limit.
- 7.2. In agreeing to make the loan the Council must have regard to its obligation to ensure a prudent use of local taxpayers’ resources. The loan will be subordinated to all other lenders. Therefore, in the event of insolvency of the Lewisham Plus Credit Union, any debt owed to the Council will be repaid after the credit union’s other debts have been paid. The loan will also be unsecured which means that the debt owed to the Council will not be protected by guarantee, mortgage or other security in the event of the credit union’s insolvency or failure to make repayments. This makes the loan a riskier investment than if the loan were secured and not subordinate. The Council should therefore be satisfied following its due diligence into the credit worthiness of the borrower such that the risks of non-repayment are kept to an acceptable level.
- 7.3. The use of Council resources to make a loan to Lewisham Plus Credit Union may amount to a state subsidy. The Council must therefore comply with the UK’s subsidy control regime and must not make the loan unless it is of the view that it is consistent with the subsidy control principles. A loan provided on terms that might reasonably be expected to have been made available on the market is not a state subsidy. Officers consider that the loan will be provided at a commercial rate of interest (see 6.1 above). The Subsidy Control (Gross Cash Amount and Gross Cash Equivalent) Regulations 2022 set out how the interest rate for a loan that might reasonably have been expected to have been available on the market should be determined. For a 10-year loan the Regulations provide that a market interest rate would be 3.4% plus an adjustment (1% - 3.4%) depending on the creditworthiness of the recipient. The interest rate proposed is 3% above the Bank of England Base rate (currently 5%) and therefore the interest rate proposed is currently at/above a rate that might reasonably be expected to have been made available on the market.

8. Equalities implications

- 8.1. There are no direct equalities implications directly arising from this report.

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9. Climate change and environmental implications

9.1. There are no direct environmental implications directly arising from the report.

10. Crime and disorder implications

10.1. There are no direct crime and disorder implications directly arising from the report.

11. Health and wellbeing implications

11.1. There are no direct health and wellbeing implications directly arising from the report.

12. Social Value implications

12.1. The local credit unions provide a essential banking services to a vulnerable sector of the local community.

12.2. Credit unions promote responsible lending and do not lend more than their members can afford to repay.

12.3. Members are encouraged to save as well as borrow money. Loans are fair and provided at a reduce cost to its members and wise money management is encouraged.

13. Background papers

13.1. None

14. Report author(s) and contact

14.1. Katharine Nidd, Head of Strategic Finance, Planning and Commercial, 02038146651, katharine.nidd@lewisham.gov.uk

14.2. Chris Flower, Treasury and Investment Manager 02083143137
chris.flower@lewisham.gov.uk

14.3. Comments for and on behalf of the Director of Law and Corporate Governance:
Melanie Dawson, Principal Lawyer – Place, melanie.dawson@lewisham.gov.uk

Agenda Item 5

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Re-procurement of Oracle Support Services from 1 st August 2024 and procurement for Oracle enhancements from 1 st January 2024.	
Author	Mark Kelly/Mark Froud	Ext.

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration		X
EMT consideration	X	



Signed:
Councillor Amanda De Ryk, Cabinet Member for Finance and Strategy
Date: 04/07/2023



Signed:
Executive Director of Corporate Resources
Date: 04/07/2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	23/06/2023
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Report title: New Procurement for Oracle support services, comprising of Human Resources, Finance and Payroll services. The new contract shall start from 1st August 2024. This report also covers a separate enhancement procurement for a future contract to deliver new Oracle functionality from 1st January 2024.

Date: 6 June 2023

Key decision: Yes.

Class: Part 1.

Ward(s) affected: All

Contributors:

Mark Kelly, Head of Applications Management,

Claire Harvey, Applications Team, Applications Portfolio Manager

Monica Langridge, Senior IT Procurement and Contracts Manager

Mark Froud, IT Procurement and Contracts Manager

Outline and recommendations

Mayor & Cabinet are recommended to authorise officers to run 2 procurements, namely for

- a procurement for Oracle support services (comprising of Human Resources, Finance and Payroll services) for a new contract starting from 1st August 2024.
- a procurement for a contract to deliver new Oracle functionality. This new enhancement contract is expected to start from 1st January 2024.

The new support service contract will be for a period of three years, with an option to extend for a further one year. The expected total value of this contract will be an estimated £250k annually. The overall contract value for this new support service is £1m.

The enhancement contract will be for a period of three years, with an option to extend for a further one year. There is no guarantee that future changes will be needed. However, Oracle do update their features and functionality on a regular basis and the aim of this contract is to ensure that a supplier is available to support and delivery the new functionality on an as and when required basis for each future enhancement. The expected total value of this contract will also be an estimated £250k annually. The overall contract value for this new enhancement contract is also £1m.

Mayor & Cabinet are recommended to:

Approve procurements for:

- (1). An Oracle support service (comprising of Human Resources, Finance and Payroll services) starting from 1st August 2024 for a period of 3 years with the option to extend for up to a year at an annual cost of £250k and total cost of £1 million over the contract period.
- (2). an enhancement contract to deliver new functionality. The contract is expected to start from 1st January 2024 for a period of 3 years with the option to extend for up to a year at an annual cost of £250k and total cost of £1 million over the contract period.
- (3). Approve the award of contract for both the support service contract and the enhancement contract to the preferred providers, provided the contract value is within authorised limits.
- (4) Delegate authority to Executive Director for Corporate Resources (in consultation with Director of Law & Corporate Governance and Applications Manager) to select the preferred providers in accordance with the selection and award criteria published in the tender documentation and agreed final form of contracts.
- (5). Seek approval to use a compliant public body organisation framework (G-Cloud 13) for both procurements.

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Timeline of engagement and decision-making

Support Contract

May to August 2023	Project Team established and data gathering exercise undertaken to inform tender specification. Procurement route for both procurements agreed.
September 2023	Pre-Market engagement takes place.
October 2023	Tender Specifications completed.
October 2023	FTS notice and contract finder. Invitation to Tender and Standard Selection Questionnaire issued.
December 2023	Final Bid deadline
January - February 2024	Evaluation exercise
February 2024	Award report presented to Executive Director of Corporate Resources
February 2024	Award decision letters issued
March 2024	Contract award notice published.

Enhancement contract timeline

June 2023	Work commenced on gathering requirements and key artefacts for the procurement
July 2023	Pre-Market engagement takes place.
September 2023	Invitation to tender and Standard Selection Questionnaire issued.
October 2023	Final bid deadline
November 2023	Evaluation exercise
	Award report presented to Executive Director, Corporate Resources
	Award decision letters issues
December 2023	Contract award notice published.

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1. Summary

- 1.1 Lewisham Council currently receive Oracle support services from an outsourced service provider (by a supplier named Mastek). Work is ongoing to extend the existing support contract for a further twelve months (to 31st July 2024) so that a reprocurement for future services can take place.
- 1.2 This paper covers the procurement of these services, and also covers the need for a separate procurement to cover Oracle enhancements which specifically covers such activities as major upgrades and enhancements to improve Oracle customers experience.
- 1.3 Oracle services cover Human Capital Management (HCM) and Enterprise Resource Planning (ERP). All Oracle services are cloud based and over the years, additional functionality has been provided for their Human Resources, Payroll and finance modules. The intention is to procure these support services as part of a new procurement from 1st August 2024. The current contract is in the process of being extended to ensure service continuity but also to give us the time to carry out a procurement for these future services.

2. Recommendation

Mayor & Cabinet are recommended to:

- (1) Approve the procurement for Oracle support services (comprising of Human Resources, Finance and Payroll services) for a contract starting from 1st August 2024 for a period of 3 years with the option to extend for up to a year at an annual cost of £250k and total cost of £1 million over the contract period.
- (2) Approve the procurement for an enhancement contract to deliver new functionality across Human resources, Finance and Payroll modules. This new contract is expected to start from 1st January 2024 for a period of 3 years with the option to extend for up to a year at an annual cost of £250k and total cost of £1 million over the contract period.
- (3) Approve the award of contract for both the support contract and the enhancement contract to the preferred providers, provided the contract value is within authorised limits.
- (4) Delegate authority to Executive Director for Corporate Resources (in consultation with Director of Law & Corporate Governance and Applications Manager) to select the preferred providers in accordance with the selection and award criteria published in the tender documentation and agreed final form of contracts.
- (5) approve the use of a compliant public body organisation framework (G-Cloud 13) for both procurements.

3. Policy Context

This report aligns with Lewisham's Corporate Priorities, as set out in the Council's Corporate Strategy (2022-2026):

- Cleaner and Greener
- A Strong Local Economy
- Quality Housing
- Children and Young People

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- Safer Communities
- Open Lewisham
- Health and Wellbeing

These recommendations in this report support all of the Council's priorities generally through effective Human Resources policies and processes. Also, through efficient use of adequate, auditable financial arrangements for all of its activities and duties.

4. Background

4.1 Lewisham Council currently receive Oracle support services from an outsourced service provider (by a supplier named Mastek). Work is ongoing to extend the existing support contract for a further twelve months (to 31st July 2024) so that a new procurement for future services can take place.

4.2 This paper covers the procurement of these services, and also covers the need for a separate procurement to cover Oracle enhancements which specifically covers such activities as major upgrades and enhancements to improve Oracle customers experience.

4.3 Oracle services cover Human Capital Management (HCM) and Enterprise Resource Planning (ERP). All Oracle services are cloud based and over the years, additional functionality has been provided for their Human Resources, Payroll and finance modules. Currently, services which are being managed by Mastek are for second and third line services, including but are not limited to the following Oracle modules (which are also separately agreed as part of a licencing contract direct with Oracle):

- Fusion Procurement cloud.
- Fusion Self Service procurement cloud
- Fusion Supplier portal cloud
- Fusion financials cloud including following modules
 - Accounts Payable
 - Accounts Receivable
 - General Ledger
 - Cash Management
 - Fixed Assets
- Fusion Project Financials cloud service.
- Fusion Human Resources cloud service
- Oracle Recruitment Cloud
- Oracle planning and Budgeting cloud service (PBCS).
- Fusion Java cloud service.
- Fusion Human Resources Self Service
- Fusion Payroll
- Fusion Absence Management Cloud Service
- Fusion Expenses.

4.4 The intention is to procure these support services as part of a new procurement from 1st August 2024. The current contract is in the process of being extended to manage service continuity risks but also to give us the time to carry out a procurement for these future services.

4.5 This paper also covers the need to contract with a supplier to deliver future enhancements to the Oracle system. These enhancements are specifically upgrades and new functionality to improve Council's staff experience of using Oracle products. There is no guarantee that future enhancements will be needed. However, Oracle do update their features and functionality on a regular basis and the aim of this contract is to ensure that a single supplier is available to support and deliver the new functionality on an as and when required basis for each future enhancement. The aim of this contract is that whenever key stakeholders require new functionality, the enhancement will be delivered through this separate contractual arrangement. Each new requirement will require financial and business approval. The current estimated annual cost is £250k per annum. However, it's possible that none of this will be spent. The total value of each enhancement shall be monitored through the lifetime of this contract.

5. Sourcing Options

The sourcing options for the support contract is detailed below:

Option 1 - Do Nothing

5.1 The Oracle service contract delivers services which are business critical to Lewisham Council. If these expire on 31st July 2024, all services shall stop, which generates significant service continuity and reputational risks to the Council and impacts support to live service. On this basis, service continuity is key and therefore, doing nothing is not an option.

Option 2 – Preferred Option – New procurement exercise

5.2 A new procurement shall mean that a new contract shall be managed and delivered for these services starting from 1st August 2024.

5.3 This paper covers delivery of those services and requirements are being developed to cover these future services. A key option for the future service is to be able to flex and transition to a new service model if this is needed or further changes are required.

5.4 Vitally important if this option is preferred, that time is spent with suppliers and to ensure the supply chain is interested and remains involved within the procurement process. The aim is to start this engagement later in summer and this exercise shall also help deliver the final requirement before the start of the procurement.

Option 3 – In-house delivery of services

5.5 Some services are capable of being delivered in-house, illustrated with the current programme to insource Digital roles in the IT and Digital Service team. However, London Borough of Lewisham does not have the required capabilities nor technical resources to deliver all current services without external support. These particular services require a higher level of technical capability and it will take time and funding to recruit and train a specific team to develop the necessary skills to deliver these future services.

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Sourcing Options for the Development Contract

The sourcing options for the development contract are detailed below:

Option 1 - Do Nothing

- 5.6 This is the first time this particular requirement has been considered. Doing nothing is an option. However, this means that any future enhancement could be delayed as no existing contractual mechanism exists for these enhancements. As these are usually critical, and impact pay, pensions and other HR related subjects, plus Financial processes as enhancements also cover the Enterprise Resource Planning (ERP) side, and also ensure that legislative and regulatory compliance are met, delays and not doing anything at this time increase reputational risk to the Council. Based on the above, doing nothing is not an option.

Option 2 – Preferred Option – New procurement exercise

- 5.7 A new procurement shall mean that a new contract shall be managed and delivered for these services starting from 1st January 2024. The aim of this procurement is to test the market by using a compliant framework where suppliers have been pre-qualified to provide these services from the framework.
- 5.8 Consideration was given to just contract for one aggregated service and enhancement contract to cover both requirements. However, the preferred business route was to separate both requirements into two separate procurements for two future contracts. This approach opened the market to more suppliers where the potential for better value and services could be delivered.
- 5.9 Vitally important if this option is preferred, that time is spent with suppliers and to ensure the supply chain is interested and remains engaged within the procurement process. The aim is to start this engagement later in summer and this exercise shall also help deliver the final requirement before the start of the procurement.

Option 3 – In-house delivery of services

- 5.10 Some services are capable of being delivered in-house, illustrated with the current programme to insource Digital roles in the IT and Digital Service team. However, London Borough of Lewisham does not have the required capabilities nor technical resources to deliver future Oracle enhancements without external outsourced support. These particular services require an higher level of technical capability and it will take time and significant funding to recruit and train a specific team to develop the necessary skills to deliver these future services.

6. Procurement Options

- 6.1 We next turn to the frameworks available to deliver these requirements. These are all government frameworks, managed by Crown Commercial Services, which are compliant procurement routes.
- 6.2 The other government framework which was considered for use was the Back Office

Software framework (RM6194). However, after careful consideration, this did not meet our specific requirements as this framework needs are specific to purchasing new software which is not required for these future contracts. It was agreed that, for the support contract, the model is the same as what is contracted now, which is to use G-Cloud 13 as the preferred procurement option for these future contracts. A previous iteration (G-Cloud 11) was also used to procure these services on the current contract.

- 6.3 For the enhancement contract, as this will be a new contract, the same framework can also be used (G-Cloud 13) to contract with a supplier for these services. For the enhancement contract, a different set of search criteria will be developed to ensure that the right suppliers are shortlisted. However, from initial searches, there are a number of potential suppliers who can meet our requirements for both the support contract and enhancement contract from this framework. We can go to the open market, but the benefit of using this framework agreement is that a number of suppliers have already been pre-selected on this framework. And initial searches show that a number of different suppliers already exist on this compliant framework, which can meet our requirements.

7. Financial implications

- 7.1 This report seeks approval from Mayor & Cabinet to authorise officers to run a procurement for Oracle support services (comprising of Human Resources, Finance and Payroll services) for a new contract starting from 1st August 2024. In addition a separate procurement shall also be undertaken for a new, separate enhancement contract to deliver new functionality across Human resources, Finance and Payroll modules. This new contract is expected to start from 1st January 2024.
- 7.2 The cost of the new contract for oracle support services is expected to be £250k and this cost will be contained within the overall IT & Digital budget.
- 7.3 There is currently no specific funding available for the contract to deliver new or enhanced functionality across the oracle modules. Therefore any contract entered into would need to be indicative of potential cost with no definitive commitment to any works. Any works agreed under this contract would be piecemeal and subject to specific agreement via a schedule of works for which funding would need to be identified prior to the works being agreed with the contractor.

8. Legal implications

Approval to Procure

- 8.1 The report seeks approval to procure external service providers for Oracle support services and for the provision of enhancement services as and when required. Given the potential spend on both contracts (at a length of 3 years with the option to extend for one year) these contracts would be categorised by Contract Procedure Rules as “Category A” contracts. The report sets out the other options considered and explains why this is the recommended option.
- 8.2 Assuming that Mayor and Cabinet accepts the recommendation to procure services, the Contract Procedure Rules (“CPR”) place requirements on how that should happen. The CPR require that when letting contracts steps must be taken to secure value for money through a combination of cost, quality and competition, and that competitive tenders or quotations must be sought

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depending on the size and nature of the contract (Rule 5). The requirements of the CPR would be satisfied by use of a compliant framework agreement. As Category A contracts, it would be for Mayor and Cabinet to take a decision on the award of any contract. Given the potential spend on these contracts the Public Contracts Regulations 2015 as amended by the Public Procurement (Amendment etc) (EU Exit) Regulations (“the Regulations”) will apply.

Approval to Award

- 8.3 This report proposes that Mayor and Cabinet approve the award of both contracts. This report further proposes that Mayor and Cabinet instruct the Executive Director for Corporate Resources in consultation with the Director of Law & Corporate Governance and Applications Manager to give effect to this decision by applying the selection and award criteria to determine and enter into contract with the preferred service providers.
- 8.4 The decision to award the contract contained in this report is a Key Decision under the Constitution as they both have a value of more than £700,000. It is therefore required to be contained in the current Key Decision Plan and the Council’s Key Decision procedure must be followed.
- 8.5 Provided that the final contract value for each contract is within authorised limits set out in the report and the preferred service providers are selected in accordance with the selection and award criteria published in the tender documentation, then the selection by the Executive Director for Corporate Resources in consultation with the Director of Law & Corporate Governance and Applications Manager of the preferred service providers in accordance with Mayor and Cabinet’s direction will not be a Key Decision. For audit purposes a written record should be kept setting out how the selection process has been applied and the preferred contractor selected, and officers from Legal Services should be consulted as necessary throughout the selection and award process.

Approval to use a framework agreement

- 8.6 Under the Council’s Contract Procedure Rules the Council may use a framework agreement set up by a public sector body where that framework agreement has been procured in accordance with the Public Contracts Regulations 2015 and allows for the Council to use the Framework Agreement. The framework agreement recommended is compliant with the Regulations and the Council is entitled to use the framework.

9. Equalities implications

- 9.1 There are no equalities implications directly arising from this report. An initial Equality Analysis was undertaken to assess the likely adverse impact the contract award would have on protected groups compared to non-protected groups. The analysis concluded that a full equality analysis was not required due to the fact that the procurement of the Oracle suite of applications would not have any adverse impact on protected groups compared to non-protected groups.
- 9.2 The hosting of the legacy data as a result of the migration to Cloud does not change that assessment.

10. Climate change and environmental implications

There are no climate change and environmental implications arising from this report.

11. Crime and disorder implications

There are no Crime and Disorder implications arising from this report.

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12. Health and wellbeing implications

There are no Health and Wellbeing implications arising from this report.

13. Social Value implications

13.1 For both procurements, social value will be a key requirement and there will be a need for supplier proposals for social value to be evaluated, as part of the tendering process, and also for delivery of the subsequent call-off contracts.

13.2 As part of suppliers submitting their service offerings on G-Cloud 13, suppliers have already confirmed what social value they provide, as part of the 5 key government policies. These will be further tested during the clarification process for both requirements.

14. Background papers

N/A

15. Glossary

[Link to Oxford English Dictionary here.](#)

See Section 7 – “Glossary” in the guidance for more information.

Term	Definition

Report author(s) and contact

Mark Kelly, Head of Applications Management,

Claire Harvey, Applications Team, Applications Portfolio Manager

Monica Langridge, Senior IT Procurement and Contracts Manager

Mark Froud, IT Procurement and Contracts Manager

Comments for and on behalf of the Executive Director for Corporate Resources

Peter Allery, Finance Business Partner

Comments for and on behalf of the Director of Law and Corporate Governance

Mia Agnew, Senior Lawyer

16. Appendices

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Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Delegated Authority for use of School premises	
Author	Matt Henaughan	Ext. 43321

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration	x	
EMT consideration	x	

Signed: 
 Cabinet Member for Children and Young People
 Date: 10/7/23

Signed: 
 Executive Director for Children and Young People
 Date: 10/7/23

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Report title: Delegated Authority for use of School Premises

Date: 19 July 2023

Key decision: Yes

Class: Part 1

Ward(s) affected: Whole Borough

Contributors: Executive Director for Children and Young People

Outline and recommendations

This report seeks Mayor and Cabinet approval to delegate authority for the use of school premises to the Executive Director for Children and Young People, to enable schools to make best use of spare capacity to derive additional income to support school budgets and the education provision for our children and young people. At present this is reserved to members within the Constitution and would necessitate Mayor and Cabinet decisions. Any fundamental change of use of school premises would still be reserved for members for decision.

The Mayor and Cabinet are recommended:

- To note that Governing Bodies of maintained schools in the Borough have responsibility for lettings and use of their premises by third parties outside of school hours
- To delegate to the Executive Director for Children and Young People the authority to approve the entry by maintained schools into transfer of control agreements during school hours provided that the purpose (or one of the purposes) is to promote community use of school premises and such use does not interfere with the primary activity of the school

Timeline of engagement and decision-making

19 July – Mayor & Cabinet decision

1. Summary

- 1.1 The report outlines the rationale for delegating authority for use of school premises to the Executive Director for Children and Young People and then seeks Mayor and Cabinet approval for this change.

2. Recommendations

- 2.1 The Mayor and Cabinet are recommended:
- 2.2 To note that Governing Bodies of maintained schools in the Borough have responsibility for lettings and use of their premises by third parties outside of school hours
- 2.3 To delegate to the Executive Director for Children and Young People the authority to approve the entry by maintained schools into transfer of control agreements during school hours provided that the purpose (or one of the purposes) is to promote community use of school premises and such use does not interfere with the primary activity of the school

3. Policy Context

- 3.1 The request to delegate authority for the use of school premises to the Executive Director for Children and Young will contribute to the following key priority outcome of Lewisham's Corporate Strategy 2022-2026:
- 3.2 We will continue the fantastic work of the last four years, supporting our schools to improve and increasing the opportunities for young people in Lewisham within our inclusive, comprehensive schools.
- 3.3 Specifically the decision would allow schools to take advantage of spare capacity within their buildings to generate income to bolster budgets that will then be reinvested into the education of Lewisham children and young people.

Education Strategy 2022-27

- 3.4 The Lewisham Education Strategy highlights that School budgets have reduced in recent years as a result of a combination of falling rolls, increasing staffing, energy, building and supplies costs and funding settlements which have not matched these increases. This financial pressure will continue and the financial advice we give to schools will be crucial.
- 3.5 This request will help enable schools to derive income from their schools to supplement their school budgets, and will allow them to do this in a quick and efficient manner, reacting to requests from the local community for access to space and providing other needed services.
- 3.6 Within this the strategy also highlights the need to review the provision we have within the borough that caters for children and young people with special educational needs and disabilities (SEND), to ensure that the correct provision is provided in the right place at the right time.

Constitution

- 3.6 The Lewisham Constitution currently lists the 'Directions as to the occupation and use of school premises' as Executive matters reserved to members. The decision sought from Mayor and Cabinet would delegate authority to the Executive Director for Children and Young People to agree the entry by schools into transfer of control agreements both during school hours, provided that the purpose (or one of the purposes) of the

proposed use is to promote community use of the school premises and the proposed use will not interfere with the primary activity of the school.

4. Background

- 4.1 Schools across the country are currently experiencing pressure on their budgets due to rising inflation which has been exacerbated by falling roll numbers. Lewisham is no different, and indeed both of these factors have been more marked in inner-London.
- 4.2 As such, schools are rightly looking to make best use of their premises to generate income to support budget pressures.
- 4.3 The Lewisham Constitution currently reserves matters relating to the occupation and use of school premises to members, which would mean that for approval of a transfer of control agreement which would give exclusive use of part of the school premises during the school day a report would need to come to Mayor and Cabinet for decision.
- 4.4 Officers are requesting that Mayor and Cabinet delegate these decisions to the Executive Director for Children and Young People, except for when the proposed use interferes with the primary activity of the school, to enable schools to make swifter decisions about maximising the income that they can generate to bolster their budgets.

5. Financial implications

- 5.1 The report strengthens and formalises processes that schools must adhere when considering the sub-letting of the school asset to third parties which must require governing body approval, with a final requirement for approval from the Executive Director of CYP (or their nominated representatives). Where a school is considering this approach, sufficient time must be provided to the LA to consider the request in detail.
- 5.2 As part of local management of schools (LMS), schools are very accustomed to hiring out elements of the school estate outside of school timing for example fitness groups, community groups etc, as a way of supporting the wider community but also as a form of income generation. Where a school makes surplus (after incurring any additional costs), these can be used by the school to support the delivery of the school curriculum. In the event this results in a loss, that too is managed as part of the wider schools budgets.
- 5.3 Equally, in the case of any sub lettings that are agreed, the school will be fully responsible should that result in a loss. There will be no transfer of financial liability to the LA assumed as part of the agreement process.

6. Legal implications

- 6.1 The School Standards and Frameworks Act 1998 provides that the occupation and use of the premises of a maintained school, both during and outside school hours is controlled by the governing body subject to any directions given by the local authority.
- 6.2 A school's standard room hire/licence agreement will suffice for most standard third-party use of school premises (e.g. after-school activities). However, a licence is not possible in all situations, e.g. where a third-party user has exclusive use of part of the school site (for example, a private nursery located on a distinct part of the school site). In most cases, a transfer of control agreement is likely to be the most convenient option because it avoids the requirement for the local authority to be party to the agreement (as landowner of the school site) and therefore the need for secretary of state consent to the disposal.
- 6.3 The School Standards and Frameworks Act 1998 allows governing bodies of

maintained schools to enter into transfer of control agreements with any person if the purpose, or one of their purposes, in doing so is to promote community use of the whole or any part of the school premises. Where the transfer of control agreement relates to use of the school premises during school hours the local authority's consent must first be obtained. The constitution provides that such decisions would be a matter for Mayor and Cabinet. The School Standards and Frameworks Act 1998 sets out the minimum terms that must be included in a transfer of control agreement.

- 6.4 The Governing Body should be satisfied that there is appropriate and up to date insurance cover for any activities carried out on school premises, or otherwise seek an additional charge to be covered by the school's insurance policy.
- 6.5 the Governing Body is responsible for ensuring that the school has effective policies and procedures for safeguarding children (s172 Education Act 2002). Where school premises are let to other organisations, the Governing Body should seek assurance that the hirer has appropriate safeguarding and child protection policies and procedures in place and that there are arrangements for the hirer to liaise with the school on these matters where appropriate.

7. Equalities implications

- 7.1 This report supports the delivery of the Council's Equalities programme by enabling schools to make quick decisions regarding generating additional income from their premises to support their school budget, and therefore the teaching and learning within their school.

8. Climate change and environmental implications

- 8.1 There are no direct climate change and environmental implications of the report.

9. Crime and disorder implications

- 9.1 There are no crime and disorder implications.

10. Health and wellbeing implications

- 10.1 There are no direct health and wellbeing implication of the report.

11. Report author and contact

- 11.1 Matt Henaughan, Head of Business, Infrastructure and Education Operations
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12. Comments for and on behalf of the Director of Finance

- 12.1 Mala Dadlani, Malasona.Dadlani@lewisham.gov.uk

13. Comments for and on behalf of the Director of Law and Corporate Governance

- 13.1 Melanie Dawson, Melanie.Dawson@lewisham.gov.uk

Agenda Item 7

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input checked="" type="checkbox"/>
Key Decision	<input type="checkbox"/>

Date of Meeting	19/07/2023	
Title of Report	LUF Lewisham Library Refurbishment Works – Approval to award contract to Lead Consultant	
Author	Petra Marshall & Claudia Lynch	Ext. 47034

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration	X	
EMT consideration		X
Agenda Planning Group consideration		X



Signed:
Cabinet Member for Culture, Leisure and Communication. Cllr James Walsh.
Date: 11/07/23

Signed: 
Executive Director for Community Services. Tom Brown.
Date: 11/07/23

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	23/06/23
Date submitted to Legal & Finance	05/07/23
Date submitted to Cabinet Members for sign off	11/07/23
Date submitted to Executive Director for sign off	11/07/23



Mayor and Cabinet Decision to appoint the Lead Consultant for the LUF Lewisham Library Refurbishment Works.

Report title: LUF Lewisham Library Refurbishment Works – Approval to award contract to Lead Consultant

Date: 19 July 2023

Key decision: No

Class: Part 1

Ward(s) affected: Lewisham Central

Contributors: Capital Programme Delivery, Legal Services, Chief Accountant, and Procurement & Contracts.

Outline and recommendations

This report seeks approval from Mayor and Cabinet to appoint the Architect-Led Lead Consultant to undertake and deliver the Government Levelling Up funded (LUF) Lewisham library refurbishment project, through RIBA stages 1-7, following the advertised opportunity which took place between 30 May 2023 – 26 June 2023, via the Council's online tendering system (Pro-Contract Procurement Portal), as per the Council's Contract Procedure Rules.

It is recommended that Mayor and Cabinet approve the appointment of **Architecture 00** as the lead consultant to carry out and deliver the refurbishment of Lewisham Library 199 – 201 Lewisham High St, SE13 6LG in accordance with RIBA stages 1-7 at the tendered sum of **£570,375** for a period of three years and six months.

Timeline of engagement and decision-making

4 May 2023 – Executive Director of Corporate Resources approved officers to undertake a procurement for a suitable lead consultant to undertake and deliver the Lewisham Library refurbishment project through RIBA stages 1-7 to take forward the commitments outlined in the LUF bid application; and granted permission to utilise the GLA Architecture + Urbanism Framework (A+U) using lot 5 Civic, Cultural and Social Infrastructure.

On the 22 May 2023 an expression of interest was issued to all suppliers within lot 5 of the A+U framework, for the commission of an Architect-led lead consultant to deliver and manage RIBA stage 1-7 for the proposed refurbishment works to the Lewisham library.

Officers advertised the full tender opportunity between 30 May 2023 – 26 June 2023, via the Council's online tendering system (Pro-Contract Procurement Portal), as per the Council's Contract Procedure Rules.

The PID for this project was approved by the Regeneration and Capital Programme Delivery Board on 28 June 2023.

Reason for urgency

This report is being presented to Mayor & Cabinet as a late and urgent item.

Following the procurement exercise for an architect-led Lead Consultant to deliver the LUF project 2 at Lewisham Library via the GLA framework, the tenders have come back higher in cost than expected. This pushed them over the £500k threshold meaning that the award decision must now be taken by Mayor & Cabinet rather than expected Executive Director for Community Services. Given the tight funding delivery deadline set by DLUHC for spend of the Levelling Up funding and the complexity of this project, waiting until September 2023 Mayor & Cabinet would mean a 2-month delay to the project which would have serious implications for being able to deliver the project within the funding deadline.

1. Summary

- 1.1 This report outlines the procurement exercise via the London Tenders Portal to find a suitable Lead Consultant to undertake and deliver the LUF Lewisham Library refurbishment project through RIBA stages 1-7
- 1.2 The purpose of this report is to seek approval from Mayor and Cabinet for the appointment of Architecture 00 as Lead Consultant to deliver and manage RIBA stages 1-7 for the refurbishment of Lewisham library, at the tendered sum of £570,375, following the Council's Contract Procedure Rules and the restricted framework tender process.
- 1.3 In February 2023 Lewisham Council was awarded £19m to revitalise Lewisham Town Centre, after successfully bidding for money from the Government's Levelling Up Fund (LUF). The funding will be used for improvements to the town centre, combined with £5m of additional match funding from the Council. The funding will be used to deliver three elements – transformation of the market,

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public realm improvements and renovation of Lewisham Library into a new culture and business hub.

- 1.4 This reports relates to the refurbishment of Lewisham Library which will provide a flagship cultural and civic space to attract visitors, and address the acute lack of office space for SMEs. It will upgrade facilities for the archives service and expand the libraries hospitality offering to help activate the day and night-time economy across the town centre. The refurbishment of the building will also address the required health and safety, mechanical, electrical, plumbing, fabric, DDA and compliance issues.
- 1.5 On 4 May 2023 the Executive Director of Corporate Resources gave approval for officers to utilise the GLA Architect + Urbanisum Framework (A+U) to invite pre-approved and vetted suppliers from Lot 5 (Civic, Cultural and Social Infrastructure) of the framework to tender.
- 1.6 Officers advertised the full tender opportunity from 30 May 2023 – 26 June 2023, via the Council's online tendering system (Pro-Contract Procurement Portal) inviting all suppliers within lot 5 of the frame work.
- 1.7 Five tenders were received and Arcitecture 00 achieved the highest economically advantageous overall score based on a robust assesement of quality and price and have demonstrated comprehensive skills, knowledge, experience and ability to deliver this project.
- 1.8 A full synopsis of the tenders is included in the part 2 report at appendix (A).
- 1.9 It is reccomended that Architecture 00 be appointed as Lead Consultant.

2. Recommendations

- 2.1 It is recommended that Mayor and Cabinet approve the appointment of **Architecture 00** as Lead Consultant to carry out and deliver the refurbishment of Lewisham Library (199 – 201 Lewisham High St, SE13 6LG) in accordance with RIBA stages 1-7 at the tendered sum of **£570,375**, for contract duration of three years and six months.

3. Policy Context

- 3.1 This report aligns with Lewisham's Corporate Priorities, as set out in the Council's [Corporate Strategy \(2022-2026\)](#):
 - Cleaner and Greener
 - A Strong Local Economy
 - Quality Housing
 - Children and Young People
 - Safer Communities
 - Open Lewisham
 - Health and Wellbeing

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- 3.2 In particular, this report is closely aligned to the following 'Strong Local Economy' priorities:
- We will invest in our high streets and create more pedestrianised spaces, doing what we can do ensure our borough is the best place in London for entrepreneurs to start their businesses.
 - We will actively work to attract jobs and businesses to Lewisham, building on the success of Lewisham Works and creating more spaces for pop-up stores and markets in shops that are temporarily empty
- 3.3 The Draft London Plan recognises the role libraries play in providing valuable public spaces that improve access, inclusion and safety and diversify the range of night time activities in the town centres to support the night time economy (Policy HC6 'Supporting the night time economy').
- 3.4 The replacement of the mechanical, electrical, and plumbing systems is consistent with the Council's energy policy, which was agreed at Mayor and Cabinet in July 2014, and more recently the Council's commitment to the borough being carbon neutral by 2030 and the development of the Climate Change Action Plan. The library refurbishment works will contribute to these commitments by considerably reducing heat loss by improving the roof structure and replacing the windows and reducing carbon emissions by replacing the heating system with a new heat recovery system

4. Background

- 4.1 In February 2023 Lewisham Council was successful in securing £19m to revitalise Lewisham Town Centre, after successfully bidding for money from the Government's Levelling Up Fund (LUF). The funding will be used for improvements to the town centre, combined with £5m of additional match funding from the Council.
- 4.2 The LUF funding will be used to deliver on the commitments of the bid application across three projects. This report relate to Project 2, the renovation and refit of Lewisham Library to create a new culture and business hub and safeguard the future of this vital local service. The renovations will include the provision improved library, heritage and archive spaces; community space; a new business hub offering flexible office space, meeting rooms and workspaces; and new improved hospitality facilities to boost the day and night time economy.
- 4.3 The bid also supported improving the sustainability of the building through various interventions. Heat loss will be reduced through replacement windows, new roof coverings, external insulated cladding and so on. A new VRF heat recovery heating system will help to reduce carbon consumption.
- 4.4 Lewisham Library (199 – 201 Lewisham High St, SE13 6LG) sits at the southern end of Lewisham town centre and has been owned and operated by the Council since around 1990. It is the only sizeable building in the town centre owned by Lewisham Council. The building was previously a BT exchange believed to have been built in the 1960's, and has always been considered the

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council's central and main library. Due to limited available funding in recent years and uncertainty over the future of the building, Lewisham library has lacked the financial investment required to fully maintain or upgrade the building fabric and M&E services, all of which are showing their age. This has resulted in essential maintenance works now being overdue and has identified other new improvements required to allow the library to be fully functional and deliver its full potential

- 4.5 The library is a valued resource to the community offering a mix of library facilities, as well as the borough archives, local history services, reference library, IT provision and meeting spaces. Lewisham Council is one of only a few London Boroughs which are licenced to archive important documents for other boroughs and churches.
- 4.6 The Council is required to provide “comprehensive and efficient” library services to citizens under its statutory obligations in the Public Library and Museums Act 1964. The service should operate on this principal of universally striving to offer “unbiased access to information, learning, and works of creative imagination”. It is also a service that supports civic interaction through its openness, trustworthiness, and reliability.
- 4.7 Executive Director of Corporate Resources approved officers to use the GLA Architect + Urbanism Framework (A+U) to procure a suitable Architect- led lead consultant via Lot 5 Civic, Cultural and Social Infrastructure of the frameworks, to manage and deliver RIBA stages 1-7 for the proposed refurbishment works:
- Asbestos survey/removal and necessary remediation works
 - Internal layout reconfiguration
 - Replacement toilets and new café
 - New internal finishes, flooring, ceilings and decoration
 - Replacement passenger and goods lifts
 - Removal of internal disused escalator to create more space
 - Additional floor at rooftop level including replacement roof coverings
 - Replacement heating, small power, distribution, lighting, plumbing, security, and life safety systems
 - IT infrastructure
 - Replacement windows
 - External insulated cladding
 - New furniture and fittings

5. Procurement Approach and Evaluation

- 5.1 Following approval from the Executive Director of Corporate Resources, officers utilised the GLA Architect + Urbanism Framework (A+U) to invite pre-approved and vetted suppliers from Lot 5 (Civic, Cultural and Social Infrastructure) of the framework to tender via a mini competition. The A+U Framework forms part of the Mayor's Good Growth by Design programme, and provides a diverse, pre-approved panel of built environment consultants.
- 5.2 The full list of providers on Lot 5 are as follows:
- Architecture00
 - Asif Khan

- DK-CM
- Freehaus
- Haworth Tompkins
- IF_DO
- JA Projects
- Public Works Group
- RCKa
- Wright & Wright Architects

- 5.3 On the 22 May 2023 an expression of interest was issued via email to all suppliers within lot 5 of the framework, for the commission of an Architectural-led lead consultant to deliver and manage RIBA stage 1-7 of the proposed refurbishment works to the Lewisham library.
- 5.4 The procurement opportunity (Tender) was then advertised via the Council's online tendering system (Pro-Contract Procurement Portal), which publishes opportunities through the London Tenders Portal, Contracts Finder and into Find a Tender (FTS) (previously known as OJEU) when necessary, as per the Council's Contract Procedure Rule.
- 5.5 The tender was issued on the London tenders portal on 30 May 2023 with a tender return date 12 noon on 23 June 2023. A clarification was received via the portal, requesting an extension to the tender return deadline by one week. Officers were unable to accommodate this request due to the extremely tight programme and restrictions of the external funding. However officers were able to allow a very short extension to 6pm on 26 June 2023. The following table shows the procurement timeline.

Activity	Date
Tender Issued	Tuesday 30 th May 2023
Clarification Deadline	Friday 9 th June 2023
Clarification Response Deadline	Friday 16 th June 2023
Tender Return Deadline	1800 Monday 26th June 2023
Tender Evaluation Period	Monday 26 th June – Friday 7 th July 2023
Moderation Date	Monday 10 th July 2023
Earliest Contract Commencement	Late July 2023

- 5.6 The value of the works is classified as Category A under the Councils Contract Procurement Rules and has a tier one (1) classification in the Contract

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Management Framework 2021.

5.7 Suppliers were assessed on a criteria of price and quality following the GLA framework guidelines – 80:20 quality:cost split. Social value represented 10% and Equality, Diversity and Inclusion 5% of the quality score.

5.8 The Method Statements outlined below were used as the baseline to assess each tenderers quality submission against the required criteria.

Main Criteria (& Weighting)	Sub-criteria Weighting	Sub-criteria	Evidence	Method Statement
Proposed Methodology 1- Service Delivery* (30%)	30 %	Please provide a detailed and clear approach and methodology that describes how you will plan, develop and deliver the requirements set out in accordance with the brief and specification, and include your approach to positive climate action.	✓	MS 1
Proposed Methodology 2- Programme (10%)	10 %	Provide your proposed programme and approach to delivering the services set out in the specification and how it will directly meet or better the timetable outlined within the specification, bearing in mind the tight funding deadlines that this project is under.	✓	MS 2
Skills and Experience 1 – Team Summary* (15%)	15 %	<p>Please describe your experience to delivering the service and requirements set out in the brief and specification of service. Include how you will successfully manage the multi-disciplinary project team during each RIBA stage (from contract award to post-completion) to ensure the project is delivered on time, costs are controlled and kept within budget constraints and to ensure the quality of service undertaken is delivered to the highest standard possible.</p> <p>Provide details of your proposed staff, multi-disciplinary team and employed sub-consultants to successfully deliver this project. Provide an organogram to illustrate your team structure clearly stating each person’s role and responsibility. Provide a resource schedule to demonstrate proposed time allocation on the project by each team member.</p>	✓	MS 3
Skills and Experience 2 – Team Summary* (5%)	5 %	Please provide the CV’s, qualifications, experience, and competencies of the multi-disciplinary project team including employed sub-consultants, who will be directly working on the project and have delivered similar projects.	✓	MS 4

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Social Value (10%)	10%	<p>The Social Value Monitoring Tool sets out the Council's key performance indicators (KPIs) for measuring how well a contract performs against these four objectives as follows:</p> <ol style="list-style-type: none"> 1. Core Commitments 2% 2. Employment and Skills 3% 3. Economy and Growth 3% 4. Environment, Community and Place 2% <p>Please note that where any of the social value KPI's are already included as minimum requirements in the service specification it is expected that these will be responded to in the relevant method statement responses, therefore, the social value KPI's provided in MS3 must provide additionality.</p> <p>Given the scale, nature and duration of this contract the following Social Value KPI commitments are considered to be relevant, however tenderers are requested to also include where relevant other KPI's from the full list in Appendix A:</p> <ul style="list-style-type: none"> • Core Commitments 1f & 1g • Employment and Skills 2e, 2i, 2j, 2k and 2o (you must select as a minimum 2 of the listed KPI's) • Economy and Growth 3a or 3f • Environment, Community and Place (you must select as a minimum of 1 from the listed KPI's) <p><u>Please complete the Social Value Method Statement Spreadsheet Appendix A.</u> Please state which KPIs (and how many of each KPI per year) you will deliver as part of your social value contribution, specifically stating the number of outcomes/targets (e.g. the number of jobs, apprenticeships, training opportunities or other) for each theme selected and the time period when these will be delivered over the life of the contract. Please ensure you complete <u>all three columns F, G and H</u> for each KPI you wish to deliver</p>	✓	MS 5
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Equality, Diversity and Inclusion (5%)	5 %	<p>Approach to assembling a diverse multidisciplinary team. This is the EDI qualitative assessment and foregrounds the importance of diversity and inclusion skills and expertise as an intrinsic element of designing for London's diverse communities and places.</p> <p>Using your proposed methodology as a starting point, explain your approach to assembling an appropriately diverse project team in order to respond effectively to the different lived experiences of the proposed project's end users. Your response should demonstrate how your proposed skills and expertise help to deliver a social value led design methodology and the project outcome overall.</p> <p>We would expect to see responses that articulate some of the approaches set out below:</p> <ul style="list-style-type: none"> • The diversity of your organisation/ consortium. • The types of local organisations and experts that would be needed to deliver your design methodology. • Approach to working with under-represented led practices/ specialists/ suppliers through collaboration, incubation and or sub-contracting as part of the project team, not only for the purposes of community engagement. • Approach to sharing cultural capital with under-represented groups through processes such as mentoring, outreach and training opportunities. <p>Your response can also refer to previous experience to explain how your practice has the expertise to deliver the approach you set out.</p>	✓	MS 6
Health & Safety (5%)	5 %	<p>Please describe your Health & Safety procedures and how you would ensure that all staff and customers would remain safe during both the design and construction phases of the project delivery.</p> <p>Please ensure your response considers your responsibilities under the Construction (Design and Management) Regulations (CDM).</p>	✓	MS 7

5.9 Scores were based on a range of 0 to 10. A minimum score of 7 was required for MS1, MS3 and MS4 (as indicated by the asterisk (*)), MS2, MS5, MS6 and MS7 a minimum score of 5 had to be achieved. This was detailed in the Invitation to Tender (ITT) information.

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- 5.10 The tenderers bid provided a pricing maximum score of 20% and the lowest priced tender submission was used to rank and score the remaining submitted tenders as indicated below:
- 5.11 Price score = (lowest price / tendered price) x (Price Weighting)
- 5.12 The tender seal was broken after 6pm on the 26 June 2023. A good response was received to the advertised contract opportunity, with a total of five (5) suppliers submitting a bid for the project. On evaluation no tender submissions were deemed incomplete or were disqualified and all tender submissions met the minimum threshold score requirements at moderation.
- 5.13 Five suppliers from the framework expressed an interest in the provision of Lead consultant but did not formally tender. One supplier formally opted not to submit a tender, due to the project being too large for them. However, they supported another supplier bidding for the work, offering engagement services, working with a practice that they have a long-term collaboration with. The four remaining suppliers didn't submit any documentation by the close of tender and did not give a reason for not bidding.
- 5.14 During the evaluation period one post tender clarification was requested for a supplier to resubmit their programme due to a corrupted file and supply their resources schedule.
- 5.15 Credit scores were requested via "Creditsafe" for each supplier to identify any that may present a financial risk to the Council.
- 5.16 The tender submissions were evaluated by six personnel as follows, who each signed a Declaration of Interest form declaring no interest in submissions:-
 - Project Manager, Capital Programme Delivery, LB Lewisham
 - Senior Programme Manager, Capital Programme Delivery, LB Lewisham.
 - Head of Community Education and Cultural Assets, Communities, Partnerships and Leisure, LB Lewisham
 - Social Value Officer, LB Lewisham (social value question only)
 - Head of Strategic Planning, LB Lewisham
 - GLA representative (external)
- 5.17 Following independent analysis by the 6 evaluators a moderation meeting was held on 10 July 2023 and overseen and managed by LB Lewisham's Senior Procurement and Contracts Officer. The evaluators discussed each qualifying tenderers submission responses to the individual method statements and an agreed consensus score was reached by the evaluation members to each tender submission.

Details of all tender submissions and their weighted scores and ranking following moderation are shown in the table below.

Tenderer	Min score met Y/N	Weighted quality	Weighted price	Total Score	Overall

		score	score		I R a n k
Architecture 00	Y	64.70	18.85	83.55	1
Company B	Y	61.00	18.79	79.79	2
Company C	Y	59.70	20.00	79.70	3
Company D	Y	55.60	10.82	66.42	4
Company E	Y	49.20	13.12	62.32	5

5.18 A full synopsis of tendered submissions is included within the part 2 report at appendix (A).

6. Contract terms

6.1 The GLA Architecture + Urbanism Framework (A+U) schedule 6A call off contract conditions will be the form of contract for this appointment. Approval to use the framework contract was sought and approved by the Council's legal services. The lead Consultant service is anticipated to commence late July 2023 for a period of three years and six months until January 2027 (or as per final agreed programme). This includes 1 year defects period following completion of works.

7. Financial implications

7.1 It is recommended that Mayor and Cabinet approve the appointment of Architecture 00 as the lead consultant to carry out and deliver the refurbishment of Lewisham library 199 – 201 Lewisham High St, SE13 6LG in accordance with RIBA stages 1-7 at the tendered sum of £570,375 for contract duration of three years and six months.

7.2 The awarded LUF grant for Lewisham Library element of the bid is £7,990,764, of which £6,193,764 is LUF grant and £1,797,000 is Lewisham match funding. The match funding is identified as coming from the capital receipt from the sale of the Library Resource Centre and existing capital monies allocated to Lewisham Library within the Capital Programme.

7.3 The cost of the Lead Consultant fees can be covered within the LUF grant.

7.4 The Levelling Up Fund (LUF) grant awarded to the Council is within the remit of public funding, therefore the Council is required to ensure any further disbursement of the grant to contractors is done so in accordance with all applicable laws and regulations including public contracting regulations for England, and where applicable UK subsidy control rules. The Government

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expects Grant Recipients to carry adequate due diligence in awarding contracts under the grant. Councils must ensure all documentation relating to any contracts awarded, or expenditure funded by the grant is retained on file and these documents must be provided if requested by DLUHC as part of their project assurance and audit requirements. Legally binding agreements must be in place clearly setting out key obligations, with robust terms and conditions to protect public funds and public funded assets.

- 7.5 PID v1 was approved at the Regeneration and Capital Programme Delivery Board on 28 June 2022 and accords with the budget indicated in paragraph 7.2.
- 7.6 Credit safe score and report for Architecture 00 is set out in appendix “B” of the Part 2 report.

8. Legal implications

- 8.1 The Council has a statutory duty under the Public Libraries and Museums Act 1964 to provide a comprehensive and efficient library service for all persons. Section 111 of the Local Government Act 1972 permits local authorities to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of their functions. The Council therefore has sufficient powers to enter into the contract as proposed in this report.
- 8.2 The Council’s Constitution contains requirements about how to procure and manage contracts. These are in the Contract Procedure Rules (Constitution Part IV). Some of the requirements in those Rules are based on the Public Contracts Regulations 2015 as amended by the Public Procurement (Amendment etc) (EU Exit) Regulations (“the Regulations”) with which the Council must comply. The current UK procurement threshold applying to service contract is £213,477 inclusive of VAT.
- 8.3 The value of the service contract means that this is a Category A contract for the purposes of the Council’s Contract Procedure Rules and one which is to be awarded by the Mayor and Cabinet.
- 8.4 The Public Contracts Regulations 2015 permit the use of frameworks provided that the call-off is carried out strictly in accordance with the framework terms. If the proposal to award the contract is approved, award notices must be published in the prescribed form.
- 8.5 The report explains the evaluation approach and process applied to the bids received and the reasons for recommending the successful bid for approval and confirms that the process followed was in compliance with the advertised and required procedures.
- 8.6 This is not a key decision.

9. Equalities implications

- 9.1 Failure to deliver the works around health and safety and compliance, could in time result in the need to close the building. This would severely impact upon

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the community who rely on the library and the services they provide.

- 9.2 It is expected that the works will have a positive impact on staff, hirers, businesses, visitors and the community. Moreover the improvements made around disabled access will be of a significant advantage for less abled visitors and building users and will take positive steps towards meeting the requirements of the Equality Act 2010.
- 9.3 Equality, Diversity and Inclusion was a required Method Statement for bidders to respond to and therefore formed part of the overall quality evaluation.

10. Climate change and environmental implications

- 10.1 The Council's sustainability objectives and commitment to carbon management were addressed in the tender specification which will be included in the contract documentation.
- 10.2 Works planned for the refurbishment will support the council's drive to be carbon neutral by 2030, for example the upgrading of the current heating system, a new BMS and the use of LED lighting and motion sensors will result in lower electricity use, this alongside improvements to the building fabric, will create energy efficiencies and reduce running costs and thus carbon emissions resulting in associated revenue savings on running costs.

11. Crime and disorder implications

- 11.1 There are no specific crime and disorder implications arising from this report, however, the installation of CCTV in communal areas, outside the premises and local area will enhance public safety. More footfall at different times of day will also provide natural surveillance in the area; as well as public realm improvements being delivered by the rest of the LUF programme.

12. Health and wellbeing implications

- 12.1 The works will greatly improve the library facilities and will have a positive impact on health, mental health and wellbeing of the staff working in and visitors using the building.
- 12.2 Health and safety during the design was tested through the Method Statements within the tender process and will be monitored throughout the contract.

13. Social Value implications

- 13.1 The Public Services (Social Value) Act 2012 requires the council to consider a number of issues including, what is proposed to be procured may improve the economic, social and environmental well-being of the local area for higher value contracts. The Council has adopted a Social Value policy which must be considered and applied; and the Council's Sustainable Procurement Code of Practice will be applied to the contract. The matters to be considered must only be those relevant to the services to be procured and it must be proportionate in all the circumstances to take those matters into account. The council is committed to these principles for all contracts over £50,000 in value. For contracts less than £50,000 the Council requires that where practicable a Lewisham based organisation be invited to quote for the goods, works or

services.

- 13.2 A section of the tender evaluation for quality is based on the social value commitments bidders make in their method statement. The final 10% weighting given to the social value element of the method statement was in line with the Council's Social Value Policy and the framework requirements.
- 13.3 The appointment of the lead consultant aims to deliver on social value to the London Borough of Lewisham. The number of outcomes submitted by the supplier needs to be both relevant and proportionate to the size and duration of the contract.
- 13.4 The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, consultants, contractors and subcontractors engaged by the council to provide works or services within Lewisham pay their staff at a minimum rate equivalent to the LLW rate. Successful suppliers will be expected to meet LLW requirements and contract conditions requiring the payment of LLW will be included in the tender documents.
- 13.5 The incorporation of Social Value into Lewisham contracts will significantly help the Council to deliver on its strategic corporate and Mayoral priorities and deliver added value for the borough as a whole.
- 13.6 The recommended tenderer, Architecture 00, committed to providing a number of social value outcomes for the borough, including the following examples:
- In addition to paying LLW already, they commit to becoming an accredited 'Living Wage Paying' organisation.
 - Job and CV support, paid (LLW) internships, work experience and school workshops.
 - Business mentoring support.
 - Resident engagement and co-design.
- 13.7 The Project Team, Social Value Officer and lead consultant will work together to monitor and facilitate delivery of social value outcomes.

14. Background papers

- Project Initiation Document (PID) 28/06/23
- Permission to procure report – Lead consultant role 4/05/22

15. Glossary

Term	Definition
Contracts Finder	The Government's one stop shop for suppliers to find new procurement opportunities across the public sector
Schedule 6A	GLA Architecture + Urbanism Framework (A+U) form of contract

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Procurement	The process of finding and agreeing to terms, and acquiring goods, services or works from an external source, often via a tendering or competitive process
Tender	Document submitted by an organization including business questionnaire, instructions to tenderers, contract conditions, specification, pricing document, form of tender and tenderers' responses for the delivery of supplies, services or works in response to an invitation to tender. This normally involves submission of the offer in a sealed envelope to a specified address by a specified time and date.
Evaluation	A methodological analytical process to determine the most economically advantageous supplier against a prior set of baseline targets.
PID	Project Initiation Document. A documentation process of governance enabling best practice of managing projects, aligned with Projects in Controlled Environments (Prince 2) methodology.
FTS	Find A Tender. A publication for suppliers in European union to find new procurement opportunities.
CPR	Contract Procurement Rules. The Council's procurement procedure when the Public Contracts Regulations 2015 does not apply.
CDM	Construction Design and Management Regulations 2015. The latest governance regulations applicable to all construction projects within the UK.
LED	Light emitting diode. A low energy consumption light source
LLW	London Living Wage
LUF	Levelling Up Funding

16. Report author and contact

- 16.1 If there are any queries on this report please contact Petra Marshall, Senior Programme Manager Email: petra.marshall@lewisham.gov.uk , Tel: 020 8314 7034. Or Claudia Lynch, Project Manager Email: claudia.lynch@Lewisham.gov.uk, Tel: 020 8314 2569..
- 16.2 Comments for and on behalf of Executive Director for Corporate Resources
Thomas Clarkson, thomas.clarkson@lewisham.gov.uk
- 16.3 Comments for and on behalf of the Director of Law and Corporate Governance
Melanie Dawson, melanie.dawson@lewisham.gov.uk,

17. Appendices

- Full synopsis of tendered submissions included within Part 2 report.
- Architecture 00 credit safe report included within Part 2 Report.

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18. Conclusion

On the basis of the information within this report, Mayor and Cabinet is recommended to approve the appointment of Architecture 00 as Lead Consultant following the procurement process that has been outlined in this report.

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Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input checked="" type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Update to 2022/23 Besson Street Business Plan	
Author	Angela Bryan	Ext. 43015

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration	X	
EMT consideration	X	

Signed: 
 Cabinet Member for Housing Development and Planning
 Date: 04.07.23

Signed: 
 Executive Director for PLACE
 Date: 04.07.2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Update to 2022/23 Besson Street Business Plan

Date: 19 July 2023

Key decision: Yes

Class: Part 1

Ward(s) affected: Telegraph Hill

Contributors: Executive Director for Corporate Resources, Interim Executive Director of Place, Director of Law

Outline and recommendations

It is recommended that the Mayor & Cabinet:

Note that the 2023/24 Annual Business Plan will come forward in September 2023.

Note the variation to the scale and duration of the predevelopment loan

Approves the appointment of Katharine Nidd (to replace David Austin) as a Member Representative on Lewisham Grainger Holdings LLP and Besson Street LLP and as a Director of Besson Street Second Member Limited; and

Agrees to enter into a Deed of Indemnity with Katharine Nidd in respect of the appointments referred to at recommendation 2.4.

Timeline of engagement and decision-making

Annual Business plan Update report, approved by Mayor and Cabinet, 6 July 2022

1. Summary

- 1.1. As part of the JV Governance, Reporting and Council Oversight arrangements approved by Mayor and Cabinet in December 2017, it was agreed that the Besson Street Business Plan would be updated annually and then presented to Mayor and Cabinet for approval.
- 1.2. This Part 1 report provides an update to the 2022/2023 Business Plan in advance of the full Annual Business Plan update report which will be presented at the September Mayor and Cabinet.

2. Recommendations

- 2.1. It is recommended that Mayor and Cabinet:
- 2.2. Note that the 2023/24 Annual Business Plan will come forward in September 2023.
- 2.3. Note the variation to the predevelopment loan as set out in Part 2.
- 2.4. approves the appointment of Katharine Nidd (to replace David Austin) as a Member Representative on Lewisham Grainger Holdings LLP and Besson Street LLP and as a Director of Besson Street Second Member Limited; and
- 2.5. agrees to enter into a Deed of Indemnity with Katharine Nidd in respect of the appointments referred to at recommendation 2.4.

3. Policy Context

- 3.1. **Policy Context**
- 3.2. Council's Corporate Strategy (2022-2026) outlines the Council's vision to deliver for residents over the next four years. Building on Lewisham's historic values of fairness, equality and putting our community at the heart of everything we do, the Council will create deliverable policies underpinned by a desire to promote vibrant communities, champion local diversity and promote social, economic and environmental sustainability. Delivering this strategy includes the following priority outcomes to the provision of quality housing in the borough:
 - Tackling the Housing Crisis – deliver more social homes for Lewisham residents, working to provide as many people as possible with safe, comfortable accommodation that they can be proud of and happy living in.
 - Develop a Lewisham Repairs Charter – improving the condition of the borough's housing stock.
 - Support for renters – providing support through further landlord licensing and enforcement of poorly managed homes, holding landlords to account and giving a voice to renter across the borough.
 - Safeguarding our heritage – preserving and restoring our historic buildings and landmarks, ensuring Lewisham's history is preserved and maintained for future generations.

➤ Lewisham's Housing Strategy (2020-2026), includes the following themes that relate to the provision of new affordable homes:

 1. Delivering the homes that Lewisham needs.
 2. Preventing homelessness and meeting housing need.
 3. Improving the quality, standard and safety of housing.
 4. Supporting our residents to live safe, independent and active lives.
 5. Strengthening communities and embracing diversity.

4. Background

- 4.1. On 9 December 2015, Mayor and Cabinet agreed that the Council should seek to develop a Build to Rent development on the Besson Street site using a Joint Venture (JV) with an experienced private sector partner, in order to bring in expertise and share risk.
- 4.2. On 13 July 2016 and following an extensive review of the ways in which the Council

could both play an active role in the private rented sector and could generate a sustainable income to support service provision, Mayor and Cabinet agreed that officers should start a selection process, to select a partner to form a JV to deliver a Build to Rent housing scheme on Besson Street.

- 4.3. On 6 December 2017 Mayor and Cabinet approved the selection of Grainger plc as the Council's preferred bidder to form a JV to deliver the Besson Street development in the manner previously agreed.
- 4.4. This 50/50 partnership between the Council and Grainger has created a new ethical and socially minded commercial landlord, which will set new standards including:
 - Offering tenants, a residency period of at least 10 years, by providing a five-year tenancy with an automatic right to renew.
 - Tenants, however, will have the flexibility to leave at a time of their choosing.
 - Rent increases will be fixed at the time of sign-up, and linked to inflation (CPI), so that tenants can know in advance what rent they will pay in the future.
 - Tenants will deal with their landlord direct. There will be no agents, and therefore no fees.
 - Tenants will benefit from a very high standard of housing management and additional services including:
 - 24/7 responsive repairs
 - Pet friendly options
 - The opportunity to customise their home
- 4.5. The structure of the development itself, and the JV landlord that will bring it forward will also create additional social benefits for the Council. The nature of the structure incentivises a patient and long-term return, meaning that there is less pressure on the partnership to generate an up-front return. The Council is effectively investing rather than selling its land, and this again reduces the imperative to drive up-front receipts. The net effect of this arrangement, in the case of Besson Street, enables:
 - A model where homes are rented rather than sold, and owned by the company that develops them, creating an inherent incentive to build high quality new homes and to maintain them effectively.
 - The provision of 35% affordable housing to be delivered as the London Living Rent product aimed at low-to-median earning Lewisham households.
 - Genuine tenure-blind development, with all homes built to the same standard, all tenants having the same service offer regardless of tenure, full pepper-potting across the development and an equal distribution of living and full market rents across all unit sizes.
 - A new and fully fitted out GP surgery and health centre for New Cross. This is in keeping with the original ethos of the scheme, as a healthy living development.
 - A stable, long term and inflation linked income to the Council; and
 - A continuing 50% ownership by Lewisham Council of the site and the development.
- 4.6. In December 2017, Mayor and Cabinet also agreed the Heads of Terms that had been negotiated with Grainger through the partner selection process and agreed that the Council could enter into a JV with Grainger on those terms.
- 4.7. In March 2018 Mayor and Cabinet agreed the final terms of the agreement to form the JV with Grainger and approved the Officers' Mandate and Governance Guide and Indemnities required to establish the JV Company.
- 4.8. At the Mayor and Cabinet in March 2018, authority was delegated to the Executive Directors of Resources and Regeneration to agree the first annual Besson Street

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Business Plan, which was agreed on 10 September 2018.

- 4.9. The JV agreement was then formally signed in November 2018, and since then, the partnership has been working to design the Besson Street development based on the agreed vision of the site.
 - 4.1. At the Mayor and Cabinet in June 2019 the draft second annual Besson Street Business Plan was approved.
 - 4.2. At the Mayor and Cabinet meeting of the 9 July 2020 the third annual Besson Street Business Plan was approved.
- 4.3. The planning application for the Besson Street development was submitted by the Besson Street LLP on 13 November 2019 and was validated on 4 December 2019. The Planning Committee granted planning permission on 30 July 2020 for the following development:
 - 324 residential units (35% affordable at London Living Rent level) in six blocks (Block A1– D), ranging in height between three and twelve storeys
 - 550sqm dedicated resident amenity space, with direct access to a roof terrace
 - 690sqm GP surgery
 - 120sqm pharmacy
 - 122sqm community centre
 - 100sqm flexible commercial space
- 4.4. The original planning application was approved by the strategic planning committee on 30 July 2020.
- 4.5. The application was returned for consideration at the Strategic Planning committee 15th December 2021, following an application stage design review panel review and an independent Noise Survey being undertaken in relation to the adjacent Music Room. The committee resolved to grant permission subject to planning conditions and conclusion of a S106 legal agreement.
- 4.6. The application was referred to the GLA for a Stage 2 response, which raised no objections to the proposals, or the draft S106.
- 4.7. The S106 legal agreement was finalised on the 12 January 2022, and full planning approval was achieved on the 28 January 2022.
 - 4.8. Following the successful achievement of the Initial Viability test, the project has now entered the Final Viability stage in accordance with the current year's agreed business plan.
 - 4.9. The Executive Director for Corporate Resources and Executive Director for Housing, Regeneration and Environment approved the land transfer to the JV in March 2022, in accordance with the current Business Plan as agreed by Mayor and Cabinet of the 14 July 2021.

5. Key updates to the 2022/2023 Besson Street Business Plan

- 5.1. For ease of reference the fifth annual business plan is attached as Appendix A to the Part 2 report.
- 5.2. Due to the increase in building costs and the uncertainty in the market, a decision was made to delay the transfer of the land into the JV and in turn extend the Option Agreement notice which has now been signed by Grainger and LBL.
- 5.3. The 'Initial Viability Test' was confirmed as satisfied in June 2022 and the relevant notices served, however the transfer of the land into the ownership of the JV has not

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yet occurred. The members agreed on 18th October 2022 to postpone the transfer of the land into the JV's ownership until there is greater clarity on the start on site date.

- 5.4. The longstop date for drawing down the land value is currently extended to 6th November 2023.
- 5.5. The decision was made to continue to work up the stage 4 design before commencing the procurement process for the contractor rather than procure at end of stage 3. This decision was made due to the unprecedented rise in inflation and seeking to de-risk the scheme whilst waiting for the market to settle. However, this has now been compounded by the potential changes in building regulations and the potential need to include a second staircase in residential dwellings.
- 5.6. As per the London Mayor's guidance, which came into force February 2023, a second staircase is required for buildings over 30m. However, there is still ongoing consultation as to whether this should also include buildings over 18m. Further interrogation will be required, once there is more clarity on the final form from the new Approved Document B (ADB) post completion of the current consultation.
- 5.7. Approved Documents provide guidance on how to meet the building regulations. Part B contains guidance on fire safety, including means of escape, fire spread, structural fire protection and fire service access.
- 5.8. A Loan Agreement for Grainger plc (GPlc.) to provide funding to the JV for the Final Viability Test Phase (detailed design and main contractor procurement) is in place.
- 5.9. This provides funding for detailed design and main contractor procurement along with the refinancing of all other costs incurred to date. The current loan agreement expires on 30th June 2023.
- 5.10. Given the delays to the commencement for the procurement of the main contractor, current scheme viability and the added uncertainty of the second staircase redesign there is a requirement to extend the terms of this loan agreement.
- 5.11. It would be reasonable to assume that unless there is an extension to the loan and an increase to the Budget for this year, it is likely that the Devco will not be able to proceed and achieve its objective.
- 5.12. The additional costs are linked to the Stage 4 extensions, along with the revised costs for the extended procurement strategy and ongoing site hold costs. It also includes an allowance for the redesign of a second staircase.
- 5.13. Approval is sought to extend the loan agreement to 31 October 2023, and to increase the maximum loan sum as set out in Part 2.
- 5.14. The Besson Street Business Plan for Financial Year (FY) 22/23 forecast expenditure including details of the increase loan amount are detailed in the part 2 report.
- 5.15. The programme for the previous Business Plans, compared to the current programme is set out below. Please note that the updated programme will be presented to the September Mayor and Cabinet.

Milestones	1 st Business Plan	2 nd Business Plan	3 rd Business Plan	4 th Business Plan	5 th Business Plan (Current)
Enter into JV legal agreements. Formation of LLP	March 2018	November 2018	N/A	N/A	N/A
Appoint Consultant Team	March 2018	December 2018	N/A	N/A	N/A
Commence Planning	March 2018	December	N/A	N/A	N/A

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Design Work		2018			
Consultation, Engagement and Design	April 2019 – October 2019	January 2019 – July 2019	January 2019 – November 2019	N/A	N/A
Planning Submission	Autumn 2018	Summer 2019	Winter 2019	N/A	N/A
Detailed Planning Consent	Winter 2019	Spring 2020	Autumn 2020	Summer 2021	Winter 2022
Start on Site	Winter 2019	Spring 2021	2021	Autumn 2022	Spring 2023
Practical Completion	Winter 2021	2023	2024	Autumn 2025	Spring 2025

6. Financial implications

6.1. Financial implications are referred to in the Part 2 report.

7. Legal implications

7.1. Detailed legal implications are set out in the previous reports to Mayor and Cabinet and other legal implications are contained in the body of this report and in the Part 2 report.

7.2. The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

7.3. In summary, the Council must, in the exercise of its functions, have due regard to the need to:

eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

advance equality of opportunity between people who share a protected characteristic and those who do not.

foster good relations between people who share a protected characteristic and those who do not.

7.4. It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation, or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 8.3 above.

7.5. The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for Mayor and Cabinet, bearing in mind the issues of relevance and proportionality. Members must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

7.6. The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical

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guidance can be found at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

8. Background papers

- 8.1. Besson Street: Annual Business Plan Update, Approved by Mayor and Cabinet 6 July 2022:

[Besson Street Annual Business Plan Update Part 1.pdf](#)

9. Report author and contact

- 9.1. Angela Bryan – Strategic Development Officer
020 8314 3015 – Angela.bryan@lewisham.gov.uk

10. Comments for and on behalf of the Executive Director for Housing, Regeneration and Public Realm

- 10.1. Sandra Gray – commercial Account
0208 314 9918 – sandra.gray@lewisham.gov.uk

11. Comments for and on behalf of the Director of Law, Governance and HR

- 11.1. Melanie Dawson – Principal Lawyer
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Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input checked="" type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Excalibur Phase 4 and 5 updates	
Author	Fred Nugent, Strategic Housing and Growth Manager & James Ringwood, Housing Development Manager	Ext. 47944

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration	X	
EMT consideration	X	

Signed: 
 Cabinet Member for Cabinet Member for Housing Development and Planning
 Date: 10.07.2023

Signed: 
 Nazeya Hussain, Executive Director for Place
 Date: 07.07.2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Excalibur Phase 4 and 5 updates

Date: 19 July 2023

Key decision: Yes

Class: Part 1

Ward(s) affected: Whitefoot

Contributors: Executive Director for Place, Executive Director of Corporate Resources and Director of Law, Corporate Governance and Elections.

Outline and recommendations

It is recommended that Mayor and Cabinet:

Notes the progress of the Excalibur Estate Regeneration Scheme as set out in this report;

Approves the increase in the land assembly budget as set out in the accompanying Part 2 report;

Agrees to the Council pursuing the purchase of 18 units from L&Q under the 'Housing Acquisition Programme for Homeless Households' programme, within the parameters as set out in the accompanying Part 2 report;

Delegate authority to the Executive Director of Corporate Resources in consultation with the Executive Director for Place and Director of Law, Governance and Elections, to negotiate the terms of, and complete the purchase of the 18 units from London and Quadrant Housing Association within the parameters as set out in the accompanying Part 2 report; and

Approve the lease of properties purchased through the Housing Acquisitions Programme to a housing management agent or council subsidiary, to provide housing management services for the 300 units. Delegate to the Executive Director for Place the authority to approve the issue of such lease.

Timeline of engagement and decision-making

A summary of previous reports to Mayor and Cabinet in relation to the redevelopment of the Excalibur Estate are as follows:

- Excalibur bungalow estate – decent homes through stock transfer – 17 April 2007
- Excalibur bungalow estate – decent homes through stock transfer – 25 June 2008
- Excalibur Estate – decent homes through development – 24 March 2010
- Excalibur estate ballot result and way forward – 15 September 2010
- Regeneration of Excalibur Estate – Section 105 Consultation and Decanting of Phase 1 – 17 November 2010
- Regeneration of the Excalibur Estate – 23 February 2011
- Regeneration of the Excalibur Estate – 7 March 2012
- Redevelopment of Excalibur: Demolition notices and Future letting's – 20 June 2012
- Redevelopment of the Excalibur Estate – 15 December 2012
- Regeneration of Excalibur Estate – Update – 10 April 2013
- Regeneration of Excalibur Estate – Roads – 19 March 2014
- Regeneration of Excalibur Estate – Phase 3 CPO – 4 March 2015
- Regeneration of Excalibur Estate phase 1 & 2 site disposal and overarching development agreement – 4 December 2015
- Excalibur Update – 22 March 2017
- Excalibur Regeneration update – 28 February 2018
- Excalibur Phase 3 Land Assembly – 11 July 2018
- Phase 3 Enabling works – 25 April 2019
- Excalibur land assembly & construction – 10 June 2020
- Housing acquisition programme for homeless households – 8 March 2023

This report is a Key Decision, therefore any decision will be subject to scrutiny

1. Summary

- 1.1. The regeneration of the Excalibur Estate is a historical scheme that has been led by the need to move residents from post-war pre-fabricated homes into modern homes. The Council has made commitments to the residents as part of the ballot which took place in 2010.
- 1.2. The Council has been working with residents on the Excalibur Estate on options for the regeneration of the estate for many years and also with London and Quadrant Housing Association (L&Q) as partner for the estate regeneration since 2006. The full history is

detailed in earlier Mayor and Cabinet reports. A list of previous reports is provided in the above section 'Timeline of engagement and decision-making'.

- 1.3. In November 2010 Mayor and Cabinet agreed that the Council proceed with the regeneration of the Excalibur Estate in partnership with L&Q. This followed on from extensive consultation including an independent ballot and Section 105 consultation. The regeneration scheme has been planned to be delivered over 5 phases.
- 1.4. The scheme has suffered significant delays. These have been caused by an application to list the Estate with English Heritage, a requirement to follow a formal Stopping Up Process on the estate roads, a significant increase in build costs and contractor delays.
- 1.5. Following the application to list properties, English Heritage listed 6 properties on the estate and so these are not included in the regeneration plans. The Council also decided to exclude St Marks Church on Baudwin Road.
- 1.6. The first new homes were completed in January and May 2018 in phases 1 and 2, providing 34 new social rented homes. There are a mix of 15 x 2-bed houses, 5 x 3-bed houses, 2 x 4-bed houses, 11 x 2-bed bungalows and 1 x 3-bed bungalow. 5 new shared equity homes have been available to freeholders wishing to remain on the estate and 18 homes for outright sale. All 34 new social rented homes are let on protected social rents to existing estate residents.
- 1.7. Vacant possession of the land forming Phase 3 was secured in summer 2018 and required the use of compulsory purchase powers.
- 1.8. The Council entered into a licence with L&Q to demolish the 48 prefabricated bungalows in Phase 3. Demolition was completed by late summer 2019.
- 1.9. Construction work started on Phase 3 in 2021, with 102 new homes now in construction.

2. Recommendations

It is recommended that Mayor and Cabinet:

- 2.1. Notes the progress of the Excalibur Estate Regeneration Scheme as set out in this report;
- 2.2. Approves the increase in the land assembly budget as set out in the accompanying Part 2 report;
- 2.3. Agrees to the Council pursuing the purchase of 18 units from L&Q under the 'Housing Acquisition Programme for Homeless Households' programme within the parameters as set out in the accompanying Part 2 report;
- 2.4. Delegate authority to the Executive Director of Corporate Resources in consultation with the Executive Director for Place and Director of Law, Governance and Elections, to negotiate the terms of, and complete the purchase of the 18 units from London and Quadrant Housing Association within the parameters as set out in the accompanying Part 2 report; and
- 2.5. Approve the lease of properties purchased through the Housing Acquisitions Programme to a housing management agent or council subsidiary, to provide housing management services for the 300 units. Delegate to the Executive Director for Place the authority to approve the issue of such lease.

3. Policy Context

- 3.1. The Council's Corporate Strategy (2022-2026) explains our values, priorities and focus for the next four years, our learning from how the borough worked together in response

to the pandemic, and how we plan to continue improving our services for residents, businesses and partners in an ever more challenging environment.

- 3.2. Above all, the strategy outlines the principles that showcase who we are as an organisation; our focus on equality, putting our residents at the centre of everything we do and ensuring transparency and sound financial management are embedded within all key decisions the council makes.
- 3.3. Delivering this strategy includes the following priority outcomes that relate to the provision of new affordable homes:
 - Cleaner and Greener – working to tackle the climate crisis through our development policies.
 - A Strong Local Economy – continue to expand our apprenticeship programme and invest in our high streets, doing what we can to be the best place in London for new businesses.
 - Quality Housing and Safer Communities – we will deliver more social homes for Lewisham residents, providing as many people as possible with safe, comfortable accommodation that they can be proud of and happy to live in.
 - Open Lewisham – we will co-design services and ensure strong consultation processes that reach out to people whose voices are seldom heard.
- 3.4. Housing Strategy (2020-2026), includes the following themes that relate to the provision of new affordable homes:
 1. delivering the homes that Lewisham needs.
 2. preventing homelessness and meeting housing need.
 3. improving the quality, standard and safety of housing.
 4. supporting our residents to live safe, independent and active lives.
 5. strengthening communities and embracing diversity.

4. Background

- 4.1. There is a long history of the Council working with the former Tenant Management Organisation and other groups of Excalibur residents on the future of the prefabricated home estate. This has included consultation groups and events, surveys and working with independent tenant advisors. The extensive history is detailed in previous reports to Mayor and Cabinet. Following is a summary of key milestones in formal consultation:
- 4.2. Having been chosen as the preferred partners to work on the redevelopment of the estate, in July 2008, L&Q in partnership with the Council commence the consultation on the offer to be made to estate residents (regeneration proposals).
- 4.3. Following the consultation, at the Mayor and Cabinet meeting on 24 March 2010, the unprecedented decision was taken to offer residents a ballot on the regeneration proposals. This being well in advance of the GLA policy on balloting residents on potential estate regeneration schemes. Residents were informed that, in the event of a 'yes' vote, the Council and L&Q would work together to deliver the regeneration of the Excalibur Estate. In the event of a 'no' vote, residents were informed the regeneration proposals put forward by L&Q would not go ahead.
- 4.4. Residents were provided with an offer document which provided commitments in the event of the scheme progressing. The key commitments were:
 - Minimum of a 2-bedroom house regardless of need;
 - 2-bedroom bungalow for those that need them;
 - Protected social rents.

- Lifetime tenancies.
 - Separate bedroom for every child regardless of age (up to a maximum of 4 bedrooms) on the new estate; and
 - Resident freeholders offered a social tenancy if they wish, or a shared equity offer.
- 4.5. In July 2010 Lewisham Council, through the independent Electoral Reform Services Ltd, conducted a confidential Ballot of residents. The Ballot was offered to resident tenants and freeholders whose primary home would be demolished in the proposals. In total, 224 Ballot papers were distributed.
- 4.6. Residents eligible to vote were asked 'Are you in favour of the regeneration of the Excalibur estate as proposed by L&Q?' Residents were given two options to answer. Out of the 224 possible votes, 203 (90.6%) were returned. A total of 56.2% of residents supported the re-development of the Excalibur estate as proposed by L&Q. This meant that if the 21 who did not vote, had voted 'No', there still would have been more residents that wanted the re-development to go ahead.
- 4.7. In 2016, the Council entered into a formal development agreement with L&Q to deliver the estate regeneration.

5. Progress to date

- 5.1. Key milestones in the project are set out below.
- L&Q obtained planning permission in March 2012 (detailed for Phases 1 - 3 and outline for Phases 4 - 5);
 - The Secretary of State consented to the disposal of the Phase 1 and 2 land under Section 233 of the Town and Country Planning Act 1990 in October 2013;
 - The Council obtained vacant possession of the Phase 1 and 2 site in 2014. 33 tenants were re-housed. 7 freehold properties were bought back and the Council obtained and used CPO powers to assist with this;
 - The decant of the 48 prefabricated homes in Phase 3 commenced in 2013 and the Council obtained vacant possession of the Phase 3 site by September 2018. 39 tenants were rehoused. 9 freehold properties were bought back. The Council obtained and used CPO powers to assist with this;
 - The Council entered into a licence with L&Q to carry out demolition of the 48 properties in Phase 3 and to carry out ground works in preparation of building works.
 - The Council agreed to underwrite L&Q costs associated with the demolition and ground works as there were serious viability issues that needed to be addressed.
 - Demolition and land clearance of Phase 3 was completed by September 2019.
 - Officers worked with L&Q and the GLA to address the viability issues and in March 2021, building work commenced on Phase 3 to deliver 102 new homes.
- 5.2. The construction of the new 102 homes in Phase 3 is well underway. Of the 102 new homes, 36 are for social rent and 21 are for shared ownership/equity. The remaining homes are private with the income generated being used to cross-subsidise the affordable homes.
- 5.3. All remaining secure tenants have been allocated a new build property and have been given the opportunity to make choices on the finish. All remaining resident freeholders

who were part of the ballot, have a property available to them should they wish to move under the shared equity offer or as a tenant in line with the offer made.

- 5.4. The first new homes are currently expected to be ready for occupation in October 2023 with a rolling programme of handovers until May 2024.
- 5.5. Any residents who moved away from the estate in the first phase of the decant have priority to return when a property becomes available. Officers have written to those eligible residents outlining the options available in Phase 3.
- 5.6. With all remaining secure tenants and freeholders having an offer of a new home on the new estate and any returning residents having priority to return, the Council and L&Q have fulfilled the promises made in the offer document sent ahead of the ballot in 2010.
- 5.7. As outlined in 5.1, the original planning permission for the regeneration of the estate was secured in March 2012. Phases 1-3 is detailed permission and is now due to be fully implemented with the completion of Phase 3. Phases 4-5 received outline permission, meaning that further work would be required before full detailed permission would be granted. The outline permission has now expired.
- 5.8. Officers are working with L&Q to agree how to fund the work required for the design and planning work for a new consent. As there is no implementable planning consent, the next phase of development will not immediately follow on from Phase 3.
- 5.9. Officers will provide a further update to Mayor and Cabinet when an agreement has been reached with L&Q and setting out the terms for approval and any impact on the Development Agreement.
- 5.10. In the meantime, the Council will continue to use property guardians to secure the properties and reduce the risk of ASB which is often associated with vacant buildings.

6. Land Assembly costs

- 6.1. The last approval for the Land Assembly budget for Phases 4 and 5 was at Mayor and Cabinet in February 2011. This budget was set early to allow for the voluntary decant and freeholder buybacks to commence allowing residents to move earlier should they wish.
- 6.2. Now that the Council and L&Q are in a position to be able to offer every remaining eligible residents a new home in Phase 3, the final land assembly can commence in preparation for obtaining full vacant possession of the site for redevelopment. Without a sufficient land assembly budget, the Council will not be able to obtain full vacant of the site.
- 6.3. Since the budget was last agreed in 2011, there have been several factors which have increased the costs needed to complete the assembly of the land. These include increases in statutory home loss payments for secure tenants, increase in disbursement costs (removals, disconnections/reconnections, postal redirection, etc) and general house price inflation.
- 6.4. As a result of these factors, the current allocated budgets for the phases is no longer sufficient to complete vacant possession. The estimated additional budget requirements are outlined in the accompanying Part 2 report.

7. Purchase and management of 18 new homes

- 7.1. In June 2023, officers put forward an indicative offer to L&Q for the bulk purchase of the 18 homes to be purchased under the Housing Acquisitions Programme for homeless households. This programme and associated budget was approved by Mayor and Cabinet on 8 March 2023. The programme, supported and part funded by the GLA, will deliver up to 300 homes through open market property purchases to be

let to homeless households.

- 7.2. As outlined, L&Q have already delivered Phases 1 and 2 of the scheme. The new homes were completed in 2018 and are currently a mixture of social rent, shared ownership/equity homes and private sale. The private sale homes are intended to cross-subsidise the affordable homes.
- 7.3. L&Q have built 18 new homes for private sale in Phase 2. There are 6 x 1-bedroom homes and 12 x 2 bedroom homes. There have been some defects with these properties which have required rectification, these include upgrades for fire safety compliance and roofing defects which required prolonged correspondence with the contractor to resolve.
- 7.4. Whilst L&Q were dealing with the defects, the properties could not be marketed for outright sale.
- 7.5. The work to rectify the defects coincided with the pandemic, an increase in the cost of borrowing and high inflation. This has led to L&Q seeking alternative options for the properties which has included funding through their Build London Partnership which is a collaboration between L&Q and the GLA to partner with small housing associations to deliver affordable homes. Under this proposal, the GLA would partially grant fund the smaller housing association to purchase the homes.
- 7.6. L&Q worked with two small local housing associations to purchase the homes. Unfortunately, neither association were able to proceed in the timeframe required to receive the grant and both were impacted by the jump in the cost of borrowing.
- 7.7. The defects have now been resolved and L&Q have presented an opportunity to the Council to complete on a bulk purchase of the 18 homes. Officers have met with L&Q and believe that this is an excellent opportunity for the approved Housing Acquisitions Programme for homeless households. The homes are ready to occupy, they are in the borough, and they have fitted white goods which will financially help temporary residents particularly during the cost-of-living crisis.
- 7.8. Officers have viewed the properties and met with L&Q to discuss a proposal to purchase the 18 homes and outlined what due diligence would be required for the Council to proceed with an offer. L&Q have provided information on the numerous warranties and guarantees including a 10-year NHBC Buildmark policy valid from the date of sale, not the date of construction. A full list of the warranties and guarantees are provided in the accompanying Part 2 report.
- 7.9. Based on the information provided by L&Q, the initial inspection of the properties and the potential to purchase the homes under the Housing Acquisitions Programme for homeless households, officers made a without prejudice offer to L&Q for the bulk purchase. The details of which are in the accompanying Part 2 report.
- 7.10. On 27 June 2023, a report was presented to the L&Q Board with the recommendation that they accept the Council's offer and move to the next stages of agreeing Heads of Terms and the completion of all necessary due diligence by both parties, including red book valuations, building surveys, financial viability and legal review of the warranties and guarantees in place. L&Q are aware that the offer made by officers is subject to approval from Mayor and Cabinet.
- 7.11. The March 2023 report to Mayor and Cabinet also granted approval for officers to procure the housing management, refurbishment, and maintenance services for all 300 homes acquired through the Housing Acquisitions Programme, including the 18 L&Q properties set out in this report.
- 7.12. Subsequent soft market testing and procurement work has now led to a preference for subdivision of these roles. The leasing of the homes to a managing agent or council subsidiary to carry out the tenancy management function would allow rental income to be set at full Local Housing Allowance rates. An arrangement of this nature is likely to

result in the authority receiving income sufficient to cover most of the debt servicing and maintenance costs. Thus we now propose to lease all units purchased under the Housing Acquisitions Programme for 3 years, to a housing management agent. This will provide the best route to secure high quality housing management and deliver a programme that generates cost savings or avoidance.

- 7.13. The three-year lease period will allow Housing Services and Finance colleagues, to use this time to find a preferred ownership and management vehicle for all temporary accommodation, that is let at the maximum Local Housing Allowance (LHA) level.
- 7.14. The Refurbishment and Maintenance contractor is being procured externally, as set out in the March 2023 Mayor and Cabinet paper. The units to be purchased will be inspected for all defect and snagging issues and a list of collateral warranties and NHBC certification has been supplied by the vendor.
- 7.15. If the recommendations in this report are approved, officers will proceed to the next stages of purchases the properties.

8. Financial implications

- 8.1. Contained within the Part 2 report.

9. Legal implications

- 9.1. Melanie Dawson (Principal Lawyer – Place), melanie.dawson@lewisham.gov.uk
- 9.2. This report seeks approval to purchase 18 units from L&Q. Section 120 of the Local Government Act 1972 permits local authorities to acquire land in or outside of their area by agreement for the purposes of any of their functions (including housing functions) or for the benefit, improvement or development of their area. Therefore the Council has sufficient powers to purchase the properties.
- 9.3. This report also seeks approval to dispose the 18 units and any properties purchased through the Council's Housing Acquisitions Programme properties to a housing management company or Council owned subsidiary. The Council has power pursuant to section 123 Local Government Act 1972 to dispose of its property in any manner it wishes, provided that it must obtain the best consideration that is reasonably obtainable (unless the disposal is by way of lease of 7 years or less).
- 9.4. The form of transfer must be approved by Legal Services on behalf of the Director of Law and Corporate Governance.

10. Equalities implications

- 10.1. The decant process involves the provision of an individual service, where decant officers visit tenants at home and get to know them and their needs on an individual basis. Any special requirements are identified and taken into account in planning the move, factors such as language, mobility and other support needs often need to be considered. It is recognised that decanting is a very stressful time and decant officers offer as much support as required to minimise the anxiety to residents.
- 10.2. The scheme will provide thermal and security improvements, with all new properties more than meeting the decent homes standard.
- 10.3. All new affordable units in the development will meet lifetime homes standards. A Lifetime Home unit can be adapted when required to suit residents changing needs.
- 10.4. In line with GLA and Council policy, more than 10% of units across the development will be wheelchair accessible or easily adapted for those using a wheelchair.

11. Climate change and environmental implications

- 11.1. The current prefabricated properties were built post-war and are lacking and are environmentally inefficient by modern standards. The new homes to be built will meet the current standards and will benefit from modern technologies that will make them more efficient. Additionally, the Council will work with L&Q to endeavor to source building materials from local suppliers to reduce the travel distance and seek materials that do not contain animal products – where possible. This will help Lewisham achieve its carbon reduction goals.

12. Crime and disorder implications

- 12.1. There are no direct crime and disorder implications arising from this report.

13. Health and wellbeing implications

- 13.1. There are no direct health and wellbeing implications arising from this report although the provision of new social homes will have a positive impact on health and wellbeing of people on the housing register waiting for permanent accommodation.

14. Social Value Implications

- 14.1. Through the planning process, L&Q are required to provide work opportunities for Lewisham residents including apprenticeships.
- 14.2. L&Q are also required to seek to contract local Small to medium sized enterprises (SME's).
- 14.3. The Council regularly monitors L&Q's performance against the targets set and will continue to work together to get the best outcome for Lewisham residents and businesses.

15. Report authors and contacts

Fred Nugent, Strategic Housing and Growth Manager (fred.nugent@lewisham.gov.uk)
James Ringwood Housing Development Manager (james.ringwood@lewisham.gov.uk)

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>
Non-Key Decision	<input type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	CIL Governance	
Author	Developer Contributions Manager and Director of Planning	Ext.

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration	x	
EMT consideration	x	



Signed:

Clr Brenda Dacres, Deputy Mayor of Lewisham and Cabinet Member for Housing Development and Planning
Date: 06.07.2023



Signed:

Nazeya Hussain: Executive Director for Housing, Regeneration and Public Realm
Date: 07.07.2023



Mayor and Cabinet

Report title: CIL Governance

Date: 19 July 2023

Key decision: Yes

Class: Part 1

Ward(s) affected: All wards

Contributors: Director of Planning and Developer Contributions Manager

Outline and recommendations

The purpose of this report is to inform Mayor and Cabinet about the process which has been developed for Strategic CIL Governance and to seek their agreement to formalisation of this process.

It is recommended that Mayor and Cabinet:

- Approves the SCIL Governance procedures which are set out in the report.
- Approves the allocation of SCIL to three projects, subject to detailed PIDS being submitted in regard to each;
 - Movement of the South Circular - £3,694,782
 - Works at Lewisham Play Tower - £265,600
 - Levelling up Fund (LUF) projects match fund requirement plus funding to enable additional elements to be delivered - £4,000,000
- Authorise Officers to review the prioritisation process after a year of implementation to ensure and make any necessary changes to the Project Prioritisation Forms.
- Note the legal and financial implications set out in Section 6 and 7.

Timeline of engagement and decision-making

21 st October 2003	Procedures for allocating S106 funding were approved by Mayor and Cabinet
1 st April 2015	Lewisham starts collecting Borough CIL
8 th February 2023	Mayor and Cabinet agreed that officers prepare a CIL governance and a prioritisation process, based on the adaptation of existing arrangements
19 th June 2023	CIL Governance heard at SDSC

1. Summary

- 1.1 This paper seeks to approval for the CIL Governance set out in this paper and the approval of three Strategic CIL allocations for this financial year (2023-24).
- 1.2 On 8th February 2023, Mayor and Cabinet agreed that officers prepare governance and a prioritisation process, based on the adaptation of existing arrangements, with a recommendation to:
- Vary the existing governance process for s106 monies agreed by Mayor and Cabinet to accommodate CIL and make any necessary updates to reflect the current Constitution
 - Explore an annual Strategic CIL budget for infrastructure project allocation
 - Develop an annual process for the allocation of Strategic CIL as part of the budget-setting process
 - Develop a prioritisation process for Strategic CIL projects, to be reviewed after its first year of implementation
- 1.3 In response to the Mayor and Cabinet decision in February 2023, officers have developed a series of approaches to CIL to use the existing governance structures in place for s106 as a starting point; varying them to primarily include the spend of Strategic CIL (SCIL) and to increase existing approval thresholds to align with the constitution.

2. Recommendations

- 2.1 It is recommended that Mayor and Cabinet:
- Approves the SCIL Governance procedures which are set out in the report.
 - Approves the allocation of SCIL to three projects, subject to detailed PIDS being submitted in regard to each;
 - Movement of the South Circular - £3,694,782
 - Works at Lewisham Play Tower - £265,600
 - Levelling up Fund (LUF) projects match fund requirement plus funding to enable additional elements to be delivered - £4,000,000

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- Authorise Officers to review the prioritisation process after a year of implementation to ensure and make any necessary changes to the Project Prioritisation Forms.
- Note the legal and financial implications set out in Section 6 and 7.

3. Policy Context

3.1 Lewisham's Infrastructure Planning Documents consist of:

- Lewisham Local Plan;
- Infrastructure Delivery Plan and
- CIL Infrastructure Priorities list.

Lewisham Local Plan

3.2 The emerging, new Lewisham Local Plan has just completed the Regulation 19 stage consultation. The document was revised prior to consultation following public consultation at Regulation 18 stage and has drawn on a huge number of evidence based documents.

3.3 The draft plan sets out a spatial strategy and Development Management policies to accommodate the required growth in the borough including the London Plan housing target of 1,667 new homes per annum, new employment floorspace and new town centre floorspace.

3.4 The new plan identifies the necessary infrastructure to accommodate this growth ranging from London wide strategic transport projects such as the BLE, or Lewisham based strategies including reducing and sustainably managing waste (policy SD12), Energy infrastructure (SD 4) and Safeguarding and securing community infrastructure (CI 1). It also set outs more localised infrastructure needs; for example, the need to support, enhance and protect a linear network of green infrastructure (LEA 4) in the East Area part of the Borough.

The Infrastructure Delivery Plan (IDP)

3.5 The IDP seeks to identify the physical, social, and green infrastructure that may be needed over the local plan period. It seeks to ensure that the borough has sufficient schools, health centres and quality open space; the transport and physical infrastructure (e.g. utilities) it needs; and supports the borough's environmental objectives such as seeking to become a carbon neutral borough, tackling poor air quality, and greening the borough. It may not capture all the Borough's infrastructure requirement over the plan period; but focuses on strategic matters that underpin the delivery of the plan.

3.6 It is prepared by the planning team to support the Local Plan with input from all infrastructure providers including internal departments and external stakeholders such as TFL, Thames Water, Lewisham, and Greenwich NHS trust etc. The IDP has also been reviewed by the Sustainable Development Select Committee during its preparation.

CIL Infrastructure Priorities list

3.7 The Council has a CIL Infrastructure Priorities list (formally known as the Regulation 123 List) which lists infrastructure which it intends will be, or may be, wholly or partly funded by CIL. This includes:

- State education facilities.
- Public health care facilities.

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- Strategic transport enhancements (excluding site-specific, highways and public transport matters needed to make developments acceptable in planning terms).
- Publicly accessible open space, allotments, and biodiversity.
- Strategic flood management infrastructure.
- Publicly owned leisure facilities.
- Local community facilities (including (but not limited to) community centres and halls and libraries, but excluding places of worship); and
- Public Emergency Services (this is intended to apply to physical projects by the police, fire, or ambulance services).

Community Infrastructure Levy

- 3.8 Section 216 of the Planning Act 2008, (“the Act”) and Regulation 59 CIL Regulations 2010 (as amended) made pursuant to the Act requires that CIL must be spent by the Council on the ‘provision, improvement, replacement, operation, or maintenance of infrastructure to support the development of its area.’ Section 216(2) of the Act defines “infrastructure” as including: (a)roads and other transport facilities, (b)flood defences, (c)schools and other educational facilities, (d)medical facilities, (e)sporting and recreational facilities, and (f)open spaces. The infrastructure itself may be in or outside the borough as long as it supports its development
- 3.9 This definition allows the levy to be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. As such local authorities can choose what infrastructure they need to deliver Lewisham’s Local Plan and the London Plan in London. It cannot be used to fund affordable housing..
- 3.10 The borough’s strategic infrastructure needs are listed in the Council’s Infrastructure Delivery Plan (IDP) which is a living document, updated regularly. The last version was published in 2022. The IDP recognises that all strategic infrastructure needs in the Borough cannot be fully met by CIL, meaning that projects which are eligible for CIL funding need to be prioritised.

S106

- 3.11 In February 2015, the Council published the Lewisham Planning Obligations SPD. This document provides detailed guidance on the likely type and scale of planning obligations for development proposals to ensure that the impact of development on infrastructure and services can be adequately mitigated. The intention is to commence a review of this document during 2023.
- 3.12 Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and they must meet the three tests (paragraph 204, NPPF, S122 CIL Regulations 2010) to ensure that they are:
- (i) necessary to make the development acceptable in planning terms;
 - (ii) directly related to the development; and,
 - (iii) fairly and reasonably related in scale and kind to the development.

New Infrastructure Levy

- 3.13 The Levelling Up and Regeneration Bill (introduced in House of Commons May 2022), proposes an Infrastructure Levy (IL) which would replace CIL and limit s106s. Local authorities would impose this levy to fund infrastructure such as roads, transport

facilities and open spaces, and things such as childcare provision and affordable housing.

- 3.14 Whilst it is not clear yet how IL might operate if the measure is taken forward. If this is implemented, it is understood that a lengthy period of pilots would be undertaken to test the measures meaning that there would be time to undertake a review of Lewisham's arrangements to fund infrastructure.

4. Background

- 4.1 The Council has been collecting CIL since April 2015. CIL receipts can be broken down into three portions – Strategic CIL, Neighbourhood CIL, and CIL administration. The SCIL collected to date totals circa £16m. Mayoral CIL is also collected which is passed to TfL save for an administration fee. This is a separate ringfenced fund and is not the subject of this paper.
- 4.2 At present, there are procedures in place for the spend of S106 and NCIL. The Council has focused on spending the more restricted, often time limited s106 sums and delivering NCIL processes to support communities. This has also allowed SCIL sums to accumulate.
- 4.3 Of the CIL that the Council receives, 25% is apportioned to Neighbourhood CIL with the remaining 75% allocated as Strategic CIL (SCIL). 5% of the CIL collected is used for the administration of CIL, which when apportioned, mean that 3.75% of CIL is available for the administration of SCIL.
- 4.4 CIL income fluctuates year on year, with c£3m being the average received each year over the last 7 years, with £2.3m of that yearly average being SCIL.
- 4.5 Procedures for allocating S106 funding were approved by Mayor and Cabinet in October 2003 (overview in Appendix 1). This established the S106 Overview Group for the allocation of projects up to a value of £499,999. It also established that projects seeking over £500,000 were to be a Mayor and Cabinet decision.
- 4.6 Current internal practice for approvals is:
- PIDs seeking £40,000 or less of s106 are decided by S106 Overview Group,
 - PIDs seeking between £40,000 are decided by the Regeneration and Capital Delivery Programme Board (RCPBD) and if over £500,000 are decided by Mayor and Cabinet.
- 4.7 In the last two years, due to the demands on S106 funds, prioritisation has been introduced to ensure S106 funded projects:
- are listed in the Infrastructure Delivery Plan or meet a need it identifies,
 - Contribute to delivering Lewisham's Corporate Strategy and/or align with the Corporate Priorities and a departmental or service level strategy, and
 - Offer value for money.
- 4.8 Additionally, the funding of projects should be considered alongside other funding streams where possible

5. New Governance Process to incorporate CIL

- 5.1 With the success of S106 spending and growing SCIL pot, the Council is now in a position to begin spending SCIL on infrastructure needs across the Borough.

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Arrangements for governance have been developed in accordance with the February 2023 Mayor and Cabinet decision, and around the following principles:

- The adaptation of existing arrangements to include CIL
- The use of an annual budget for SCIL
- Development of an annual process for the allocation of SCIL as part of the budget setting process
- Developing a prioritisation process, recognising that infrastructure needs will outstrip available funds and so a process for identifying the highest priority projects will be necessary.

5.2 The other key principle for new CIL governance is that it must be deliverable within the CIL admin fee to ensure that the process can be properly administered. No more than 3.75% of what is received per year can be spent on administering SCIL so any proposals will need to be manageable within this budget envelope.

5.3 The new process seeks to also introduce a more coordinated approach for how the Council prioritises CIL spend to support growth linked to the Local Plan and IDP, capital programme and other council strategies into the established boards.

The adaptation of existing arrangements to include CIL

5.4 It is proposed that there are two approval routes - the Strategic CIL (SCIL) Process and General Approvals Process:

SCIL Process

This is a new route using an agreed amount from the Strategic CIL Budget. It is proposed that this would be an annual process involving a prioritisation process with Regeneration and Capital Programme Delivery Board (RCPDB) recommending projects for approval at Regeneration and Capital Board (RCB). Projects funded through this route would be included as part of the Council's annual budget for approval at Mayor and Cabinet and Council.

General Approvals Process

The existing process for the approval of s106 sums would be amended to include a portion of SCIL. This portion would be set aside for in year demands and known as the In-Year demand (IYD) budget. This would ensure that whilst an annual process is developed and used as the main route for the allocation of SCIL, the Council retains flexibility to address projects and opportunities that arise during the financial year.

As with the existing S106 process, it is proposed that this would be ongoing throughout the year.

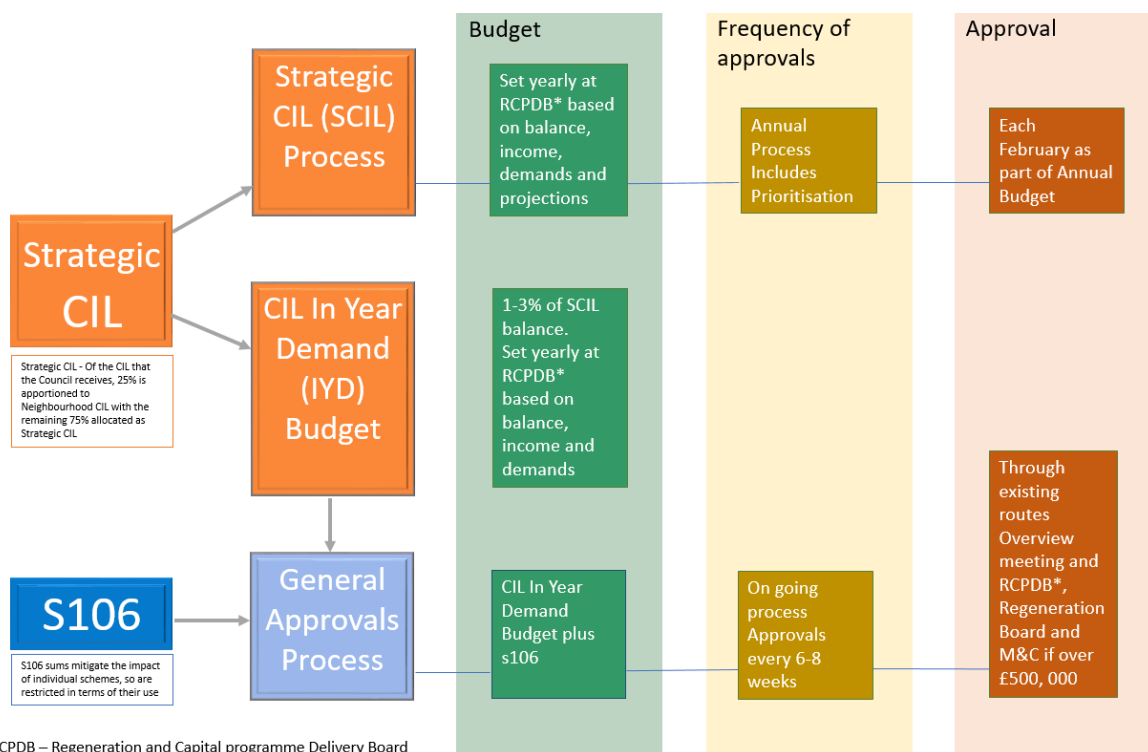
An overview of the new arrangements are shown (simplified) on the diagram below:

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General approval process

- 5.5 This process is to remain unvaried from how S106 works, but alongside S106, a CIL fund for in year demands (IYD budget) is proposed to be available for projects. This amount would be set annually, based on the CIL income achieved.
- 5.6 It is also proposed that there is a slight increase in the amounts approved at the different levels. This would allow simple, fundamentally acceptable schemes to be dealt with more quickly. Additionally (and only in the case of s106) where a sum has been secured for a specific purpose via a planning permission (i.e. to undertake necessary highways improvements at the entrance to a site), that up to £250,000 can be approved at the Overview meeting where a project has been prepared to be used to deliver those specific works. The financial approval levels reflect existing delegations within the current Constitution. The proposed levels are set out below:

Boards	New Approval Levels
Overview meeting	Up to £50,000 of S106 or CIL (IYD) Up to £250,000 of s106 if funds have been secured for a specific purpose for which the project would deliver
Regeneration and Capital Programme Delivery Board	£50,000 - £500,000 of S106 or CIL (IYD) (unless the s106 funds have been secured for a specific purpose, in which case £250,000 - £500,000)
Mayor and Cabinet	Projects over £500,000

Strategic CIL Process

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The use of an annual budget for SCIL as part of budget setting

- 5.7 Using a yearly budget from the accumulated SCIL monies to provide for strategic infrastructure needs, means that incoming CIL receipts (£2.3m on average p.a.) can replenish some of what has been spent.
- 5.8 The annual SCIL budget would be set each year, based on the overall SCIL balance, SCIL income received during the previous financial year, demands arising during the year and SCIL projections. It is proposed that this would be set by RCPDB and reported as part of the Annual Budget.
- 5.9 There are a few projects for which an in-principal commitment to use CIL has already been given at Mayor and Cabinet or have been earmarked. As such, in the first year of the new governance process, it is considered that these are the projects that should be funded. These projects amount to c£8.3m so would leave c£7.8m in the SCIL budget going forward.
- Movement of the South Circular - £3,694,782
 - Works at Lewisham Play Tower - £265,600
 - Levelling up Fund (LUF) projects match fund requirement plus funding to enable additional elements to be delivered - c£4,000,000

Development of an annual process for the allocation of SCIL

5.10 This process would be undertaken annually:

By Autumn	Applications made for SCIL funding, prioritisation forms reviewed by Officers and projects are put before RCPDB to make recommendations on
By end of calendar year	Recommendations go to RCB for approval
By February	Agreed SCIL allocations are reported in Annual budget setting report

Development of a prioritisation process

- 5.11 As agreed at Mayor and Cabinet in February, a process for identifying the highest priority projects will be necessary given the borough's infrastructure needs are greater than the funds available.
- 5.12 Given the need for the proper planning for future infrastructure needs, the system developed must allow for:
- Strategic planning of infrastructure – not first come first served.
 - Certainty of funding.
 - Better allocation of limited resources including leveraging match funding from other sources
- 5.13 As such any project seeking to use SCIL through the annual SCIL process will need to pass through the steps outlined below (detailed steps are set out in Appendix 2). If a project fails at any stage, it will not proceed for a SCIL funding allocation.

Step 1	Would the project use CIL for the provision, improvement, replacement, operation, or maintenance of infrastructure to support the development of the borough?
Step 2	Is the project listed in the Infrastructure Delivery Plan? If not, is it considered as an exception i.e. is it a match funding opportunity which has Council support?
Step 3	Has a PID and Project Prioritisation Form (PPF) been completed?
Step 4	Does the project score over 63 points on the PPF? – Considered first for funding
Step 5	Does the project score over 60 points on the PPF? Considered next for funding if funds are available.

5.14 Project Prioritisation forms (PPFs) have also been developed and refined following testing across Council departments and with service areas who deliver capital projects and infrastructure. Testing all projects against an agreed set of criteria ensures fairness in the consideration of all projects and allows for transparency around recommendations and decision making. A copy of the proposed PPF is attached in Appendix 3. It requires a project to demonstrate:

- How it aligns or responds to the Local Plan Vision and objectives and the Corporate Priorities
- It is in the Capital Programme
- Its ability to support new development
- The revenue implications for the Council and, if there are whether they are affordable
- Project funding
- Timescales for delivery
- That there are sufficient CIL funds available
- The expected Customer Impact
- The risks and opportunities
- The quality and benefit of the project to the area/community
- How it improves outcomes in health, employment and/or tackle inequalities
- It is value for money
- Innovation and improvement
- Whether the delivery of a project relies on any other legal processes

5.15 The identified criteria seek to balance matters of good financial planning with the achievement of the Council's aims and objectives, legal requirements to ensure that projects are deliverable and legally permissible to be funded via SCIL and importantly, outcomes for Lewisham's communities. Most responses would be scored against five criteria, the highest scoring being 5 and the lowest being 1. If a project does not score highly enough on any criteria it would fail and not move forward for SCIL funding

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- 5.16 It is proposed that projects must score a total score of over 60 to be considered for SCIL funding. A score of 60 has been identified as being the point at which a project would be delivering good outcomes across all categories. Projects passing the prioritisation testing would be reported to RCPDB for review. Recommended projects would then pass to approval at Regeneration and Capital Board and the final stage of approval would be that the projects would be reported in the Annual Budget. This follows the approach taken with the Capital programme and would ensure that there is a thorough review at officer level against priorities with political oversight as part of annual budget setting.
- 5.17 The three projects listed in 5.9 have been run through the prioritisation testing process and all scored over the required 60 points.

Ensuring necessary infrastructure evidence is up to date

- 5.18 To ensure the evidence of the borough's infrastructure requirements is up to date, periodic updates of the IDP and biannual updates of the Capital Programme are necessary. Addressing the IDP and Capital Programme together would result in a more coordinated and integrated approach to planning for infrastructure would be achieved and enable an understanding of the short (1 year), medium (5 years) and long term (life of the Local Plan) requirements and delivery.

	Responsibility	Frequency of Update	Reported to RCPDB
IDP	Planning, service areas and external partners	Periodically	Annually
Oversight of the Capital Programme	Regeneration team, Service areas responsible for projects and Finance.	Quarterly	Quarterly

Reporting

- 5.19 Reporting on CIL priorities, spend, allocation etc would be done through existing reporting mechanisms and documents as set out below:

Dept.	Published reports where CIL spend etc would be reported	Liaison and Scrutiny
Planning	Infrastructure Funding Statement (IFS) and the Authority Monitoring Report (AMR)	Liaison with Lead member and Mayor
Finance	Annual Budget	Public Accounts Select Committee
Regeneration	Capital Programme Review	Public Accounts Select Committee

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Monitoring

5.20 Monitoring would be undertaken using existing processes:

- Monitoring annual CIL spend and the delivery of priorities would be presented as part of the Capital Strategy to the RCPBD and Regeneration and Capital Board.
- Monitoring of projects would be through highlight reports presented to the RCPDB and Update and Closure reports submitted to Developer Contributions Team at the end of the financial year.
- Quarterly monitoring of capital programme at Mayor and Cabinet

6. Financial implications

- 6.1 The Council has now accumulated a Strategic CIL budget of c£16m. Whilst this is a large sum of money, the borough's infrastructure needs (which are set out in the IDP) are much greater than the SCIL funds available. As such a prioritisation process has been developed to ensure that only projects which meet agreed criteria are met and where possible other funding streams are considered.
- 6.2 Spend decisions on SCIL would be made at RCPDB and Regeneration and Capital Board and presented to Mayor and Cabinet for approval in the Annual Budget.
- 6.3 A percentage of the SCIL pot also would be used for in year demands and would follow the existing established and successful process which currently operates for s106

7. Legal implications

- 7.1 CIL must be used by authorities for funding infrastructure to support the development of its area as set out in Regulation 59 of The Community Infrastructure Levy Regulations 2010 (Amended) ("The CIL Regulations").
- 7.2 Infrastructure is defined in The Planning Act 2008. It has a broad definition including transport, flood defences, schools, hospitals, health, and social care facilities. As such CIL can be used to fund a wide variety of facilities such as play areas, parks, and green spaces, cultural and sports facilities and district heating.
- 7.3 Regulation 121A of the CIL Regulations require that no later than 31st December (starting from the 31st December 2020), in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following—
- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list");
 - (b) a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report");
 - (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").
- 7.4 The statement must be published on the Council's website. The Equality Act 2010 (the

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Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 7.5 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
- 7.6 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 7.5 above.
- 7.7 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

8. Equalities implications

- 8.1 The Council's Single Equality Framework 2020-2024 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.

9. Climate change and environmental implications

- 9.1 There are no direct Climate change and environmental implications arising from this report

10. Crime and disorder implications

- 10.1 There are no direct implications relating to crime and disorder issues.

11. Health and wellbeing implications

- 11.1 There are no direct health and wellbeing implications arising from this report. However, the spend of CIL could be used to fund projects that improve health and wellbeing outcomes.

12. Background papers

The Community Infrastructure Regulations

[The Community Infrastructure Levy Regulations 2010 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

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Lewisham’s existing adopted Local Development Framework.
<https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan>

Which includes:

Core Strategy 2011

Development Management Local Plan 2014

Site Allocations Local Plan 2013

Lewisham Town Centre Local Plan 2014

National Planning Policy Framework (NPPF) 2021.
<https://www.gov.uk/government/publications/national-planning-policy-framework—2>

National Planning Policy Framework (NPPF) 2018
<https://webarchive.nationalarchives.gov.uk/ukgwa/20210708211349/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Lewisham Local Plan Regulation 18 Stage “main issues and preferred approaches” document.
<https://lewisham.gov.uk/myservices/planning/policy/planning/about-the-lewisham-local-plan>

Lewisham Local Plan Regulation 19 Stage “Proposed Submission document” document.
<https://lewisham.gov.uk/myservices/planning/policy/planning/current-and-future-consultations>

13. Glossary

Term	Definition
Development plan	The London Plan, Local Plans, other Development Plan Documents and Neighbourhood Plans.
National Planning Policy Framework	National Planning Policy Framework - Prepared by the Government to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

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14. Appendices

- Appendix 1: s106 Procedures formalised by Mayor and Cabinet in October 2003
- Appendix 2: Overarching process for seeking CIL funding
- Appendix 3: CIL Prioritisation Form April 2023

MAYOR AND CABINET		
Report Title	FORMALISATION OF SECTION 106 PROCEDURES	
Key Decision	<u>NO</u>	Item No.
Ward		
Contributors	EXECUTIVE DIRECTOR FOR REGENERATION/EXECUTIVE DIRECTOR FOR RESOURCES	
Class	Part 1	Date: 21 OCTOBER 2003

1. Summary

1.1 This report updates Members on the progress by the officer working group in formalising S.106 procedures following an internal audit review of S.106 processes in 2002. Recent Planning Best Value Reviews into local authority planning practices place high regard as to how the risks associated with S.106 arrangements are contained. In summary, these reviews have determined that systems in place must

- Address corporate objectives through the aspirations and policies contained within the Unitary Development Plan
- Demonstrate a methodical and consistent approach wherever possible
- Be sufficiently flexible to respond to the merits of individual planning applications
- Address the issue of accountability and transparency

1.2 An officer working group overseeing S.106 Agreements was set up in 1997 and this report seeks approval to update the terms of reference of the officer working group, an officer protocol covering S.106 processes and procedures and recommends the creation of a S.106 officer post within the Regeneration Directorate.

1.3 A summary of S.106 Accounts (advising as to the status of S.106 balances) was reported to the Public Accounts Select Committee on 17 July 2003. The Select Committee agreed that various initiatives surrounding S106 Agreements should be pursued.

2. Purpose

2.1 The purpose of this report is to update the Mayor of

- progress made in implementing the recommendations of an internal

audit report which considered approaches associated with S.106 Obligations;

- progress made in developing a corporate strategic approach to planning obligations under S.106 of the Town and Country Planning Act 1990, thereby maximising the contribution of the planning process to achieve Best Value in the Council's delivery of services.

2.2 A successful S.106 process relies on transparency, clarity of process and procedure, effective monitoring of financial and non financial obligations, effective enforcement in cases of non compliance and a seamless corporate approach to working, to ensure that all applications having S.106 implications/opportunities are identified at an early stage of the planning process.

2.3 Terms of Reference and agreed protocols represent an important constituent of a formalised and transparent process. The responsibility for negotiating and finalising S.106 obligations ultimately rests with the Head of Planning. To assist in the efficiency of the process, it is considered appropriate to create a dedicated S.106 officer post to the Regeneration Directorate, reporting to the Head of Planning. It is envisaged that the S.106 Officer will operate on a self financing basis out of S.106 obligations.

2.4 It is intended that this officer would have a liaison role between the planning service and other relevant service departments, would ensure consistency of process, would track financial and non financial obligations through the process and would liaise with local communities to ensure that they are more aware of S.106 opportunities and how they might influence S.106 processes.

3. Recommendations

It is recommended that the Mayor:

- 3.1 notes progress made in the implementation of recommendations made in the audit review;
- 3.2 endorses the terms of reference of the officer working group as a basis for overseeing S.106 obligations and ensuring effective project management (Appendix 3);
- 3.3 endorses the S.106 protocol "Project Control Environment for S.106 Schemes" (Appendix 4);
- 3.4 agrees the creation of a dedicated s.106 officer post within the Regeneration Directorate, reporting to Head of Planning; and
- 3.5 agrees that the Public Accounts Select Committee received regular 6

month monitoring reports on S.106 funds and balances

4. Background

Section 106 Obligations

4.1 Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement with a developer in order for them to minimise the impact of development on the local community and/or to undertake works and provide sums to deliver community benefits arising out of the development.

4.2 To retain public confidence, S.106 negotiations must be operated in accordance with the fundamental principle that planning permission may not be bought or sold and Circular 1/97 states that this principle is best served when the process is seen to be fair, open and reasonable.

4.3 The policy background covering S.106 Obligations is contained within both the adopted and emerging Unitary Development Plan, which requires planning applications to consider and accommodate the fair and reasonable direct and indirect infrastructural requirements of development. Planning obligations may relate to matters other than those covered by the planning permission, provided that there is a direct relationship between the planning obligation and the planning permission.

4.4 Circular 1/97 requires planning obligations to be sought only where they meet the following tests

- necessary
- relevant to planning
- directly related to the development proposed
- fairly related to the proposed development in scale and kind
- reasonable in all other respects

4.5 S.106 negotiations need to take full account of these general principles. Furthermore, whilst S.106 Agreements place obligations on the developer and any successor in title, obligations are also placed on the Council. Where financial sums are involved, the Council has an obligation to allocate sums to projects intended by the S.106 Agreement.

Audit Review of S.106 Processes

4.6 In 2001/2002, S.106 procedures were reviewed by internal audit as part of the 2001/2002 Audit Plan for the Regeneration Directorate. A copy of the report recommendations (dated March 2002) is attached as Appendix 1.

4.7 Internal audit found satisfactory compliance with legislation and

t:\http://www2.lewisham.gov.uk/ibl/councilmeetings/committees_post0502/mayorandcabinet/documents/oct2003/myr_cab_ag_21oct03.doc

guidance, with obligations taking account of the Unitary Development Plan and Circular Guidance. They were satisfied that an effective and transparent process of negotiation is undertaken with developers. However, the report identified areas of the process that could be strengthened and referred to various Best Value Inspection Reports, which placed high regard as to how the risks associated with S.106 arrangements are contained.

4.8 The main area for improvements are listed below:

- A dedicated S.106 electronic database of all agreements that can be automatically reported has not been created;
- Non financial obligations are not summarised, recorded and monitored in an integrated format;
- There is insufficient organisation to ensure that the authority matches potential funding for S.106 opportunities. There is a need to set up sub groups to identify potential projects for funding;
- Lack of a S.106 procedural guide. This may attract criticism from the Best Value Inspectorate. Consistency and objectivity should be clearly defined;
- Financial reporting, summarising individual funding contributions earmarked for specific purposes (affordable housing, employment initiatives and environmental improvements) are not well developed;
- There is concern that the capital asset generated by S.106 obligations are not maintained. Not all S.106 Agreements have interest applied to the capital sum negotiated;
- There is concern that lack of reporting to Members on S.106 programmes means that members fail to appreciate the full impact of the S.106 programme and the opportunities that might arise out of S.106 negotiations.

Officer Working/Overview Group

4.9 In March 1997, the then Development and Regeneration Committee considered a report to formalise a management regime for S.106 Agreements. Its purpose was to enable a comprehensive approach to project management arrangements and to introduce a more formal arrangement to the internal monitoring of income and expenditure in respect of payments received.

4.10 At that time, an Officer Working Group was set up to implement the new regime. The purpose of the Group was outlined as follows

- To provide a high level monitoring of S.106 Agreements, in particular to avoid problems of substantial underspend balances.
- To provide co-ordination and prioritisation.
- To develop a strategy and policy framework.
- To have a hands on approach to large programmes.

- 4.11 The audit review has helped inform the priorities of the Officer Overview Group and since that time membership of the Group has expanded to include representatives from all Directorates. A significant amount of work has been undertaken to develop an up to date schedule of current agreements from pooled information across the Council. However, this schedule has focussed on agreements with associated financial obligations. A schedule detailing non-financial as well as financial obligations will be compiled in due course. The most recent schedule is reproduced as Appendix 2 and it is intended that monitoring reports will be produced on a 6 monthly basis, updating Members of S.106 progress.
- 4.12 The Officer Overview Group has drafted Terms of Reference, to ensure that it is appropriately focussed and has clarity in terms of overall responsibilities. The draft Terms of Reference are attached as Appendix 3.
- 4.13 To date, the strategic role of the Officer Overview Group has primarily focussed on affordable housing issues to a lesser extent, support for employment initiatives. A separate affordable housing sub group has been in place for some time. Whilst this is clearly a positive outcome, further work is needed across the Council to ensure that the potential for the impact of S.106 obligations is maximised to achieve best value and appropriately relates to a wide range of strategic and community strategies.
- 4.14 It is the intention that the Development Control Manager, on behalf of the Head of Planning, chairs the S.106 Overview Group. This will ensure that potential S.106 applications are brought to the attention of the Overview Group so that issues/projects/initiatives can be included as part of detailed planning negotiations at an early stage. The Chair will seek to ensure that the Group acts within its Terms of Reference with all projects delivered within the context of the Council's Project Management Guide. Membership of the Group will continue to be made up of key officers from all Directorates who will have sufficient authority to contribute to corporate decisions.
- 4.15 The Council's Strategic Development Sites Group, chaired by the Director of Regeneration, will play a significant role in raising awareness of potential linkages and opportunities. Decisions relating to the use of S.106 monies, up to a level of £500,000 are delegated to the Director of Regeneration where monies are used to support a regeneration scheme. Schemes outside this area would need to be reported to the Mayor and Cabinet.
- 4.16 A draft protocol for S.106 Project Management is attached as Appendix 4. This document is designed to formalise the S.106 bidding and project approval process and secure consistency of approach.

Dedicated S.106 Officer Post

- 4.17 It is clear that there is additional potential for the Council to maximise S.106 contributions and projects benefiting the local community. It is crucial however that the process is properly resourced to ensure that the process is as seamless as possible.
- 4.18 There are many players that are, or need to be, involved in the process and it is important that a dedicated post is created to champion, co-ordinate and scrutinise S.106 benefits. The post would also ensure that S.106 benefits are directed towards Council priorities, informed by corporate and community strategies. A number of Boroughs have already gone down this particular route and officers attend an ALG sponsored S106 Officers Working Group which share best practice in S.106 negotiations and management of the process.
- 4.19 It is envisaged that the S.106 officer post would have the following general responsibilities-
- Servicing the Officer Overview Group, ensuring that all Directorates are represented and involved in the S.106 process.
 - Keep up to date information on proposals (either at pre application/application stage) that are likely to have S.106 implications.
 - Keep records of completed agreements and the obligations covered by each of these grants of planning permission.
 - Keeping the Officers Overview Group advised of current applications and progress on S.106 negotiations (financial as well as non financial obligations).
 - Liaison with local amenity and community groups. The post holder could advise on the scope of S.106 obligations and the range of facilities and projects that could be secured through S.106 Agreements. Worthwhile projects arising out of this process (meeting Circular 1/97 requirements) could be referred to the Officer Overview Group for consideration and incorporation as part of the S.106 Agreement process.
 - Ensuring consistency and transparency of process.
 - Liaison between relevant Directorates ensuring that all opportunities are suitably investigated with projects appropriately worked up and costed.
 - Liaison with Head of Law on the enforcement of any breaches of planning obligation and clarifying the requirements of the S.106 Agreement and appropriate triggers (financial and non financial).
 - Responsibility for reporting update reports to Mayor and Cabinet and/or the Public Accounts Select Committee, detailing the current S.106 programme.
 - Ensuring that S.106 work complies with agreed protocol, as set out in Appendix 4 of this report.

- Liaise with other Boroughs to ensure that LB Lewisham applies best practice found elsewhere in securing S.106 benefits.

4.20 Officers are currently in discussions with the planning applications software provider to ensure that a comprehensive S.106 database for the Borough is suitably developed.

4.21 It is envisaged that this post would be self financed out of S.106 obligations. Whilst officers have yet to finalise a Job Description and Person Specification for the post, it is likely that the post would be fixed term (2 years) at a Principal Officer Grade (£36,608 – £39,529 including on costs). It is hoped that the post would be permanently financed out of S.106 Agreement work. The Council already recovers legal and professional fees out of S.106 obligations and it is anticipated that costs associated with monitoring and administering the delivery of S.106 obligations could also be recovered. It is anticipated that developers would be willing to meet this minimal cost per Agreement, in the knowledge that the Council is discharging its obligations in a responsible and transparent manner.

5. Public Accounts Select Committee

5.1 On 17 July 2003, a report was presented to the Public Accounts Select Committee advising Members of the status of S.106 financial balances, to advise on the purpose of such allocations and to provide clarification as regards the scope for re-allocation of S.106 funds.

5.2 It was agreed by the Select Committee that

- the appointment of a designated S.106 officer be pursued
- S.106 financial accounts should be monitored by the Public Accounts Select Committee every 6 months
- Councillor Amrani be appointed as the designated Member of the Scrutiny Committee
- A copy of the report be sent to Councillor T Scott

5.3 It is clear that the Public Accounts Select Committee saw the benefits of a transparent and proactive S.106 process and the merits of a dedicated S.106 officer in administering such a process.

6. Financial Implications

6.1 Payments received by the Council from developers, which relate to schemes for private development are contributions to costs incurred in relation to development. The Council is therefore not required under Part IV of the Local Government and Housing Act 1989, to set aside amounts for debt redemption.

6.2 Central Government Guidance on the use of S.106 Obligations makes it

http://www2.lewisham.gov.uk/lbl/councilmeetings/committees_post0502/mayorandcabinet/documents/oct2003/myr_cab_ag_21oct03.doc

clear that a local authority should not require contributions to the General Fund to be used to finance facilities, unless such facilities directly relate to the development.

- 6.3 It is envisaged that the S.106 Officer post will operate on a self financing basis, out of S.106 obligations. It is also envisaged that the post would be advertised as initially fixed term (2 years). As a consequence, this additional post should not place a burden on the existing salary budget within Regeneration Directorate.
- 6.4 The level of contribution that has arisen out of S.106 work has been in the region of £13 million of which approximately £6.5 million has either been spent or is committed. A significant proportion of the remaining £7.4 million is also tied up in specific projects and is not available for other purposes. However, there is a range of smaller (non specific) allocations from which this S.106 officer could be funded.

7. Legal Implications

Guidance on S.106 Obligations is contained within Circular 1/97 and it is essential that the Council's involvement in this area of planning control operates in accordance with Circular advice. It is essential that Head of Law is represented on the Officer Overview Group and that all S.106 Obligations (whether they be financial or non financial) are complied with and with respect to financial contributions are spent in accordance with the terms of the agreement, the law and Government Advice.

8. Crime and Disorder Implications

The Unitary Development Plan includes policies designed to ensure that development maintains and improves safety and security and depending on the scale and impact of development proposed, initiatives to assist in reducing crime can have implications for S.106 negotiations (for example the provision of CCTV).

9. Equalities Implications

Planning Obligations, if channelled appropriately and in accordance with corporate and community based strategies can result in improvements to facilities and to the general environment which should benefit a number of individuals and groups who are currently disadvantaged.

10. Environmental Implications

Planning Obligations are a crucial way of ensuring adequate measures are taken by developers or the Council on their behalf, to ameliorate any potential environmental dis-benefits likely to arise from major development

proposals and to secure positive improvements to the natural and built environment.

11. Conclusion

- 11.1 The Borough is currently experiencing unprecedented development interest and it is crucial that the Council organises itself so that S.106 opportunities arising out of this development pressure are realised and channelled into worthwhile projects in accordance with corporate and community priorities.
- 11.2 The work that has been done since the 2001-2002 Audit Review has very much focussed on processing and accountability issues. The up to date summary position as regards the S.106 Programme (Appendix 2), the Officer Overview Group Terms of Reference (Appendix 3) and the Officer Protocol (Appendix 4) are crucial constituents of this more formalised approach to project management and financial accountability.
- 11.3 The creation of a dedicated S.106 officer post should help co-ordinate this process and should build on the work that has been carried out thus far. Other London Boroughs have adopted a similar approach and a London wide S.106 Practitioners Working Party, convened by the ALG has been set up to disseminate best practice. Endorsement of the Terms of Reference and Officer Protocol and the creation of a S.106 officer post overseeing the process would represent a significant step change in the management of S.106 work.

BACKGROUND PAPERS

<u>Short title of Document</u>	<u>Date</u>	<u>File Location</u>	<u>File Ref</u>	<u>Contact Officer</u>	<u>Exempt Inf.</u>
Report to Public Accounts Select Committee	17.7.03	Gov. Support	Minute Book	C Weaser	N/A

If there are any queries on this report, please contact Peter Smith, Planning, on extension 49785.

S.106 Overview Group

Terms of Reference

1. Roles and Responsibilities

- To evaluate development proposals and agree corporate action to maximise regeneration opportunities for the Borough.
- To identify potential benefits and/or conflicts of development proposals for service delivery and performance targets across all directorates.
- To update colleagues and share information on known or anticipated development proposals, site availability or requirements.
- To keep abreast of relevant legislation and seek to identify best practice in other authorities as part of the Council's commitment to Best Value.
- To set up working groups to examine a particular site, proposal or issue in detail.
- To advise and recommend solutions on development sites and proposals.
- To have input into the drafting of committee reports relating to the corporate use of S.106 contributions.
- To ensure that S.106 monies are managed in compliance with the Council's financial regulations and Standing Orders, as well as other known regulatory frameworks.
- To ensure that S.106 projects are managed in accordance to the provisions of the Lewisham Standard of Project Management
- To implement and manage an appropriate database of S.106 Agreements and their associated projects.
- To ensure proper monitoring of the progress and budgets of all S.106 funded projects and non financial obligations.
- To report (as and when appropriate) to Senior/Chief Officers and other

Management/Executive Forums on S.106 related matters, including Mayor and Cabinet.

- To agree and manage the protocols for allocating S.106 funds and administering the S.106 process.

2. Meetings

- The Chair - will ensure that the Group acts within and appropriate to its terms of reference and will ensure that the work of the group properly links with the works/initiatives of other groups.
- Quorum - Five officers (with representation from Head of Law, Head of Planning and Capital and Treasury at all meetings).
- Regularity of Meetings (every six weeks)

3. Membership

- The Membership of the S.106 Overview Group shall be made up of nominees from the following Sections

Regeneration	Planning Urban Renewal Economic Development Highways and Transportation
Resources	Programme Management Capital and Treasury Head of Law
Education and Culture	1 nominee
Social Care and Health	1 nominee

S.106 Steering Group

Project Control Environment for S.106 Schemes

1. Purpose of Protocol

- 1.1 This document sets out the programme management methodology to be used by the S.106 Officer Steering Group for managing and monitoring S.106 schemes to ensure effective delivery and compliance to known agreements, regulatory frameworks, Council Standards and general good practice.

2. Definition of Terms

2.1 S.106 Agreements

Otherwise known as Planning Obligations. The process is a means of ensuring that adequate measures are taken by developers and by the Council to maximise the financial benefits that may arise from major development proposals and to secure positive improvements to the natural and built environment of the Borough.

2.2 S.106 Officer Steering Group

The membership of the Officer Steering Group is made up of officers of Planning, Highways, Housing, Finance and Programme Management sections of the Council as well as nominees for Education and Culture and Social Care and Health. The main aims of the Group among others are

- To monitor progress of all S.106 projects (financial and no financial).
- To consider new bids for projects to be funded out of S.106 monies.
- To ensure that all relevant bids have a Project Inception Document (PID).
- To manage and account for S.106 monies.
- To explore opportunities for S.106 related issues.
- To keep abreast of legislation, good practice and relevant regulations.
- To ensure appropriate implementation of all S.106 Agreements.
- To ensure compliance with Obligations.
- To ensure that S.106 projects are managed in accordance with known standards and regulatory frameworks.

- To be instrumental in ensuring that Senior Officers and Members are kept advised of S.106 issues as appropriate.
- To manage the database of all S.106 Agreements, contributions and schemes.

2.3 Use of S.106 Agreements

There are many benefits that can be derived by a community from development schemes that are brought about through negotiated S.106 Agreements. These can include

- Social/Affordable Housing
- Leisure and Community facilities
- Employment related benefits - funding for employment /business initiatives
- Environmental Improvements and Management
- Highway/Transportation related improvements

3. The Planning Process

The Head of Planning has the primary responsibility for all planning matters and hence, he is the Lead Officer for the Council's Planning Obligations.

4. Income/Grant Process and Financial Monitoring

Currently, the Council manages S.106 monies from three financial groups, depending on whether the agreement falls into Housing, Regeneration or other (specified) categories. The Steering Group has agreed to centralise the accounts, to be held by the Programme Management Services.

5. Project Management and Control

5.1 Managing S.106 Procedures, Identifying Projects and Allocating Resources

S.106 Agreements often specify which projects/schemes contributions are to be used for. Where the Agreement does not specify any benefit, there is flexibility over how the contribution may be applied. In these circumstances, the Steering Group can liaise with relevant groups to examine how the contribution can be best utilised.

It is important that the S.106 opportunities are identified at an early stage, enabling projects to be realised, developed and costed. Such project proposals should be brought to the attention of the Officer Overview Group as soon as practicable (even at pre application stage).

All S.106 Agreement heads must be listed in the report to the relevant Planning Committee along with the reasons why the Obligation is considered necessary, taking account of Circular advice.

Immediately following the Committee resolution to grant planning permission, the Head of Planning must provide detailed instructions to the Head of Law, clarifying the details of the obligations required (including the level of financial contribution as appropriate) and the range of triggers that would be necessary to control the delivery of the S.106 benefits.

Following the completion of the S.106 Agreement, the Head of Law will produce a S.106 Report Sheet, outlining the various obligations contained within the S.106 Agreement and the various triggers in place.

Non compliance with planning obligations would need to be the responsibility of the Head of Planning, in consultation with the Head of Law.

5.2 Project Initiation Document

This Steering Group must discuss the relevance, legality, funding and deliverability of all S.106 projects before their inception.

The Project Inception Document (PID) is the document that explains the rationale, the plan, deliverability and resourcing of projects. All S.106 projects above £20,000 must have appropriate PIDs before being allowed to proceed.

All projects **above £20,000** must submit their PIDs for consideration to this Group. Once agreed, the PID is then passed onto the Chair of the Group to the Project Sponsor for authorisation.

Projects **below £20,000** may be exempt from preparing PIDs but they must be required to submit a bidding form (Application form for funding) for the Group to consider. Once agreed the form must be signed off by the Chair of the Steering Group.

Expenditure codes shall not be set up for projects that do not comply with the above requirements.

5.3 Treatment of Expenditure

It is Council policy that project expenditure should not be incurred unless the project has approved budget, approved PID and appropriate capital;/revenue cost codes

Capital Expenditure

When the Steering Group considers \and agrees a project the budget and funding for the project must be clearly defined and agreed. Thereafter, the Project Manager can set a budget and approach Central Capital and Treasury to request for a cost code to be set up for the project. For codes to be set up there must be the approved PID, a set budget and funding source. In this case, the appropriate S.106 personal account and amount will be identified so that the appropriate expenditure incurred shall be duly financed at the end of the financial year. Incomes cannot be directly transferred into a capital cost code.

Revenue Expenditure

The requirement for securing a Revenue Cost Centre is the same as explained under Capital Expenditure. The only difference is that Project Managers approach their Directorate Finance Officer to ask for a code to be set up. Another technical difference is that the Fund can be transferred like an income into the Revenue Income codes as and when agreed by the S.106 Officer Steering Group.

5.4 Project Implementation

Project Managers shall have overall responsibility for the day to day management of their approved project.

5.5 Risk Log and Monitoring Report

All S.106 Project Managers shall provide a regular monitoring report and risk log to the Officer Steering Group and may be asked to attend any of the Group's meetings and make personal presentations. The PMS Section will co-ordinate the monitoring information for this Group.

5.6 Project Closure

In compliance with good practice and relevant standards, all projects need to be closed in a structured manner. All project closure documents must include a Client Acceptance Sign Off Form and a report reviewing the project management process with any lessons to be learnt.

All project management related documents and forms can be obtained from the Programme Management Services, Room 14, Ground Floor Town Hall Chambers

LONDON BOROUGH OF LEWISHAM

MINUTES of that part of the meeting of the MAYOR AND CABINET, which was open to the press and public, held on TUESDAY, 21 OCTOBER 2003 at LEWISHAM TOWN HALL, CATFORD, SE6 4RU at 6.20 p.m.

Present

Councillor Moore (Acting Mayor)(in the Chair); Councillors Best, Donnelly and McGarrigle.

Apologies for absence were received from Councillors Holder, Whiting and Wise and the Mayor (Steve Bullock).

<u>Minute No.</u>	<u>Action</u>
1	<u>MINUTES</u> (page RESOLVED that the Minutes of that part of the meeting of the Mayor and Cabinet held on 1 October 2003, which was open to the press and public, be confirmed and signed.
2	<u>DECLARATIONS OF INTERESTS</u> (page None was declared.
3	<u>EXCLUSION OF THE PRESS AND PUBLIC</u> (page RESOLVED that under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 7, 8 and 9 of Part 1 of Schedule 12(A) of the Act:- 101 Minutes
4	<u>APPOINTMENT OF MEMBER TO SERVE ON THE NEW DEAL FOR COMMUNITIES</u> (page RESOLVED that Councillor Maslin be appointed to serve on the New Deal for Communities Board for the period up to 31 December 2003.

5 CROFTON SECONDARY SCHOOL - DETERMINATION OF PROPOSAL TO INCREASE THE ADMISSION NUMBER (page

RESOLVED that

(i) in accordance with the powers set out in Schedule 6 to the School Standards and Framework Act 1998, the Authority does determine to implement the proposals for Crofton Secondary School, as set out in the Public Notice issued on 7 May 2003 and attached as an appendix to the report; and

ED E & C

(ii) in accordance with the powers set out in Schedule 6 to the School Standards and Framework Act 1998, the School Organisation Committee for Lewisham be informed of the decision to determine the proposals.

6 EXTERNALISATION OF THE CREATIVE LEWISHAM AGENCY (page and Appendices page

RESOLVED that

(i) the Creative Lewisham Agency be externalised from the Council from 1 April 2004. The externalised agency be established as a company limited by guarantee with charitable status (as per the memorandum and articles of association included as an appendix to this report);

ED E & C

(ii) the strategic aim proposed for the new organisation be endorsed;

(iii) the transfer of staff currently employed by the London Borough of Lewisham to the new organisation (under TUPE conditions), following consultation with the affected employees in accordance with the Council's HR Policies and Procedures, be agreed; and

(iv) as a desired policy outcome the Council supports the externalised Agency, but that the final decisions on this be made in the round with other competing priorities in the forthcoming 2004/05 budget round. (There will be an application for continuously reduced once-off support to the Agency in the coming 4 financial years).

7 FORMALISATION OF SECTION 106 PROCEDURES (page and Appendices page

The Chair stated that the regular six month monitoring reports to be submitted to the Public Accounts Select Committee on Section 106 funds and balances was not solely a matter for the Select Committee to be concerned with but also one which the Mayor and Cabinet should consider.

RESOLVED that

- (i) progress made in the implementation of recommendations made in the audit review be noted;
- (ii) the terms of reference of the officer working group as a basis for overseeing S.106 obligations and ensuring effective project management (Appendix 3) be endorsed;
- (iii) the S.106 protocol "Project Control Environment for S.106 Schemes" (Appendix 4) be endorsed;
- (iv) the creation of a dedicated S.106 officer post within the Regeneration Directorate, reporting to Head of Planning be agreed; and
- (v) the Public Accounts Select Committee and the Mayor and Cabinet receive regular 6 month monitoring reports on S.106 funds and balances.

ED
Regen.

Minute No.

Action

- 8 SILWOOD SRB DELEGATED DECISIONS (page and
Appendix page
- RESOLVED that the decisions taken by officers under
delegated authority in respect of Silwood
SRB, set out in the Appendix to the report,
be noted. ED
Regen.
- 9 MEDIUM AND LONG TERM STRATEGIES FOR PROJECT
MANAGEMENT OF CAPITAL SCHEMES AND ASSET
MANAGEMENT (page
- It was reported that the interim partnering arrangement
with an external consultant would be for one year with a
potential for extension by up to 2 years.
- RESOLVED that
- (i) the proposed review of the Council's
arrangements for asset management and
delivery of capital projects be noted, and
the scope of the review as set out in the
report be endorsed; and ED Res.
- (ii) that an interim partnering
arrangement with an external consultant for
one year (with a potential for extension by
up to two years) be entered into to provide
project management services for the
delivery of non-housing capital schemes;
and that procurement of these services be
undertaken in accordance with the
European procurement regulations.
- 10 COUNCILWIDE BUDGET MONITORING REPORT 2003/04
(page
- Appendix 1 to the report was circulated at the meeting
(copy attached at page
- RESOLVED that
- (i) the Council plans its end of year
revenue monitoring position on the basis All
that the SC & H net overspend of £1.044m Directors

(ix) the current projected overspend for 2003/04 is £2.061m after the allocation of £2m of corporate working balances be noted;

(x) the present directorates' overspends requiring attention by Executive Directors before the next budget monitoring report are Education & Culture £768k, Regeneration £421k and Social Care & Health £3.044m be noted; and

(xi) the levels of internal control within SC & H currently to manage the budgets, particularly in the areas of both Adults and Children's placement budgets be noted.

11 CAPITAL PROGRAMME 2003/04 2ND QUARTER MONITORING (OSCP & HIP) (page

RESOLVED that

HIP

(i) the HIP schedules as shown in Appendix A be agreed;

ED Res.

(ii) the proposed contract variations/additional requests as detailed in sections 7 and 8 of the report, be agreed;

(iii) officers work up a further schedule of Decent Homes Schemes, up to £15m for possible inclusion within the capital programme as detailed in paragraph 8.38 of the report;

OSCP

(iv) the allocation of £833k to the Hither Green School Scheme, paragraph 3.9 of the report, be agreed;

Appendix 2: Overarching process for seeking CIL funding

Steps	Description		Action
Step 1	Does project accord with Legal Requirements around use of CIL: Would it be used for the provision, improvement, replacement, operation, or maintenance of infrastructure to support the development of the borough?	Yes	Move to stage 2
		No	Proposal fails
Step 2	Is the project listed in the Infrastructure Delivery Plan? If not does it fall as an exception? Exceptions being: Match funding opportunities which have Council support	Yes	Move to stage 3
		No	Proposal fails
Step 3	Has a PID and Project Prioritisation Form (PPF) been fully completed? See Appendix 1 for PPF?	Yes	Move to Stage 4
		No	Proposal fails
Step 4	Does the project score over 63 points on PPF?	Yes	Consider for CIL allocation
		No	Move to Stage 5
Step 5	Does the project score over 60 points on PPF and is it a project that the quorate consider should be funded? Answers to last two questions on PPF, although not rated, should form part of the consideration.	Yes	Consider for CIL allocation
		No	Proposal fails

Appendix 3: Project Prioritisation Form

Project Name		Lead officer name and contact details	
Project Address		SRO name and contact details	
Project Ward/s		Director name and signature	

Describe the project:

Appendix 3: Project Prioritisation Form

Complete form fully as responses will be rated based on information supplied

Criteria	Response <i>Please provide a response below. All boxes MUST be completed, and full explanations given with evidence where necessary.</i>	Rating	Scoring
1. Demonstrate how project aligns / respond to the Local Plan Vision	Please read Appendix 1 - Criterion 1 - Local Plan Vision and Objectives . It provides information on how to mark this Criteria	5 – Meets in all aspects 4 - Meets in most aspects 3 - Generally meets 2 - Meets in some respects 1 – Does not meet	Fails if 2 or less
2. Demonstrate how project aligns / respond to the Local Plan objectives	*Please attach a copy of Appendix 1 - Criterion 1 - Local Plan Vision and Objectives to your submission. It also provides information on how to mark this Criteria and a detailed marking sheet	5 – Meets A + two or more whole categories 4 - Meets A + 1 whole category and another objective 3 - Meets A +1 whole category 2 - Meets A only 1 – Does not meet objectives	Fails if 1
3. Demonstrate how project aligns / responds to the Corporate Priorities	Please see Appendix 2 – Corporate Priorities	5 – - Meets in many aspects – over 75% 4 - Meets over 50% 3 - Meets 5 or more criteria 2 - Meets 4 or fewer criteria 1 – Does not meet	Fails if 2 or less

Appendix 3: Project Prioritisation Form

4. Is the project in the Capital Programme?		5 – Yes 1 - No	
5. Is the project needed to support new development in any of the following ways: a. It will enable development. b. It will encourage and attract development. c. It will support recent new or pipeline developments		5 – Critically needed 4 – Essential 3 – Will support 2 – Has little impact 1 – Unknown/ Not assessed	Fails if 2 or less
6. Does the project have revenue implications for the Council? What are they and can and, if so, are they affordable?	Describe implications – short, medium and long term; positive and negative	5 – Does not have revenue implications 4 - Has revenue implications but they are limited and affordable 3 - Has revenue implications but they are affordable 2 – Has revenue implications and they are unaffordable 1 – Has significant revenue implications	Fails if 2 or less
7. How is the project to be funded?	Response must include details on the following: How critical is CIL funding for delivery? Demonstrate that alternative funding sources have been explored including s106? Is there any match funding?	5 – Is a deliverable project with a full and solid package of funds (other than CIL) or is a	Fails if 3 or less

Appendix 3: Project Prioritisation Form

		<p>deliverable project relying on CIL alone</p> <p>4 – Is a deliverable project relying on CIL and is a match funding project</p> <p>3 – Delivery is questionable or/and there are questions over funding</p> <p>2 – Is not deliverable</p> <p>1 – Has not demonstrated that it is deliverable or that it has funding</p>	
8. What is the timescale for delivery?	Set out here timescale for delivery against funding streams and other factors	<p>5 - timescales are reasonable and deliverable</p> <p>4 - timescales ambitious but deliverable</p> <p>3 – timescales ambitious and there is a risk of delay</p> <p>2 - timescales unachievable</p> <p>1 - No date set for delivery</p>	
9. That there are sufficient CIL funds available or that they are projected to be available within the project timescales?	Contact CIL@lewisham.gov.uk before answering this.	<p>5 – Yes</p> <p>1 - No</p>	Fails if 1
10. What is the Customer Impact?	<p>Who are the customers for this project? What will the benefits to them be?</p> <p>Will the project benefit some groups over others?</p>	5 - High positive customer impact	Fails if 3 or less

Appendix 3: Project Prioritisation Form

	<p>Has the project been driven by a certain group and what's the basis for their concern/desire to do project</p> <p>What are the measures of success?</p>	<p>4 - Medium positive customer impact</p> <p>3 - Low positive customer impact</p> <p>2 - Impact stays same</p> <p>1 - Impact not assessed</p>	
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<p>11. What are the risks and opportunities of the project?</p>		<p>5 - High number of opportunities/low number of risks</p> <p>4 - Some opportunities/low number of risks/has suitable balance of risk and opportunities</p> <p>3 - Some opportunities/some risks</p> <p>2 - Low number of opportunities/high number of risks</p> <p>1 – Risks/Opps not assessed / not properly assessed</p>	<p>Fails if 3 or less</p>
<p>12. Is the project of high quality and of</p>		<p>5 - High benefit/high quality</p> <p>4 - Medium benefit/high quality</p>	<p>Fails if 3 or less</p>

Appendix 3: Project Prioritisation Form

benefit to the area/community?		3 – Medium benefit/low quality or Low benefit/high quality 2 – low benefit/low quality or No benefit 1 - Benefit analysis not done / not done properly	
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Appendix 3: Project Prioritisation Form

<p>13. Does the project improve outcomes in health, employment and/or tackle inequalities?</p>		<p>5 – Demonstrates significant improved outcomes in health, employment and/or tackles inequalities</p> <p>4 – Demonstrates some improved outcomes in health, employment and/or tackles inequalities</p> <p>3 – Demonstrates negligible improved outcomes in health, employment and/or tackles inequalities</p> <p>2 – Demonstrates no improved outcomes in health, employment and/or tackles inequalities</p> <p>1 –Improving outcomes in health, employment and/or tackles inequalities assessment not done / not done properly</p>	<p>Fails if 2 or less</p>
<p>14. Does the project/scheme demonstrate value for money?</p>		<p>5 - Demonstrates value for money</p> <p>4 – Demonstrate reasonable value for money</p> <p>3 – Demonstrates not good value for money</p> <p>2 – Is not value for money</p>	<p>Fails if 3 or less</p>

Appendix 3: Project Prioritisation Form

		1 – Value for money assessment not done / not done properly	
15. Does the project demonstrate innovation and improvement?		5 - Demonstrates innovation and improvement 4 – Demonstrates a reasonable level of innovation and improvement 3 – Demonstrates minimal innovation and improvement 2 – Does not demonstrate innovation and improvement 1 – Innovation and improvement not assessed	Fails if 3 or less
16. Does the project rely on any other legal process which may put delivery at risk?	List all that apply, clearly noting all e.g. CPO, lease extensions, planning permission and issues surrounding them	5 – Project does not rely on another legal process which may put delivery at risk 3 – Project relies on another legal process which may put delivery at low risk 1 – Project relies on another legal process which may put delivery at high risk	Fails if 1

Appendix 3: Project Prioritisation Form

Further information

Not rated but must be fully answered; as these form part of the assessment in some circumstances

Criteria	Response	Assessor comments	Quorate comment
Is there a third-party sponsor? (e.g. Network Rail if for station) Are they undertaking the project?			
What consultation has been undertaken? Is there stakeholder support?			

Scores:

Overall total is out of 80

Projects scoring over 63 points will be considered first for funding (subject to available CIL funds).

Next, and if CIL funds are available, projects scoring over 60 will be considered for allocation if the project is deemed by the quorate to be of high enough quality or bring sufficient benefit. If projects score between 60 and 63 answers to the last three questions must be completed as may affect decision.

Appendix 3: Project Prioritisation Form

Score for project

Scored by:		
Name	Title	Date
Scoring agreed by:		

Report for: Mayor and Cabinet	
Part 1	<input type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Sustainable Streets – phase 1 recommendations and next steps	
Author	Martha Lauchlan	Ext.

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration	x	
EMT consideration	x	
Agenda Planning Group consideration	x	



Signed:
Cabinet Member for Environment and Climate Action
Date: 07/07/23



Signed:
Nazeya Hussain Executive Director for Place
Date: 07/07/23

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Sustainable Streets – Phase 1 recommendations and next steps

Date: 19 July 2023

Key decision: Yes

Class: Part 1

Ward(s) affected: Deptford, Evelyn, Crofton Park, Rushey Green and Perry Vale

Contributors: Martha Lauchlan, Transport Planner; Seamus Adams, Head of Commercial Operations & Development and Interim Head of Highways and Strategic Transport

Outline and recommendations

This report outlines to Mayor and Cabinet the results of the Phase 1 engagement and consultation process for the Sustainable Transport and Parking Improvements programme and provides details of the next steps for the programme.

Mayor and Cabinet are recommended to:

- Note the updated Parking Policy, as noted in Section 10.9
- Note the feedback of the Phase 1 Sustainable Streets public consultation
- Agree that proposals for a permanent traffic order for new Sustainable Streets zones in Deptford, Honor Oak Park, and Ravensbourne Park be published and that the statutory processes be conducted
- Agree to implement 'no waiting at any time' junction protection markings (double yellow lines) at junctions of all roads consulted within Phase 1 areas
- Agree to officers using their delegated powers to make any changes they consider necessary to address any issues raised following a 6-12 month review of the Phase 1 zones
- Agree to proceed to Phase 2 engagement and consultation in Evelyn
- Agree to proceed to the review of existing Controlled Parking Zones in Zone B (Lewisham), Zone BHA (Blackheath) and Zone E (Rushey Green West)
- Agree to the revised engagement and consultation approach for future phases of the Sustainable Streets programme

Timeline of engagement and decision-making

7 December 2022: Mayor and Cabinet approval of the Sustainable Transport and Parking Improvements programme

17 January-5 March 2023: Sustainable Streets public consultation for phase 1 areas (Deptford and Catford/Crofton Park)

19 June 2023: Sustainable Development Select Committee meeting

1. Summary

- 1.1. The Sustainable Transport and Parking Improvements programme was approved by Mayor and Cabinet on 7 December 2022 and has an overarching aim of encouraging active travel in Lewisham through the provision of sustainable transport measures in

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combination with parking controls. Without adequate parking control measures in place this can lead to parking pressures being created within residential areas and also encourage greater car use.

- 1.2. Areas of the borough not yet covered by Controlled Parking Zones (CPZs) make up 77% of the borough and have been divided into three phases for the proposed engagement and consultation of the Sustainable Streets programme.
- 1.3. The consultation for Phase 1 areas took place between 17 January to 5 March 2023 for the consideration of proposals of a package of measures, which included:
 - Electric vehicle charging points
 - Secure cycle storage
 - Street tree planting
 - Improved crossings, including double yellow line markings around all junctions
 - Car club bays
 - Permit parking for residents and businesses
- 1.4. The feedback from the consultation has formed part of a review of the decision-making for the implementation of Sustainable Streets measures. This information has been considered in the context of the Council's longer term ambitions to inform the recommendations of the implementation of Sustainable Streets measures.
- 1.5. For Deptford, there were high levels of support for the package of measures across most of the area with the exception of a few streets which has higher levels of opposition to the introduction of parking permits. These streets were located around car-free developments where CPZs have been agreed to be implemented as part of the planning obligations, and by small businesses who expressed a need for more loading bays.
- 1.6. For Catford and Crofton Park, there were higher levels of opposition to the package of measures however there were pockets of support for all measures in roads in the vicinity of Honor Oak Park station where some residents noted parking pressure from commuters, and adjacent to existing CPZ Zone K.
- 1.7. As set out in the Sustainable Transport and Parking Improvements Programme report presented to Mayor and Cabinet in December 2022, 'no waiting at any time' junction protection markings (double yellow lines) are proposed to be introduced at junctions for all roads consulted in the Phase 1 areas. These should extend 10m from the junction, in line with guidance from the Highway Code. These markings are intended to provide a safe clearance from parked vehicles from each junction to improve visibility for pedestrians and cyclists, and improve road safety.
- 1.8. This report sets out the results of the consultation, seeks approval for the recommendations and outlines the next steps.

2. Recommendations

- 2.1. For the reasons set out in this report, it is recommended that Mayor and Cabinet:
- 2.2. Note the updated Parking Policy, as noted in Section 10.9
- 2.3. Note the findings of the Phase 1 Sustainable Streets public consultation
- 2.4. Agree that proposals for a permanent traffic order for new Sustainable Streets zones in Deptford, Honor Oak Park, and Ravensbourne Park be published and that the statutory processes be conducted
- 2.5. Agree to implement 'no waiting at any time' junction protection markings (double yellow

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- lines) at junctions of all roads consulted in Phase 1 consultations. These measures will be included in the process for the new permanent traffic order in 2.13. above.
- 2.6. Agree to officers using their delegated powers to make any changes they consider to be necessary to address any issues raised following a 6-12 month review of the Phase 1 zones
 - 2.7. Agree to proceed to Phase 2 engagement and consultation in Evelyn
 - 2.8. Agree to proceed to review of existing Zone B (Lewisham), Zone BHA (Blackheath) and Zone E (Rushey Green West)
 - 2.9. Agree to the revised engagement and consultation approach for future phases of the Sustainable Streets programme.

3. Policy Context

- 3.1. The contents and recommendations of this report are consistent with the Council's policy framework, as well as wider regional and national policies and priorities, as outlined below:
- 3.2. **Corporate Strategy (2022-2026)** – This sets out what the Council plans to deliver for residents between 2022-2026. The recommendations of this report will help to support the implementation of the Corporate Strategy, namely making Lewisham 'cleaner and greener, where the Council has committed to enable more active travel and aim to reduce reliance on cars.
- 3.3. **Future Lewisham (2021)** – This outlines the Council's ambitions for the future and priorities as the borough recovers from the impact of the Covid pandemic. One of the core themes of the plan is to create a 'greener future', building on the observed increase in walking and cycling seen locally, and all the other ways our environment benefitted from behaviour changes during the pandemic. The other core theme is 'a healthy and well future' and recognises that good health and wellbeing is dependent on many determinants including physical activity and air quality.
- 3.4. **Climate Emergency Action Plan (2019)** – This sets out the Council's ambition for Lewisham to be a carbon net-zero borough by 2030. More than 25% of the borough's carbon emissions come from transport, including vehicles travelling in or through the borough. Within the action plan, one of the key policies is to move to a decarbonised transport network through encouraging modal shift and managing parking.
- 3.5. **Air Quality Action Plan (2022-2027)** – This outlines the Council's five year strategy to improve air quality in the borough and across London. This includes objectives for cleaner transport policies, such as encouraging more trips to be made by walking, cycling or public transport to reduce car use; improved provision of infrastructure to support walking and cycling; and installation of electric vehicle charging points to enable the uptake of electric vehicles.
- 3.6. **Mayor of London's Transport Strategy (2018)** – This has an overarching aim of reducing dependency on cars and sets strategic targets for 80% of journeys in London to be made by walking, cycling and public transport by 2041 and for all Londoners to do at least 20 minutes of active travel each day by 2041.
- 3.7. **Transport Strategy and Local Implementation Plan (2019-2041)** – The objectives of this strategy is for travel by sustainable modes to be the most pleasant, reliable and attractive option for those travelling to, from and within Lewisham; for Lewisham's streets to be safe, secure and accessible to all; for Lewisham's streets to be healthy, clean and green with less motor traffic; and for Lewisham's transport network to support new development whilst providing for existing demand. One of the aims of the

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Transport Strategy is to reduce car use and car ownership in the borough through increasing CPZ coverage.

- 3.8. **London Net Zero 2030: An Updated Pathway** – In 2022, the Mayor of London commissioned Element Energy to analyse the possible pathways to achieving net zero. The Mayor has indicated an Accelerated Green Pathway will be followed in order to achieve net zero, for which one of the key requirements is a 27% reduction in car vehicle kilometers travelled by 2030.
- 3.9. **Healthy Streets for London (2017)** – The Mayor of London and TfL are taking the Healthy Streets approach to encourage more Londoners to walk, cycle and use public transport. This approach aims to improve air quality, reduce congestion and help make London's diverse communities greener, healthier and more attractive places to live, work, play and do business. It outlines some practical steps to help Londoners use their cars less and walk, cycle and use public transport more, including:
- Improving local environments by providing more space for walking and cycling, and better public spaces where people can interact;
 - Prioritising better and more affordable public transport, and safer and more appealing routes for walking and cycling;
 - Planning new developments so people can walk or cycle to local shops, schools and workplaces, and have good public transport links for longer journeys.
- 3.10. **London Environment Strategy (2018)** – This strategy brings together approaches to every aspect of London's environment, integrating air quality, green infrastructure, climate change mitigation and energy, waste, adapting to climate change, ambient noise, and the low carbon circular economy. It recognises that poor air quality is the "most pressing environmental threat to the future health of London" and sets out a roadmap to zero emission road transport which includes reducing car use.
- 3.11. **Gear Change (2020)** – This strategy sets out the actions required at all levels of government to increase walking and cycling in England, in order to improve air quality, combat climate change, improve health and wellbeing, address inequalities and tackle congestion on our roads.

4. Background

- 4.1. There is a widely recognised need to reduce car dependency in London to improve air quality, improve public health, reduce congestion and improve road safety, as reflected in the strategies and policies detailed in Section 3.
- 4.2. Improving air quality is integral to the Council's target of becoming carbon net-zero by 2030. Achieving this target will require a range of radical actions across the Council's corporate estate, transport, housing and green spaces.
- 4.3. Air pollution has a distinct impact on life expectancy and is linked to Chronic Obstructive Pulmonary Disease (COPD), asthma, cardiovascular disease, cancers and neurological impairments. Despite some improvements to air quality observed in recent years, levels of air pollution in London are still too high for the health of many Londoners and toxic air contributes to the deaths of more than 4,000 Londoners in 2019 ([City Hall, 2021](#)).
- 4.4. Road transport is the main source of air pollution in London, contributing to 36% of NO_x emissions, 55% of PM₁₀ emissions and 26% of carbon emissions ([Air Quality Action Plan, 2022](#)).
- 4.5. Traffic on London's roads has remained largely the same in the years between 2010-2019, bringing the total number of miles travelled by motor vehicles in London to 20.3

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billion ([road traffic statistics, DfT, 2020](#)). Of this, 0.48 billion vehicle miles were travelled on roads in Lewisham in 2019 ([road traffic statistics, DfT, 2020](#)). However, there has been an estimated increase of 44% of the traffic on minor roads in London ([Travel in London report, TfL, 2022](#)). Minor roads are designed to perform local functions such as for local journeys which could be made by active modes of travel.

- 4.6. In addition, GLA data shows that over one third of all car trips made by London residents are for journeys of less than 2km, contributing to the high levels of vehicular traffic monitored on London roads ([Health impacts of cars in London, GLA, 2015](#)). 1.6 million car trips per day could potentially be walked and 2.7 million car trips per day could potentially be cycled.
- 4.7. The number of killed and serious injury collisions (KSIs) in Lewisham increased between 2017-2021, of which the proportion of cycle KSIs has increased the most significantly from 5.8% of all KSIs in 2017 to 37.9% in 2021. While this may also correspond with an increase in the number of cycling trips made in the borough, it is vital that the Council creates safer environments for road users, including increasing visibility and sight lines on roads.
- 4.8. The Council aims to reduce car dependency and encourage a mode shift to sustainable transport methods by improving the public realm and implementing measures that support walking, cycling, public transport use and more sustainable transport. This includes schemes which incorporate pedestrianisation, increasing the cycle network, access to cycle hire and road safety. The Sustainable Streets programme will meet these aims by proposing the following measures in areas that it consults:
 - Cycle hangars
 - Electric vehicle charging points
 - More street tree planting
 - Increased car club coverage
 - Safer junctions and crossing points
 - Controlled parking measures
- 4.9. Introducing sustainable measures such as cycle hangars, EV charging points, street trees and car clubs can encourage and enable a shift to greener transport modes.
- 4.10. The provision of secure cycle hangars can enable residents to own and use a bike by providing a safe parking place for individuals who may not have adequate or secure storage at their properties. There are currently 186 cycle hangars in the borough available for use by residents, nearly all of which are at maximum capacity with long waiting lists. The Council receives a high number of requests for cycle hangars – between December 2022 until June 2023, more than 400 requests were made for secure cycle parking by Lewisham residents. At present, this far outstrips the number of hangars that can be delivered each year by LIP funding via TfL.
- 4.11. A large distribution of EV charging points support residents who have made the switch to electric vehicles, providing them with a range of locations to charge their cars. The Government plans to ensure that all new cars are electric by 2030 and the implementation of a network of charging points future proofs the borough's roads for that growth in EVs. Installing EV charging points gives residents the confidence to own or consider buying an EV. There are currently 250 EV charging points in the borough and the Council receives regular requests for more charging points – between January

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to June 2023, more than 400 individual requests were made, showing clear demand for charging infrastructure. A new Electric Vehicle Implementation Strategy is being developed for 2023-2026 to support the growth of EV.

- 4.12. Street trees can improve the public realm and have been linked to increased health and wellbeing. As well as encouraging biodiversity, street trees are known to absorb pollutants, improving local air quality. They play a key role in off-setting the impacts of a warming climate which is creating more extreme weather events. In warm weather, trees provide shade and offer cooling effects on the surrounding air – London experienced 40°C heat in the summer of 2022 and the occurrence of similar extreme heat events is predicted to be extremely likely in future years. In addition, trees support flood protection, providing a permeable surface for drainage which helps to alleviate the issues of flash flooding. Street trees enhance the attractiveness of local areas and encourage more walking and physical activity. Lewisham Council follows the ‘Right Tree, Right Place’ policy and identifies suitable trees for the location that do not have an impact on existing properties or infrastructure.
- 4.13. Car clubs play an important role in achieving a sustainable transport network. As noted above, the average car or van in England is driven just 4% of the time. The provision of car clubs has the potential to reduce car ownership for residents and businesses, who can use vehicles such as Zipcars for occasional travel within London without needing to own a private vehicle. This can play a part in offering residents residing in car-free developments with access to a vehicle. Car clubs are also rapidly electrifying their fleets which contributes to reduced emissions. London has the largest car club market in the UK with over 3,200 vehicles and Lewisham Zipcar membership has grown by almost 400% between January 2015 to May 2023, from 4,909 registered members to 24,352. The Council is keen to support this growth through the implementation of bays dedicated for car clubs. The enlargement of EV fleets will also put pressure on the borough’s EV charging network, which underlines the need for increased rollout of EV charging infrastructure.
- 4.14. Safer junctions, implemented via ‘no waiting at any time’ line markings (double yellow lines) are vital to improved road safety, particularly for vulnerable road users (i.e. pedestrians and cyclists). They protect junctions by limiting parking where crossings are most likely and so improve visibility. High levels of congestion are linked to increased risk of road danger. Between 2017-2021 there were more than 4,000 casualties as a result of traffic collisions in Lewisham, of which 21 were fatal. High priority interventions suggested to reduce road danger include introducing measures to reduce the dominance of traffic and designing streets with safety in mind that encourages ways of travel which pose less risk of other people on the roads, e.g. infrastructure to make walking and cycling safer, easier and more accessible for all.
- 4.15. Around 60% of all road space in Lewisham is used for on-street parking, yet 47% of households within the borough do not have access to a private vehicle ([Census data, ONS, 2021](#)). All residents make use of the borough’s streets by either walking, cycling or using public transport and it is therefore important that the views of all users are considered when proposing improvements to a street or area, not just those of car owners. The sustainable measures outlined above all require road space and without introducing parking controls to manage where parking can occur, it is difficult to reallocate space for these measures.
- 4.16. CPZs are designed to improve parking in local areas by prioritising parking spaces for local residents and restricting people from other areas parking in their roads. They put

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- local people first, helping residents and businesses to park in their neighbourhoods by stopping people from outside the area from parking there within certain hours.
- 4.17. The Council uses emissions-based parking charges to encourage residents to transition to cleaner and less polluting vehicles. Parking charges and maximum stay restrictions help to ensure a turnover of parking space, which is essential for local businesses in commercial areas. There is only a limited amount of on-street parking space, and through careful management it is possible to ensure that the residents and visitors can benefit from these to ensure the ongoing economic wellbeing of town centres.
 - 4.18. Within certain areas of the borough, demand for parking is already known to outstrip existing supply. These are typically in areas within close proximity to town centres, schools, local shopping facilities and transport hubs, such as train stations. This demand leaves it challenging for local residents to park near their homes during certain times of the day or days of the week.
 - 4.19. The average car or van in England is driven just 4% of the time. For the rest of the time the vehicle is either parked at home (73% of the time) or elsewhere (23% of the time), such as at work or near transport hubs as a part of a person's commute.
 - 4.20. Pavement parking is common across the borough and, where unauthorised, can inhibit access for pedestrians, wheelchair users and people with buggies, making active travel a less attractive and viable option for residents. CPZs and other measures can help to reduce pavement parking and encourage walking, for example by implementing designated bays for parking which do not obstruct access and by widening the footway to ensure there is more room for pedestrians.
 - 4.21. Lewisham has the lowest coverage of CPZs amongst all inner London boroughs and there are many outer London boroughs with higher coverage, up to 100%. In addition, neighbouring boroughs of Southwark and Greenwich are increasing their CPZ coverage including in areas bordering Lewisham which is likely to place parking pressure on Lewisham roads.
 - 4.22. The Council recognises that applications for crossovers may increase as a result of this programme, which would reduce the amount of permeable surfaces in the borough. A sample survey of a number of streets included in the proposed zones, as noted in the following sections, will be undertaken six months after implementation to understand if any unauthorised crossovers are being implemented or if there has been an increase in authorised crossovers. Officers will review the applications that are received and consider options to strengthen the policy for crossovers through Planning and Highways guidance.
 - 4.23. There is also guidance to reduce street clutter and remove unnecessary signs, railings and advertising hoardings in a bid to make streets tidier and less confusing. Officers will use this programme as an opportunity to carry out reviews of street clutter and will address this through implementation of Sustainable Streets measures.

5. Consultation process

- 5.1. As part of the introduction of the Sustainable Transport and Parking Improvements programme, hereafter referred to as the Sustainable Streets programme, the Council committed to a phased approach of engagement and consultation with residents and businesses to seek feedback on a package of proposals for local streets.
- 5.2. The first phase for engagement and consultation included the Catford/Crofton Park and Deptford areas.

- 5.3. A public consultation was open for six weeks, between 17 January until 5 March 2023. The consultation was open to residents and business owners within the phase 1 areas to understand public perceptions of the proposed concept designs for the Sustainable Streets package of measures, and ensure that local feedback was considered as part of the decision-making process about whether to proceed with delivery.
- 5.4. A total of 9741 leaflets were delivered to addresses within the Catford/Crofton Park area and 12,120 delivered within the Deptford area.
- 5.5. The consultation campaign was supported by:
 - A consultation leaflet, monitoring strategy and FAQ document (see Appendix A) on a dedicated project web page to inform residents
 - Virtual stakeholder briefings
 - Resident drop-in sessions (five sessions in each Phase 1 area)
 - Business site visits
 - Door knocking in areas/roads with lower response rates
 - Posters on lampposts within the consultation areas
 - QR codes linking directly to the project webpage and consultation survey on
 - Media relations work resulting in local press articles
 - Repeated mentions in the Council's weekly resident e-newsletter
 - Article in Lewisham Life
 - Social media promotion on several channels including locally targeted posts through Next Door
 - Mentions in the Council's staff e-newsletter
 - A dedicated phone line and email address for people to get in touch throughout the consultation
- 5.6. A consultation survey was the formal method used to capture feedback on the proposals. The consultation survey was embedded on the project webpage and linked directly via QR codes on consultation materials (leaflet, lampposts, roll banner).
- 5.7. Hard copy versions were available on request via the phone service, available to pick up from Deptford Lounge Library or Ackroyd Community Centre, at any of the resident drop-in sessions, or could be completed directly during door-knocking.
- 5.8. The specific aims of the consultation were to find out:
 - Modes of travel by residents and businesses
 - Levels of support for the Sustainable Streets measures including cycle hangars, EV charging points, street trees, car club bays, safer junctions, disabled parking, loading bays and parking permits
 - The nature of any parking concerns
 - The preferred operation of a CPZ
- 5.9. A data cleansing process of the responses was undertaken in order to identify duplicate or suspicious responses. As is best practice, cleansing was conducted by cross-referencing household information, timestamps of submission and identical IP addresses.
- 5.10. The survey had conditional questions dictating the types of questions respondents would answer. The survey then branched into different questions depending on if

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respondents had selected any of the three options, as below:

- Respondents who said they live or work in the Catford/Crofton Park or Deptford consultation areas could answer the entire survey
 - Local businesses were given specific questions pertaining to their business operations and were different from resident questions
 - If respondents selected that they do not live or work in the consultation areas, then the survey would end after the initial questions and no equalities monitoring information was recorded.
- 5.11. Some respondents selected that they lived in the consultation area however analysis of the address provided indicated that they were outside the area.
- 5.12. Following data cleansing, a total number of 4,136 responses to the consultation were recorded. Of these, 2,691 respondents selected an address based in the consultation areas; 2,028 were located in Catford/Crofton Park (representing a 20% response rate) and 663 were located in Deptford (representing a 5% response rate). These responses identified as being from residents within the consultation areas have been used for the review.
- 5.13. Responses from outside of the consultation areas have been noted and will be used to inform future phases of the programme.
- 5.14. A number of petitions were received by the Council regarding opposition to the introduction of parking permits in the Catford/Crofton Park consultation area. These have been noted, however only the formal consultation responses have been used as part of the review.
- 5.15. A detailed report of the consultation responses can be found in Appendix A. A review of the responses is provided in the following section.
- 5.16. A range of evidence has been used for the review to inform the recommendations, including:
- An analysis of parking stress surveys
 - An analysis of the responses given to the public consultation
 - Consideration of the role of the Sustainable Streets programme in meeting Council, regional and national policies and priorities
- 5.17. The objectives of the scheme have been developed in response to the Council's, and London's, wider and longer term objectives to encourage more sustainable travel and improve air quality. Evidence shows that the measures proposed as part of the Sustainable Streets programme help to change travel behaviour, which benefits residents, businesses and visitors.

6. Review of Deptford consultation responses

- 6.1. In Deptford there were high levels of support for cycle hangars, EV charging points, street trees, disabled parking bays, car clubs, safer crossings and junctions.
- 6.2. There were mixed responses regarding support for the introduction of parking permits. Opposition to this measure was higher amongst car owners, whereas most non-car owners strongly supported the introduction of parking permits. 420 respondents were car owners, making up 65% of respondents however car ownership census data indicates that car ownership is around 40% in the Deptford area.
- 6.3. When looking at geolocated responses, there were small pockets of opposition to the package of measures which were clustered in areas of car-free developments, e.g. by

- the Bowhouse Court and Deckhouse Court on Cofferdam Way and apartments on Moulding Lane, and from businesses on Childers Street.
- 6.4. When asked about parking problems, most respondents said they did experience issues and the most common problems noted were commuter parking, cars parking too close to crossing points, and a lack of available parking.
 - 6.5. Most respondents indicated that they would prefer a parking permit scheme to be introduced Monday-Friday.
 - 6.6. Residents were also invited to provide additional feedback to the proposals in free text boxes. There were concerns related to the financial impact of parking charges, the implementation of visitor permits, and impacts on businesses. Positive comments were made about an increase in EV charging points, cycle hangars and street trees. Other comments were related to speeding, road safety and requests for improvements to crossings and junctions.
 - 6.7. Businesses in the area were invited to share their views on the proposals and 20 businesses responded. Five said they were generally unaffected by the changes, two expressed their support of the programme's aims and two made requests for more loading bays.

7. Conclusion and recommended zone for Deptford

- 7.1. By incorporating feedback gathered during the consultation, changes and recommendations have been designed to reflect the local priorities and needs.
- 7.2. There were high levels of support for the package of Sustainable Streets measures across most of the Deptford area, with the exception of small pockets of areas where there was opposition to the introduction of parking permits.
- 7.3. These areas included car-free developments, where the planning obligations state that residents of these properties are not permitted to hold or apply for a parking permit.
- 7.4. Most new developments in Lewisham are car-free to reduce congestion and the impact of population increase on the road network. It is important that these planning obligations are enforced to reduce traffic congestion, reduce air pollution and better manage the limited amount of space available for on-street parking. The introduction of parking controls in streets surrounding car-free developments can help with the enforcement of the planning restrictions.
- 7.5. Deptford is a growing area for new developments and the introduction of controlled parking zones will also help existing residents who do not live in car-free developments to be able to park near their homes. For example, Convoys Wharf is being developed for housing which requires CPZs to be introduced as part of the planning approval.
- 7.6. There are also existing CPZs in the neighbouring borough of Southwark which places parking pressure in Deptford and the introduction of parking controls in Deptford will help to alleviate parking pressure from people parking who do not live in the area.
- 7.7. In addition, the implementation of sustainable transport measures such as secure cycle storage, car clubs, cycle hire and street trees will positively benefit the existing and prospective residents of car-free estates, and help to alleviate car ownership.
- 7.8. It is therefore proposed that Sustainable Streets measures are implemented across the whole Deptford consultation area (see Appendix B) and that parking restrictions operate Monday-Friday 9am-5pm.
- 7.9. As set out in the Sustainable Transport and Parking Improvements Programme report presented to Mayor and Cabinet in December 2022, 'no waiting at any time' junction protection markings (double yellow lines) will be introduced at junctions for all roads

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consulted in the Phase 1 areas. These markings are intended to provide a safe clearance from parked vehicles from each junction to improve visibility for pedestrians and cyclists, and improve road safety.

- 7.10. If approved, implementation will commence from October 2023. Following implementation, the area will be reviewed for 6-12 months to understand any impacts of parking displacement or whether minor tweaks are necessary. This may include minor amendments to bays to meet stakeholder requests, or the addition of streets where there is clear displacement which is having a detrimental impact on residents. If so, officers will use their delegated powers to make necessary amendments.
- 7.11. The proposed costs for the implementation of the Sustainable Streets zone in Deptford is £300,000 which includes the costs of TMOs, lining and signs, cycle hangars, street trees, and EV charging points. There is £22,472.80 of S106 available for the implementation of a CPZ in Deptford.

8. Review of Catford and Crofton Park consultation responses

- 8.1. In Catford and Crofton Park, there were high levels of support for cycle hangars, EV charging points, street trees, safer crossings and junctions. There was also support for the provision of disabled parking bays.
- 8.2. There were mixed levels of support for the introduction of car club bays and most respondents (1,682) did not use car clubs.
- 8.3. There were low levels of support for the introduction of parking permits. 1680 respondents said that they owned at least one vehicle, making up to 84% of respondents, however when looking at census data for the Crofton Park ward (which covers large parts of the consultation area), car ownership is much lower among households, at 56%.
- 8.4. When looking at geolocated responses, there were pockets of support for all measures including parking permits in roads close to Honor Oak Park station, and roads close to Ladywell Fields.
- 8.5. Of the respondents within these areas who said they did feel there were parking problems on their streets, the most common concerns were commuter parking, cars parking too close to a crossing point, and a lack of secure cycle storage.
- 8.6. All respondents were asked about what days a proposed parking permit scheme should operate and most respondents (980) preferred operation on Monday-Friday.
- 8.7. Residents also had the opportunity to provide additional feedback in free text boxes. Concerns were raised about the financial impact of parking charges, reduced parking spaces, the impacts of visitor permits, impacts to businesses, and the impacts of subsidence related to new trees. There were positive comments about the provision of EV charging points, cycle hangars and new trees. Other comments were related to speeding issues and requests for improved crossings and junctions.
- 8.8. A total of 13 businesses located in the consultation area responded to the business survey.
- 8.9. Businesses were invited to express their feedback to the proposals through free text boxes. The most common response was a concern about reduced parking spaces negatively impacting staff for commuting and/or deterring customers from visiting their business.
- 8.10. Concerns were also raised about the additional cost to the business of paying for a parking permit.

9. Conclusion and recommended zones for Catford and Crofton Park

- 9.1. The consultation area for Catford and Crofton Park spanned a large area encompassing roads in the vicinity of Catford Station, Crofton Park Station, Honor Oak Park Station and Forest Hill Station. This was intended to prioritise parking for residents and minimise the effects of parking pressure from commuters, school traffic and visitors to local high streets, while providing residents with a range of sustainable measures to enable an increased take up in active travel modes.
- 9.2. The feedback to the consultation from Catford and Crofton Park residents did indicate support for many of the measures, however there was clear opposition to the introduction of parking permits across most of the area.
- 9.3. It is noted that Sustainable Streets involves a package of measures and, without the additional funding achieved through parking controls, the ability to deliver high provision of sustainable measures cannot be met. Only streets that indicated higher levels of support for the whole package of measures have been considered for implementation.
- 9.4. This support for the package of measures was evident in two distinct areas within the consultation area; roads neighbouring Honor Oak Park station, and roads in Ravensbourne Park adjacent to existing CPZ Zone K (which protects roads in the immediate vicinity of Catford Bridge and Catford stations). These areas are likely to have experienced the greatest parking pressure and displacement as a result of commuters and school traffic, and it is recommended that they form two new CPZs with Sustainable Streets measures.
- 9.5. Maps of, and roads included in, the zones suggested for the Catford and Crofton Park area can be found in Appendices C and D.
- 9.6. It is recommended that operation of these zones is Monday-Friday 9am-5pm.
- 9.7. In addition, and as set out in the Sustainable Transport and Parking Improvements Programme report, 'no waiting at any time' junction protection markings (double yellow lines) will be introduced at junctions of all roads consulted in the Catford and Crofton Park area. These will be in line with guidance in the Highway Code, and should double extend to 10m from each junction. This is to enhance road safety as the markings will provide a safe clearance from parked vehicles from each junction which can improve visibility for pedestrians and cyclists.
- 9.8. If approved, implementation will commence from October 2023. Following implementation, the area will be reviewed for 6-12 months to understand any impacts of parking displacement or whether minor tweaks are necessary. This may include minor amendments to bays to meet stakeholder requests, or the addition of streets where there is clear displacement which is having a detrimental impact on residents. If so, officers will use their delegated powers to make necessary amendments.
- 9.9. The proposed costs for the implementation of the Sustainable Streets zones in Honor Oak Park and Ravensbourne Park is £156,300, which includes the costs of TMOs, lining and signs, cycle hangars, street trees, and EV charging points.

10. Support for residents and businesses

- 10.1. It is acknowledged that the rising cost of living will be a concern for residents and business owners, and that the introduction of parking controls will mean additional costs for residents who own a car. Lewisham's permit pricing structure has been benchmarked against other London boroughs and comparable permit pricings have

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- been set.
- 10.2. In 2020, the Council introduced emissions-based parking charges to encourage residents to switch to cleaner vehicles. Permits for those with the least polluting vehicles cost less than those for higher polluting vehicles. Lewisham's permit pricing structure has been benchmarked against other London boroughs and we have set comparable permit pricings.
 - 10.3. The Council has also introduced monthly subscriptions for the purchase of parking permits to help support residents.
 - 10.4. Most vehicles registered in the borough fall within Band 4 and Band 5 of the emissions-based bandings. The annual residential parking permit charge for these bands is £115-£130 and the monthly charge is £9.58-£10.83.
 - 10.5. The Sustainable Transport and Parking Improvements Programme report noted that residents and businesses in new CPZs would be offered a 15% discount for the first year. Therefore, most residents who own a car within the new proposed zones would be charged £8.15-£9.20 a month for the first 12 months (based on Band 4 and Band 5 pricing).
 - 10.6. As part of the planning obligations of car-free developments, residents are not permitted to hold or apply for a parking permit. It is recognised that for car-free developments outside of existing CPZs, these planning obligations have not been enforced and some residents may own a vehicle despite the terms of their residence. To assist with the transition to no car ownership, the Council will permit residents of car-free developments within the proposed Sustainable Streets zones to purchase a parking permit for up to 18 months.
 - 10.7. As well as introducing parking controls to prioritise available parking for residents, the package of measures for Sustainable Streets zones also includes EV charging points, cycle hangars, car club bays, new street trees and safer junctions. These measures are designed to create more attractive areas for active and sustainable travel, and support a shift away from higher polluting modes of transport. For example, the provision of car clubs near car-free developments can support residents who may need to make some journeys by car, without needing to own a vehicle personally.
 - 10.8. The Council recognises that some people need to make journeys by car, for example Blue Badge holders. Concessionary fares are available for disabled residents who can apply for a residents permit free of charge, as well as a carers permit free of charge.
 - 10.9. In addition, the Disabled Parking Policy has been updated so that Lewisham Blue Badge holders can now apply for a Disabled permit, which permits Blue Badge holders to park within any CPZ in the borough. More information can be found in the Council's Parking Policy.

11. Phase 2 engagement and consultation

- 11.1. Following the near completion of phase 1 of the Sustainable Streets programme, it is recommended that phase 2 engagement and consultations commence. As detailed in the Sustainable Transport and Parking Improvements Programme report, the proposed consultation schedule indicates that phase 2 areas include Evelyn, Hither Green & Lee, Forest Hill, Brockley and New Cross Gate. Sections of Catford South have also been moved to phase 2 given proposed developments in the area which may have an impact on parking pressure.
- 11.2. Phase 2 engagement and consultation will be conducted in stages, progressing first with the Evelyn (see Appendix E). This area is being prioritised due to its proximity to

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existing CPZs which results in increased parking pressure. The Evelyn area is neighboured by existing CPZs in Southwark and the proposed CPZ in Deptford. This creates a small area of uncontrolled parking which is susceptible to parking displacement.

- 11.3. There are also several car-free estates in place and in development in the area which require implementation of CPZs to enforce the planning obligations. This will help to manage existing demand and prevent future parking demand from new developments on surrounding streets.
- 11.4. Providing the sustainable transport measures that form the Sustainable Streets programme will help to support existing and prospective residents to car-free estates with a range of alternative transport options.
- 11.5. During Phase 1 consultations, significant feedback was received from the Evelyn area about the risk of parking displacement into their streets. The Council intends to commence engagement and consultation in this area for six weeks from 7 August until 17 September 2023.
- 11.6. The engagement will take place similar to that of Phase 1 however the Commonplace platform will be utilised to establish a survey for residents and businesses within the area and the findings of the consultation and recommendations will be presented to Mayor and Cabinet later this year.
- 11.7. The proposed costs for the engagement and consultation exercise and designing the Sustainable Streets zones is £23,500.

12. Existing CPZ reviews

- 12.1. There are a number of existing CPZs in Lewisham, which currently cover 23% of the borough. The Sustainable Transport and Parking Improvements Programme report approved by Mayor and Cabinet in December 2022 recommended that existing CPZs be reviewed.
- 12.2. Many of the existing CPZs have been in place for more than 20 years and have not been reviewed in a significant period of time. It is the Council's intention to carry out a review of the restrictions, boundaries and hours of operation of each of the zones. By conducting this review, it will give residents and businesses the opportunity to feedback on whether they are supportive of the days and hours of operation. For example, the Council has received a number of requests by residents for amendments to the CPZs, particularly concerning pressure of Sunday parking.
- 12.3. Existing CPZs will be reviewed in a phased approach (as detailed in the Sustainable Transport and Parking Improvements Programme report presented to Mayor and Cabinet in December 2022), and it is recommended that the initial zones proposed for review are Lewisham (Zone B), Blackheath (Zone BHA) and Rushye Green West (Zone E).
- 12.4. Zone B was first introduced in 1988 and has not been reviewed since 2002; Zone BHA was created in 1983 and reviewed in 2001; and Zone E was first introduced in 2003 and not been reviewed since 2005.
- 12.5. As is good practice, consultation will take place with residents in the existing zones as part of the CPZ review. The consultation will use Commonplace and seek to understand if CPZ hours and days of operation should be amended to meet the changing needs of the community. During the consultation, residents will also be asked for feedback about where sustainable transport measures including cycle hangars, EV charging points, street tree planting, car club bays, and safer crossings and junctions,

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would be beneficial in their area.

- 12.6. It is proposed that engagement and consultation will take place for these three existing CPZs for four weeks between 4 September – 1 October 2023. For details of the roads included, please see Appendices F, G and H.
- 12.7. The proposed costs for the engagement and consultation exercise for the three existing CPZ reviews is £20,200.

13. Revised engagement and consultation process

- 13.1. During delivery of the phase one engagement and consultation, process improvements have been identified for future phases of delivery.
- 13.2. Future phases of the Sustainable Streets programme, the engagement and consultation process will involve two stages, rather than one:
 - Stage one will involve engaging with respective neighbourhoods to understand areas where they would like to see sustainable transport and parking improvements considered and prioritised. This will be facilitated using interactive mapping platform called Commonplace. This approach will allow the Council to use community insights to develop designs from the outset.
 - Stage two will comprise a public consultation on the designs developed using the Commonplace insights, alongside parking stress surveys and existing community feedback and requests.
- 13.3. This approach will allow the Council to better develop proposals through meaningful engagement which involves communities at a formative stage, where there is opportunity to influence designs from the outset. This is widely considered to be best practice and is outlined in the Cabinet Office Consultation Principles 2018 which, under the principle of 'purpose', asks public authorities to ensure policies and implementation plans are taken to stakeholders and communities at a formative stage.
- 13.4. Existing input, including historic community requests and feedback, parking stress surveys, parking expertise, and strategic implementation plans including the Electric Vehicle Implementation Strategy, and viability surveys for tree pits and car clubs, will still be considered during the development of designs for consultation.
- 13.5. For all future phases, registration will be mandatory for online submissions, both to the interactive map and consultation survey.
- 13.6. Officers have also reviewed how pop-up sessions will take place in phase two and three neighbourhoods, to ensure the Council maximises the number of respondents who may not have time or access to participate in the engagement and consultation process.
- 13.7. The Sustainable Streets programme will continue to be undertaken as a phased approach and the proposed schedule of the phases can be found in the Sustainable Transport and Parking Improvements Programme report presented to Mayor and Cabinet in December 2022. It should be noted that this is not a fixed schedule and that other developments and programmes of work will be considered when deciding the order of further phases. For example, the proposed A205 Catford Road realignment is likely to have an impact on parking pressure with the loss of Laurence House car park and it is crucial that streets in the vicinity of these works are consulted on Sustainable Streets measures earlier than originally scheduled. Therefore, and as mentioned in Section 11, affected roads in the Catford South ward will be moved from Phase 3 to Phase 2. Commonplace feedback will also be used to develop the phasing of the engagement and consultation.

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- 13.8. Further information about the revised approach and an updated schedule for the phased approach will be included in a report to Sustainable Development Select Committee in September.

14. Financial implications

- 14.1. This report is seeking approval for the implementation of sustainable transport and parking improvement measures across the borough and the engagement and consultation exercise for the three existing measures in place.
- 14.2. Financial resources have been set aside corporately, (there are also minimal S106 funds available), to cover the estimated consultation and design and implementation costs of approximately £0.5m. Under s55 of the Road Traffic Act 1984, these costs are recoverable from income generated from the implemented schemes. If the decision was taken not to proceed with implementation, the engagement and consultation costs will become sunk and abortive costs.

15. Legal implications

- 15.1. The Road Traffic Regulation Act 1984 (RTRA) sets out the legal framework for parking permits, traffic management orders (which are required to establish parking zones or set restrictions such as yellow lines), removal to the car pound and related financial controls. This includes the power under Section 45 of the RTRA, to designate parking places on highways in their area for vehicles or vehicles of any class specified in the order and to make charges (of such amount as may be prescribed under section 46) for vehicles left in a parking place so designated.
- 15.2. Section 45(3) states that in determining what parking places are to be designated under that section the authority concerned shall consider both the interests of traffic and those of the owners and occupiers of adjoining property, and in particular the matters to which that authority shall have regard include:
- The need for maintaining the free movement of traffic;
 - The need for maintaining reasonable access to premises; and
 - The extent to which off-street parking accommodation, whether in the open or under cover, is available in the neighbourhood or the provision of such parking accommodation is likely to be encouraged there by the designation of parking places under this section.
- 15.3. Section 122 of the Act imposes a duty on the Council to exercise the functions conferred on them by the RTRA as (so far as practicable having regard to the matters specified in S122 (2) to 'secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians and the provision of suitable and adequate parking facilities on and off the highway'.
- 15.4. The matters set out in S122(2) are:
- The desirability of securing and maintaining reasonable access to premises;
 - The effect on the amenities of any locality affected and (without prejudice to the generality of this paragraph) the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve the amenities of the areas through which the roads run;
 - The strategy prepared under section 80 of the Environment Act 1995 (national air quality strategy);
 - The importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and

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- Any other matters appearing to the local authority to be relevant
- 15.5. The procedures for making traffic management orders and the form that they should take are set out within the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 and Schedule 9 to the RTRA . This includes a statutory duty to consult, which will be in addition to any consultation set out in the report.
- 15.6. The Local Authorities' Traffic Orders (Exemptions for Disabled Persons) (England) Regulations require that orders made under the RTRA include an exemption from waiting prohibitions in certain circumstances, and from charges and time-limits at places where vehicles may park or wait, in respect of vehicles displaying a disabled person's badge.
- 15.7. Section 55 of the RTRA provides that a London authority must keep an account of its income and expenditure in relation to any parking places provided on the highway. At the end of each financial year any deficit in the account shall be made good out of the general fund and any surplus must be either carried forward to the following year or applied for all or any of a number of specific purposes set out in that section. In London this includes the power to use it towards meeting all or any part of the cost of the doing by the authority in its area of anything which facilitates the implementation of the London transport strategy and which is for the time being specified in that strategy as a purpose for which a surplus may be applied. Case law has confirmed that these powers should not be used for the purpose of generating a surplus but as long as the authority sets its charges for a valid purpose having taken into account all relevant considerations the fact that those charge lead to a surplus would not render the charges unlawful.
- 15.8. The Traffic Management Act 2004 (TMA) is the primary legislation for the management of parking in England. It reinforces the legal duty under the RTRA to ensure the expeditious movement of traffic. Part 6 of the TMA affects parking and is accompanied by statutory and operational guidance documents. Councils are legally obliged to 'have regard to' the former, while the latter sets out the principles underlying good parking management and recommends how this can be achieved.
- 15.9. The main principles advocated in the TMA statutory guidance are:
- managing the traffic network to ensure expeditious movement of traffic, (including pedestrians and cyclists), as required under the Traffic Management Act 2004 Network Management Duty
 - improving road safety
 - improving the local environment
 - improving the quality and accessibility of public transport
 - meeting the needs of people with disabilities, some of whom will be unable to use public transport and depend entirely on the use of a car
 - managing and reconciling the competing demands for kerb space
- 15.10. The Equality and Human Rights Commission issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice".
- 15.11. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 of the Public Sector Equality Duty which deals particularly with the equality duty. It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and

maternity, race, religion or belief, sex and sexual orientation.

- 15.12. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice> and <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>.

16. Equalities implications

- 16.1. A full Equality Analysis Assessment (EAA) has been carried out and can be found in Appendix I.
- 16.2. The Phase 2 consultation documents are being developed to include questions that will help the Council analyse whether the respondents provide a fair representation of the borough.
- 16.3. Registered carers and Blue Badge holders receive parking permits free of charge.
- 16.4. In addition, a book of ten one hour visitor parking permits will be provided free of charge to any residents in CPZs who are over 60, and in receipt of Council Tax support, and do not have another parking permit per annum.
- 16.5. Further detail on parking permits and exclusions can be found on the website: <https://lewisham.gov.uk/myservices/parking/permits/controlled-parking-zone-permitcharges>
- 16.6. Designs will consider historic requests for blue badge parking bays and these will be included where possible. In addition, the Parking Policy has been updated to enable Lewisham Blue Badge holders to apply for a Disabled Permit which allows Blue Badge holders to park in any CPZ in the borough.

17. Climate change and environmental implications

- 17.1. There is a legal requirement on the local authority to work towards air quality objectives under Part IV of the Environment Act 1995 and relevant regulations made under that part. Amendments made in the Environment Act 2021 aim to strengthen these duties by giving greater clarity on the requirements of action plans enabling greater collaboration between local authorities and all tiers of local government.
- 17.2. Encouraging more journeys to be made by walking and cycling rather than private transport will help encourage a green recovery from the COVID-19 pandemic and the negative impacts associated with vehicular traffic. Keeping traffic and congestion to a minimum will help maintain the improved air quality that has been experienced under lockdown conditions. This will, in turn, help in achieving the objectives set out in the Council's Air Quality Action Plan and Climate Emergency Action Plan.

18. Crime and disorder implications

- 18.1. Through designating parking bays, Controlled Parking Zones can reduce nuisance and dangerous parking such as parking on pavements or blocking access, and make streets safer by indicating where it is safe to park and creating better visibility for drivers, pedestrians and cyclists at junctions.
- 18.2. In addition, the Council will implement 'no waiting at any time' markings (double yellow lines) on all roads consulted, regardless of whether support for the introduction of wider measures is received. This is to protect junctions and improve visibility of pedestrians and cyclists.

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19. Health and wellbeing implications

- 19.1. As the project aims to encourage more sustainable modes including active travel the introduction of additional kerbside management measures may have long term public health benefits.
- 19.2. The introduction of sustainable transport and parking improvements can have a number of benefits including improving air quality and climate action, road safety and the local street scene. They can be used to enable and encourage alternative modes of travel such as walking, cycling and public transport by reassigning carriageway space for these users, space that would have otherwise been utilised by those travelling in and parking private vehicles.
- 19.3. Delivering a sustainable transport and parking improvements scheme gives Lewisham the opportunity to; encourage active travel modes, reduce unnecessary car journeys, regulate parking places, improve road safety, better meet the needs of disabled residents with blue badge parking, provide cycle storage, and consider bike hire and e-scooter hire schemes.
- 19.4. Dropped kerbs at crossing points will improve accessibility for older and disabled residents, whilst double yellow lines around junctions will help to improve road safety by improving visibility for vehicles turning and people wanting to cross. These measures can help encourage residents to walk and cycle more.
- 19.5. A package of measures will be designed for each street, with improvements to the street scene at the forefront. Consideration will be given to tree planting, parklets and additional greenery where possible and appropriate.

20. Background papers

- 20.1. Sustainable Transport and Parking Improvements Programme 2022
- 20.2. Transport Strategy and Local Implementation Plan 2019
- 20.3. Climate Emergency Action Plan 2019
- 20.4. Air Quality Action Plan 2022-2027
- 20.5. Parking Policy 2023

21. Glossary

Term	Definition
CPZ	Controlled Parking Zone
EAA	Equalities Analysis Assessment
EV	Electric Vehicle
TMO	Traffic Management Order

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23. Appendices

Appendix A – Sustainable Streets Phase 1 consultation report: Catford & Crofton Park and Deptford

Appendix B – Proposed Sustainable Streets zone in Deptford

Appendix C – Proposed Sustainable Streets zone in Honor Oak Park

Appendix D – Proposed Sustainable Streets zone in Ravensbourne Park

Appendix E – Phase 2 consultation area

Appendix F – Existing CPZ review for Zone B

Appendix G – Existing CPZ review for Zone BHA

Appendix H – Existing CPZ review for Zone E

Appendix I – Equality Analysis Assessment (EAA)

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SUSTAINABLE STREETS PHASE 1: CATFORD & CROFTON PARK AND DEPTFORD

Consultation Report

London Borough of Lewisham

Document Reference: 8489

Date: April 2023

DRAFT

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Executive summary

From 17 January to 5 March 2023, the London Borough of Lewisham delivered a consultation with residents, businesses, and relevant community organisations on Phase 1 of the Sustainable Streets programme.

The Sustainable Streets programme aims to promote a transition towards more sustainable modes of travel. The proposals put forward a package of measures, which included:

- Electric vehicle charging points
- Cycle hangars
- Double yellow lines at all junctions to improve road safety
- Tree planting
- Car clubs
- Permit parking for residents and businesses

Catford and Crofton Park, and Deptford are the two areas within phase one of the Sustainable Streets programme.

Across the first phase of the programme, there was strong support for most of the sustainable transport measures, however there was strong opposition to the introduction of permit parking in the Catford and Crofton Park areas. This document provides an overview of the consultation and communications activities undertaken, analysis of the survey responses received, including the key findings from responses in **Catford/Crofton Park** and **Deptford**.

Introduction and background

Lewisham want 80 per cent of all journeys to be made by walking, cycling and public transport by 2041. This will help to improve air quality and road safety, reduce noise and congestion, and make neighbourhoods greener, healthier, and more enjoyable places to live, work and play. Reducing car use is critical to playing a part in tackling the climate crisis.

The proposals put forward reflect feedback and requests from the Lewisham community over recent years. Residents often request resident parking permits to reduce commuters taking up space, as well as significant numbers of requests for EV charging bays and cycle hangars. At current, these measures cannot be introduced at the rate at which they are requested due to extremely limited funding available.

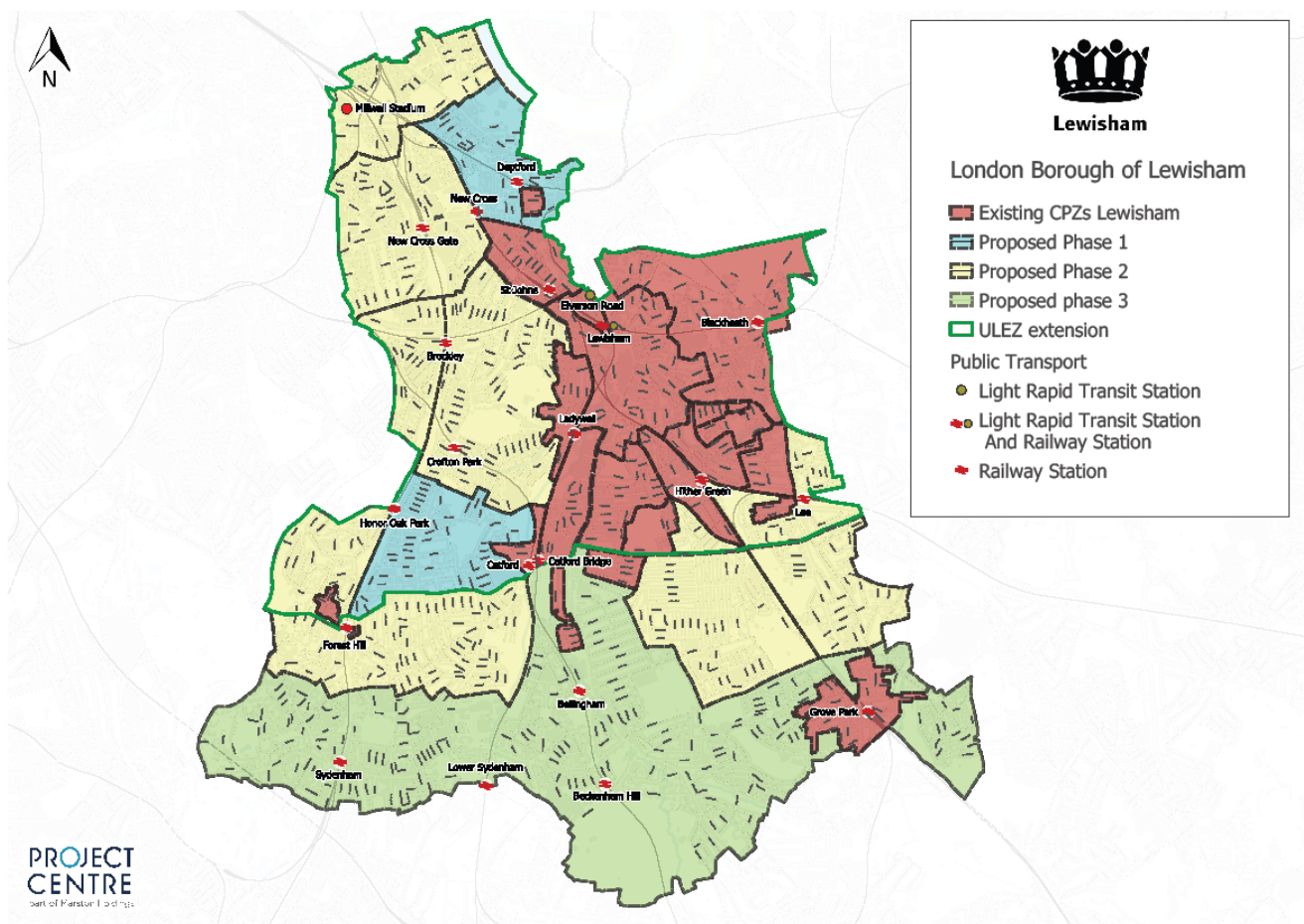
The Sustainable Streets programme proposes to make better use of road space and pavements in the borough by installing electric vehicle charging points, cycle hangars, and street trees, as well as improving road safety and ensuring better management of on-street parking.

The Sustainable Streets programme will also support Lewisham's delivery against several borough and London-wide strategies and policies including:

- Lewisham Corporate Strategy 2022-2026
- Future Lewisham 2021
- Climate Emergency Action Plan 2019
- Air Quality Action Plan 2022 – 2027
- Transport Strategy and Local Implementation Plan 2019 – 2041
- Mayor of London's Transport Strategy 2018
- Mayor of London's Vision Zero Action Plan 2021

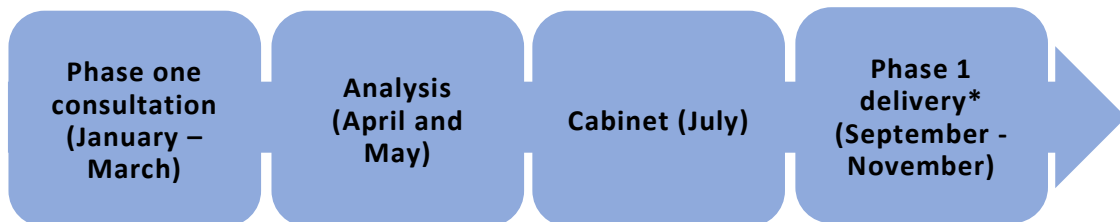
- Mayor of London's Cycling Action Plan 2018
- Mayor of London's Walking Action Plan 2018
- London Environment Strategy 2018

The Sustainable Streets programme, including associated consultation processes, is proposed to be delivered in several phases. The first phase of the consultation includes the Catford and Crofton Park, and Deptford neighbourhoods. The second phase will incorporate areas between Forest Hill to Millwall Stadium to the West, and Grove Park to the East. The final phase will consult residents and businesses in the south of the borough including Sydenham, Bellingham and Downham. An image of the indicative programme phases to be rolled out can be seen in Figure 1 below.



PCL was commissioned to deliver the public consultation for phase one to understand the views of residents, businesses, and local organisations.

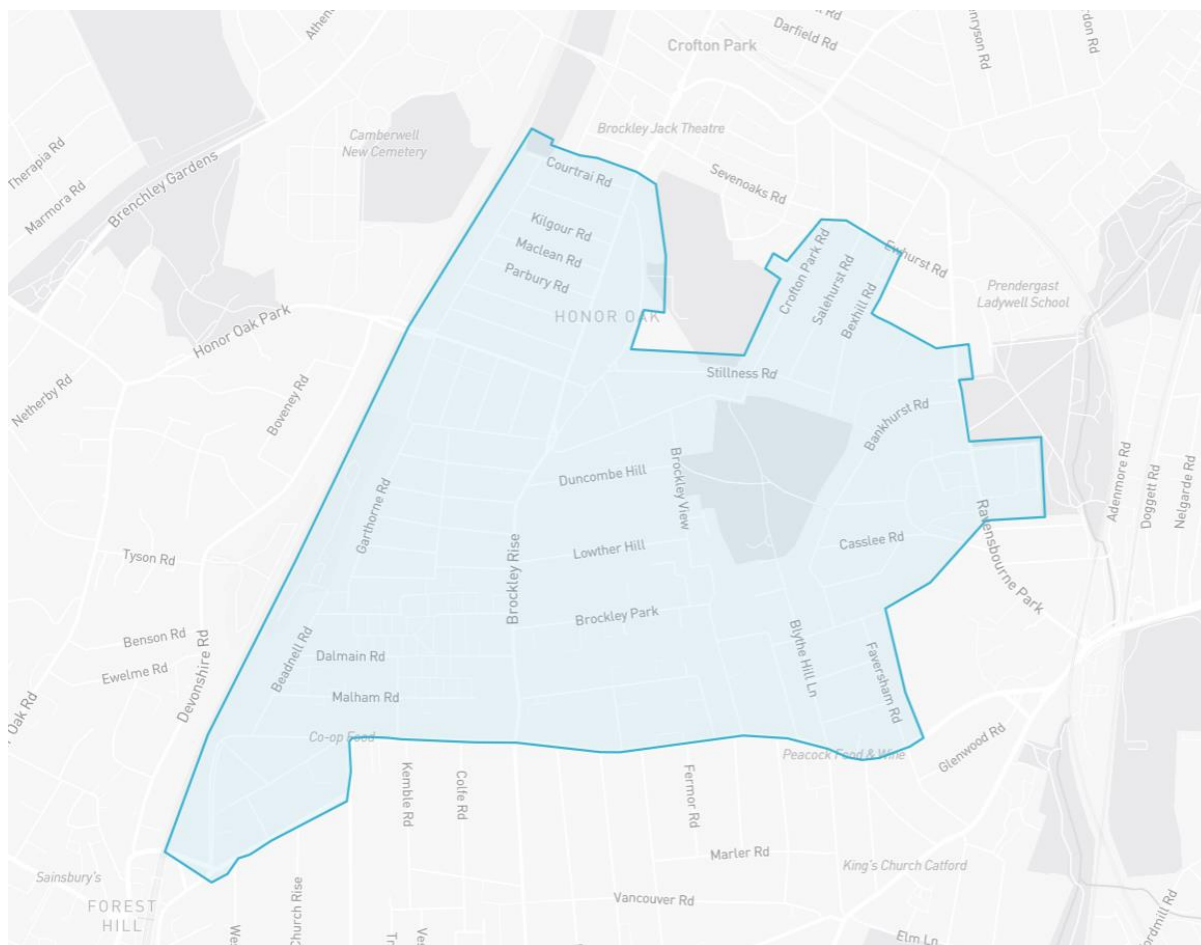
The timeframe set out in the Cabinet Report for Phase 1 delivery, and shared with stakeholders and the community, is below.



***dependent on the outcomes of public consultation.**

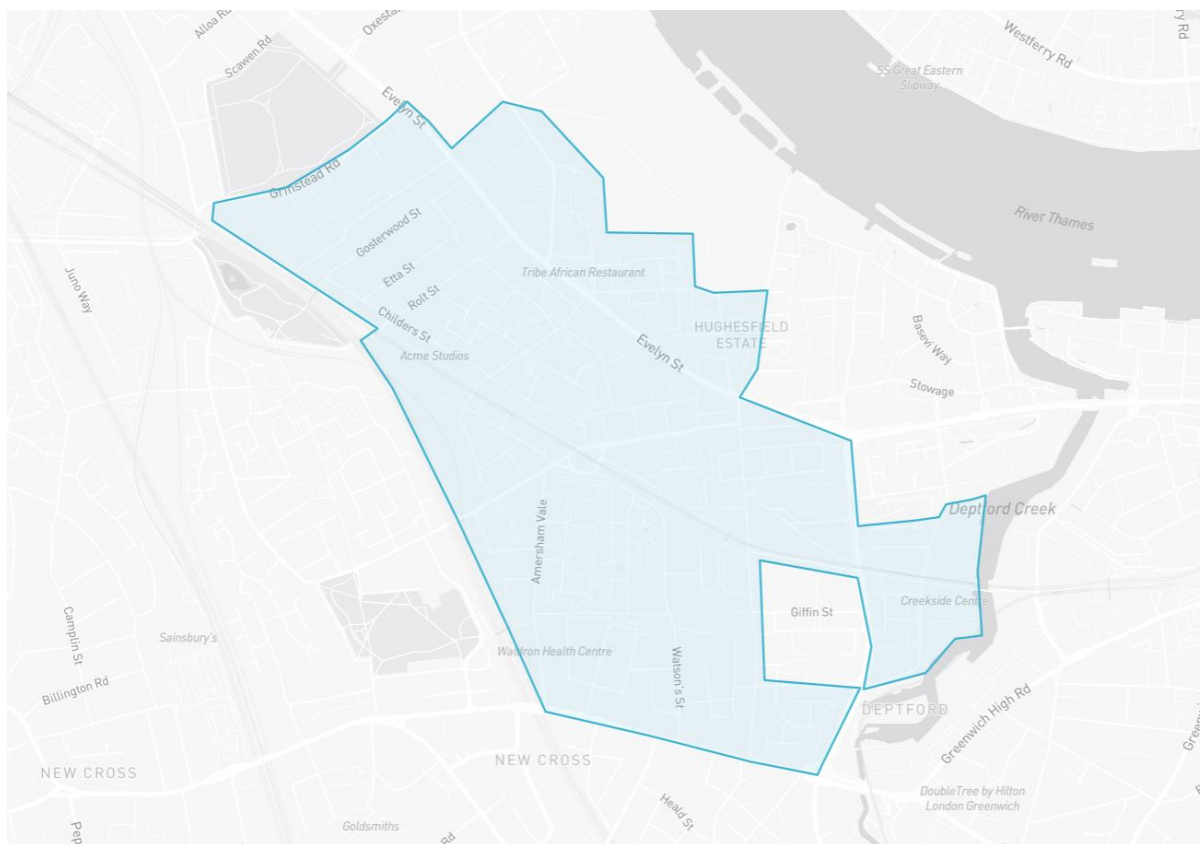


Consultation area – Catford and Crofton Park



The consultation area in Catford and Crofton Park (henceforth referred to as 'Catford') covers the area from the east of the railway line up to Ravensbourne Park to the West. To the north, all roads are covered up to Courtrai Road in the north-west and Ewhurst Road in the north-east, while the south bordering roads are Stanstead Road and Waldram Park Road.

Consultation area – Deptford



The consultation area in Deptford includes areas east of the train tracks, Creekside, and areas north of Evelyn Street from Dragoon Road to Watergate Street. A portion of roads near the Deptford Lounge Library has been excluded, as parking restrictions are already in place.

Consultation programme

The consultation programme was designed to understand public opinion on proposed concept designs and ensure local feedback was considered as part of the decision-making process about whether to proceed with delivery.

By incorporating feedback gathered during the consultation, changes, and recommendations have been designed to reflect the local priorities and needs.

Key consultation activities

Consultation survey

A consultation survey was the formal method used to capture feedback on the proposals. The consultation survey was embedded on the project webpage and linked directly via QR codes on consultation materials (leaflet, lampposts, roll banner).

Hardcopy versions were available on request via the phone service, and available to pick-up from Deptford Lounge Library or Ackroyd Community Centre, as well as complete directly with residents and business during door-knocking and pop-ups.

A total of 4136 survey responses were received. An analysis of the results and the survey questions can be found in section titled '

Analysis of Catford consultation responses’ or ‘Analysis of Deptford consultation responses’.

- 3897 surveys were completed online during the consultation period.
- 239 hard-copy surveys were entered into the final dataset.

Virtual stakeholder briefings

We reached out to key stakeholder groups during the engagement, including interest groups within Lewisham and those who are potentially impacted by the proposals or representative of communities, such as local businesses, schools, and churches.

A presentation on the scope of the programme and the aims and objectives of the proposals was given in the first part of the meeting. The second half of the meeting featured a Q&A format-type discussion. These stakeholders were given the opportunity to have more detailed discussions with the Council team.

Two stakeholder meetings lasting 1.5 hours were hosted on Microsoft Teams:

- Tuesday 10 January 2023, 6.30 – 8.00 pm
- Wednesday 11 January 2023, 12.30pm – 2pm

Invitations were sent to 49 stakeholders in total. Out of this figure a total of 22 stakeholder confirmed their registration for one of these sessions, while two stakeholders said they were unsure. However not all stakeholders actually attended the session they said they would. See below for more details.

Sustainable Streets Virtual Meeting: 10th January 2023

Seven stakeholder groups confirmed their attendance for this meeting, with two tentative, however out of these sign-ups only four stakeholders attended. The following stakeholders were present at the meeting:

- Lewisham Cyclist Campaign

- Deptford Police, Evelyn Ward
- Lewisham Foodbank
- Living Streets

Below is a list of discussion points raised by some of these participants in the conversations that took place the Q&A.

- Generally welcome Lewisham's ambition to make streets more sustainable, but some participants feel more could be done.
- Concerns were raised about whether target areas took into consideration ONS data on car ownership for areas. Similar question was posed regarding cycle hangar storage and whether up to date metrics were being used to monitor demands.
- Security of cycle hangers as there had allegedly been a lot of cycle thefts in Deptford.
- Delivery drivers who visit properties to make deliveries. The possibility they could be charged for parking was a concern as they usually use different drivers who use different vehicles and forms of transport.

Sustainable Streets Virtual Meeting: 11th January 2023

18 stakeholder groups confirmed their attendance for this meeting, with two stakeholders a 'maybe'. In total, 20 attended the session with some stakeholders attending despite not responding to confirm. The following stakeholders were present:

- Ackroyd Centre
- Tidemill Academy
- Creekside Centre
- Freedom for Drivers
- Medicos Pharmacy
- St Saviours Church

- Art Hub in Deptford
- Prendergast Ladywell School
- St William of York School
- Creekside Centre
- Living Streets
- Grinling Gibbons Primary School
- Street Trees for Living
- Federation of Small Businesses
- Wavelengths Leisure Centre
- Addey & Stanhope School
- Lewisham Pensioners Forum
- Lewisham Homes

Below is a list of discussion points raised during the session:

- EV chargers should have clear signage.
- Measures to improve walking and EV charging points impacting footways.
- Concerns that applications for more off-street parking will reduce the possibility of more street planting.
- If schools do not have parking bays it could make recruitment of teachers difficult.
- Proposals penalise car drivers who need to drive for work and could negatively affect businesses in the area.
- Reduction in car usage needs to be accompanied by improvements to public transport.

Pop-up sessions

Ten face-to-face pop-up sessions were held throughout the consultation period.

Pop-up sessions were communicated as an opportunity for people to drop in any time and ask any questions about the consultation or complete the survey. Below is an overview of each pop-up session including an estimation of the number of attendees and the general sentiment.

In Catford:

- St William of York Primary School – Friday 3rd Feb, 14:30-16:30
 - 60-75 people in attendance
- Ackroyd Community Centre – Sunday 5th Feb, 12:00-14:00
 - 100-150 people in attendance
- Saint Hilda's Church – Tuesday 7th Feb, 14:15 – 16:15 *
- 50-60 people in attendance
- Saint Hilda's Church – Wednesday 8th Feb, 16:30 – 18:30 *
- Approx 60 people in attendance
- St Saviours Church – Friday 17th Feb, 10:30 – 12:30
 - 50-60 people in attendance

* These pop-up sessions were originally scheduled at Stillness Primary School and Honor Oak Park Station, were relocated to Saint Hilda's Church due to concerns about the venue capacity and security. Signposts were put up at both locations to redirect all participants.

In Deptford:

- Grinling Gibbons Primary School – Tuesday 31st Jan, 14:30-16:30
 - 10 – 15 attendees
- Deptford Market Yard – Saturday 4th Feb, 10:30-12:30
 - 10-15 attendees
- Deptford Library – Thursday 9th Feb, 16:30 – 18:30
 - 20-25 attendees
- Deptford Library – Saturday 11th Feb, 11:00 – 13:00
 - 30-35 attendees

- Deptford Market Yard – Thursday 16th Feb, 12:30 – 14:30
 - 25 attendees

Business site visits

In the second week of the consultation, businesses were visited to check if leaflets had been received and encourage them to complete the business section of the survey.

In Catford:

- We spoke with 20 businesses on Brockley Rise and Stanstead Road and 11 businesses (55%) were aware of the consultation.
- Many businesses shared concerns about the parking scheme potentially deterring customers to their business.

In Deptford:

- We spoke with 27 businesses on Deptford High Street and 13 businesses (48%) were aware of the consultation.
- Many felt temporary parking for up to 30 minutes suit the needs of customers. However, some businesses were concerned it would affect trade.
- Some businesses were concerned that staff could be affected as they park in nearby roads affected by the proposals.

In instances where businesses were not available to speak during our visit, information about the consultation including a link to the website was left with them.

Door knocking

Weekly monitoring of the survey responses allowed LBL to observe consultation response rates, including areas with low or no responses.

Door-to-door visits were carried on 28 February in Catford and the 1 March in Deptford. The outcomes of these door-knocking sessions are summarised below.

Catford	No. of Doors Knocked	Access	
		Yes	No
Grierson Road	38	17	21
Beumaris Mews	5	2	3
Gabriel St	2	0	2
Ballina St	23	7	16
Sienna Place	5	1	4
Honor Oak Park	4	1	3
Blythe Hill Lane	33	5	28
Blythe Close	13	1	12
Total	123	34	89

Deptford	No. of Doors Knocked	Access	
		Yes	No
Diana Close	6	3	3
Staunton Road	4	2	2
Walnut Close	10	3	7
Watson Street	22	7	15
Beach Close	9	3	6
Baildon Street	4	4	0
Edward Street	18	6	12
Grinling Place	4	2	2
Czar Street	19	6	13
Dacca Street	19	16	3
Mornington Rd	8	3	5
Stanley St	7	2	5
Turnpike Close	23	7	16
Napier Close	22	10	12
Reginald Rd	51	17	34
Bronze Street	1	0	1
Creekside	1	0	1
Total	228	91	137

Access refers to whether a conversation was had with someone at the property.

Some members of the community had already heard about the consultation despite not responding to the survey, and some members of the community were not aware of the consultation.

If no access was available, a paper copy and freepost envelope were posted through the letterbox.

Dedicated project web page

A dedicated webpage built on PCL Engagement Hub included:

- The online survey
- 21 local street plans downloadable as a PDF document
- Dates and times of all pop-up sessions throughout Catford and Deptford
- Before and after visualisations featuring Etta Street and Lessing Street
- A downloadable frequently asked questions document about the proposals and consultation
- Link to Lewisham's Parking website to find out eligibility of permit for certain groups and permit cost calculator.
- Contact email address for consultation queries

Leaflet and lamppost wraps

Distribution of leaflets to all properties in the consultation area were an important way of increasing awareness. The six-page leaflet contained key information about the proposals, customised maps of proposals on their street and information about how to participate.

Details regarding the pop-up sessions were included in the leaflet, as well as a URL and a QR code that linked directly to the survey. Throughout the consultation period, the QR code on the leaflet was scanned a total of 1348 times.

Posters were placed at both ends of every street in the consultation areas in both Catford and Deptford. These contained information about the pop-up sessions and a QR code link to the survey.

Press release

A press release was published on the launch day of the consultation on Lewisham Council's website informing residents of the consultation and containing a link to PCL's engagement hub website to register feedback.

Link to press release: [Lewisham Council - Lewisham launches consultation on ambitious plans to reimagine the borough's roads and streets](#)

Social media

Social media posts were accompanied with and regularly scheduled from LBL's Twitter and Facebook accounts. A general-purpose animation about Sustainable Streets for Lewisham was also published as part of the consultation. A storyboard highlighting main aspects of the programme and matching script synced with the animation was developed by PCL with sign off from LBL. The resulting 1 minute 14 second animation was published on the 28th of February 2023. Below are screen shots of some of the social media posts made during the consultation.





Consultation survey – Data cleansing and timeline of submissions

The following section contains an overview of how the survey was structured and cleansed. The second section contains an insight into the timeline of submissions during the course of the consultation.

A cleansing process was undertaken in order to identify duplicate or suspicious submissions. As is best practice, cleansing was conducted by cross-referencing household information, timestamps of submission and identical IP addresses. Following data cleansing, a total of 4,136 responses were received from both online and in hard copy.

The survey had conditional questions dictating the types of questions they would answer. The survey then branched into different questions depending on if respondents selected any of the three options.

1. People who said they live or work in Catford and Deptford consultation area could answer the entire survey*
2. Local businesses were given specific questions pertaining to their business operations and were different from resident questions.
3. If respondents selected that they do not live or work in the area, then the survey would end after the initial questions and no equalities monitoring information was recorded.

*Some respondents selected that they live in the consultation area however upon analysis of the address provided, some were outside the area. The answers of these respondents were excluded in the analysis of feedback on the specific proposals; however, their free text comments have been recorded and analysed.

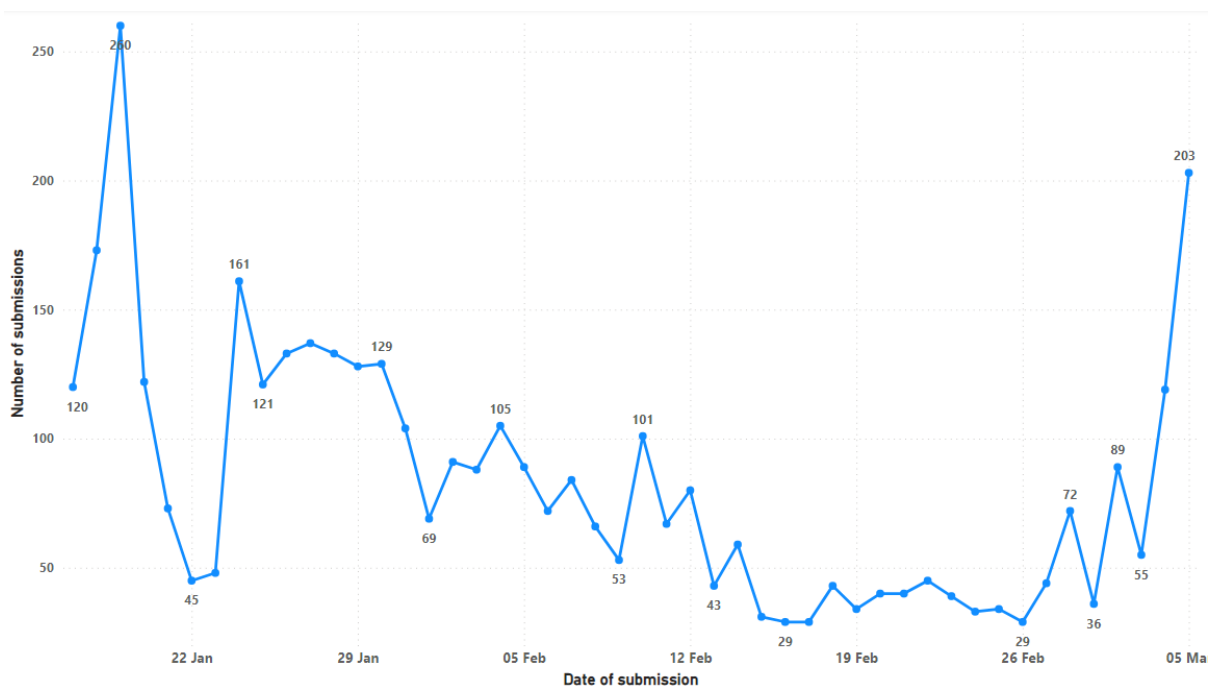
A total of **2,691 people selected an address based in either Catford or Deptford:**

- 2,028 were located in Catford.
- 663 were located in Deptford.

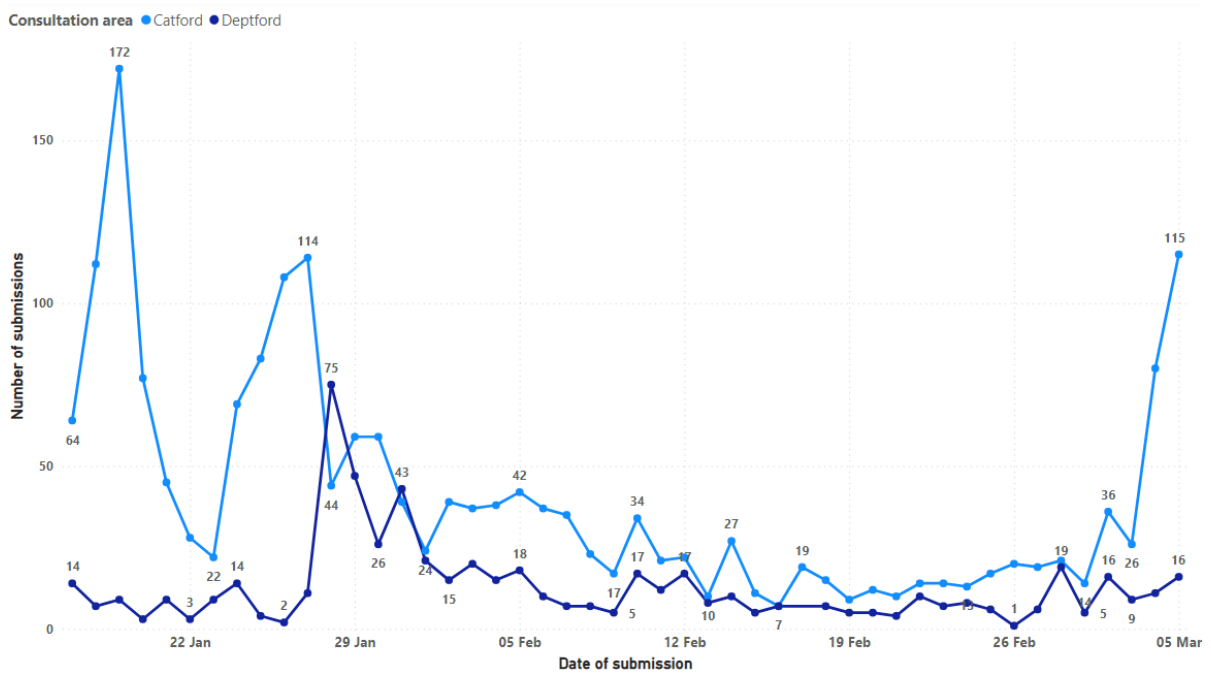
An analysis of the survey responses to Catford and Deptford respectively has been provided in the sections below.

Timeline of response

The survey had approximately 24,000 views during the consultation period. It took an average of 15 minutes to complete the survey. The chart below presents a timeline of submissions received during the consultation period, excluding responses received via hardcopy which were added to the dataset separately.



- Submissions fluctuated within the first couple of weeks until the middle of February when submission levels were significantly lower.
- The highest number of submissions made were on the 19 January, with 260 submissions. The last day of the consultation registered 203 submissions making it the second highest day of submissions.



- The result above has been split by both Catford and Deptford, excluding those who did not leave an address.
- With the exception of 28 and 31 January, the number of responses from Catford surpassed those from Deptford on almost every day.

Responses from Deptford were generally steady, apart from a period spanning from 28 January to 1 February.

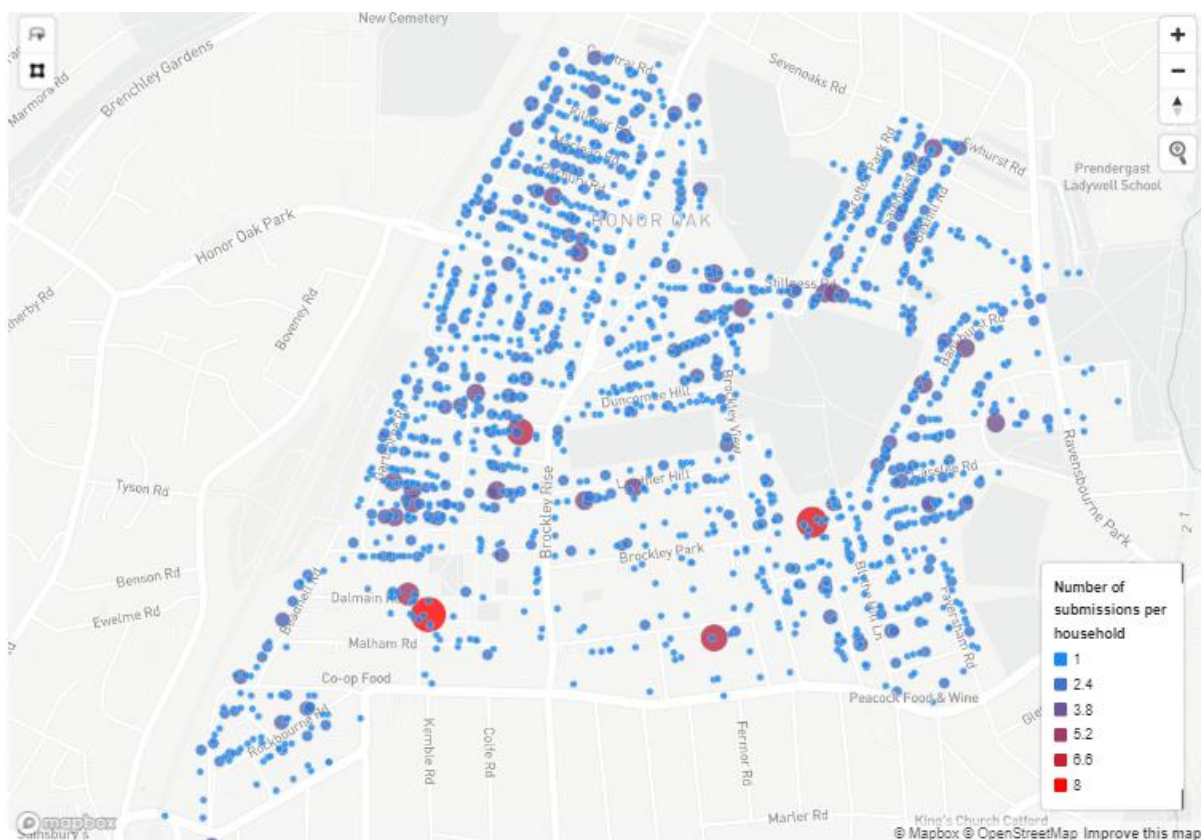
Analysis of Catford consultation responses

This section will focus on the 2,028 respondents belonging within the consultation area in Catford affected by the proposals. Percentage figures given will be worked out from the total number of respondents who answered each question without taking into calculation those who skipped the question or left it blank.

What is your address?

All 2,028 respondents selected their address from a drop-down list or typed in their address if not listed. These addresses were manually geolocated and mapped precisely by door name and number.

The map below shows the geographical distribution of households in Catford and Deptford. Multiple submissions were often made from the same household (i.e., family members), these households are visualised as larger circles with contrasting colours.

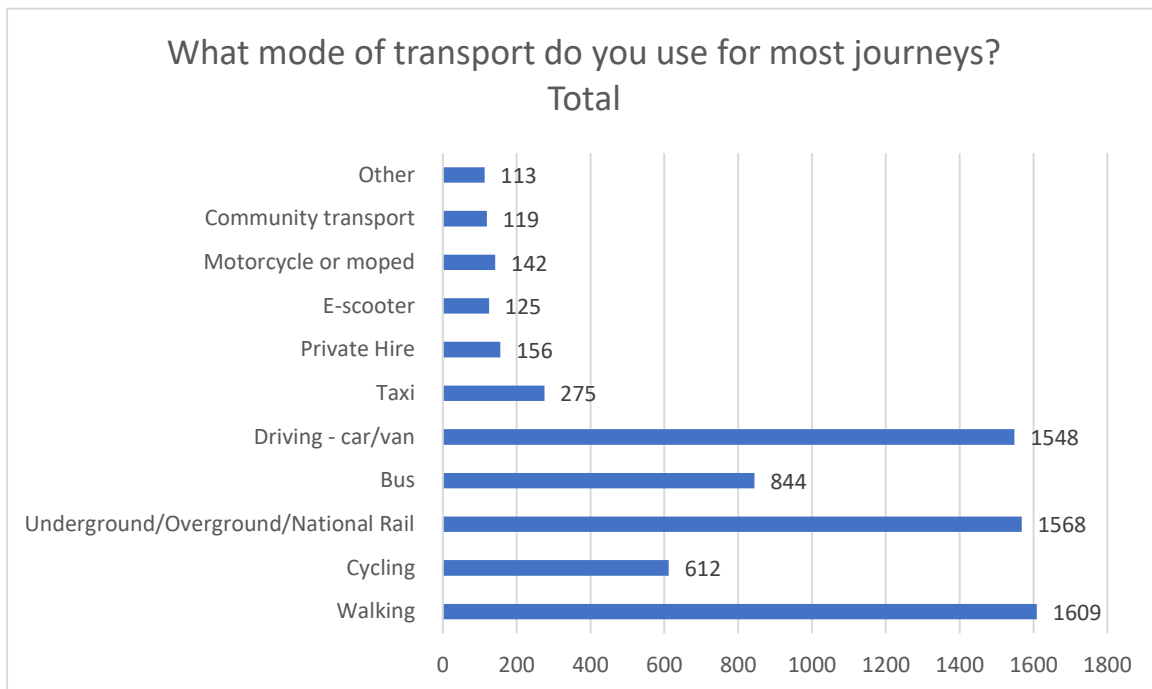


- Many streets had multiple submissions, showing a good response rate overall.
- There was particularly a high concentration of responses on roads including as Salehurst Road, Bankhurst Road and Ebsworth Street.

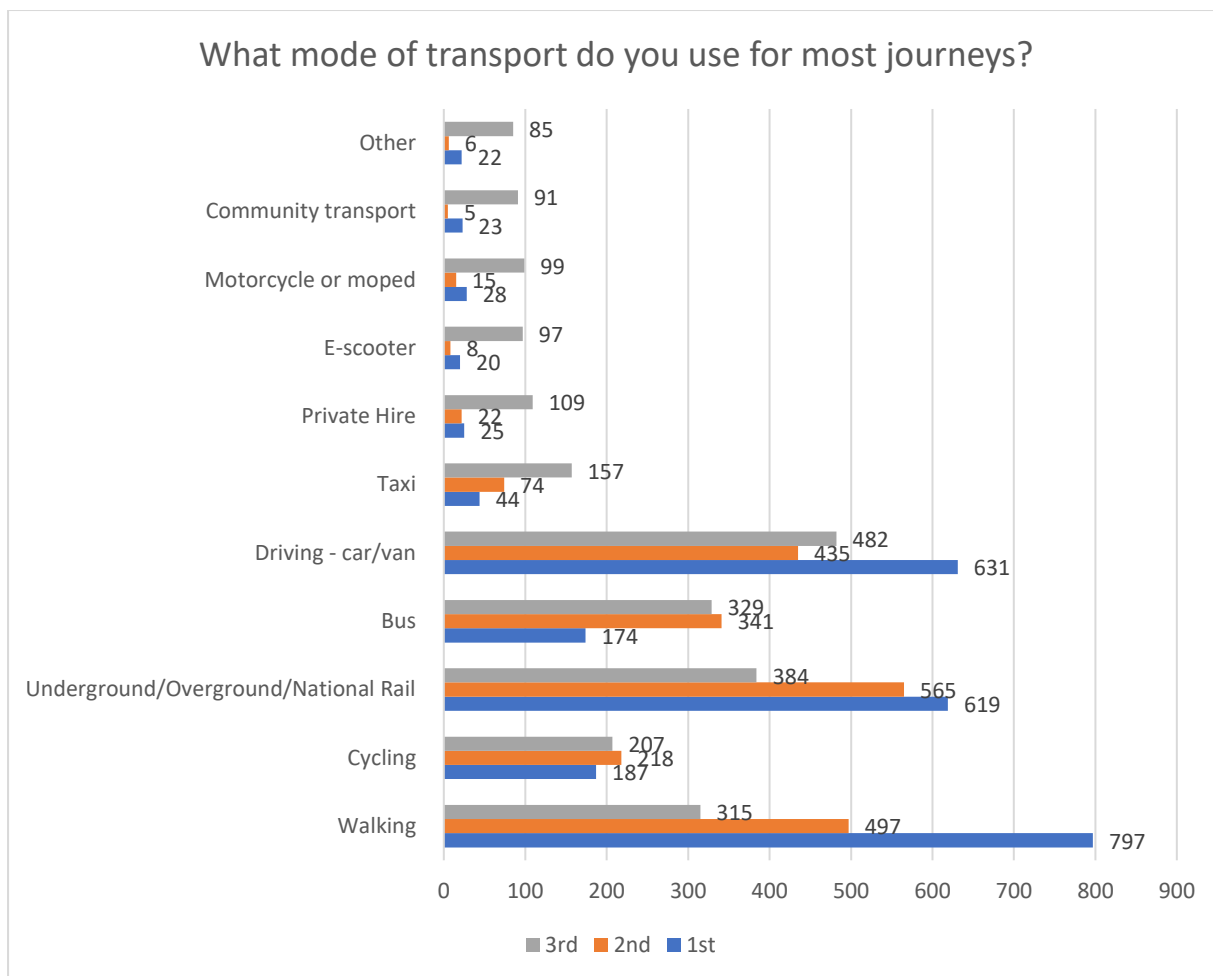
What mode of transport do you use for most journeys?

This question asked respondents to select their top three transport modes in order of preference. Not all respondents indicated three modes, with some only selecting one or two modes, while others would select the same preference multiple times for different transport modes. Additionally, not all respondents answered the question.

The first chart has tallied the number of people who selected that they used each mode of travel as one of their top three preference, while the second chart summarises the rank they assigned to each.

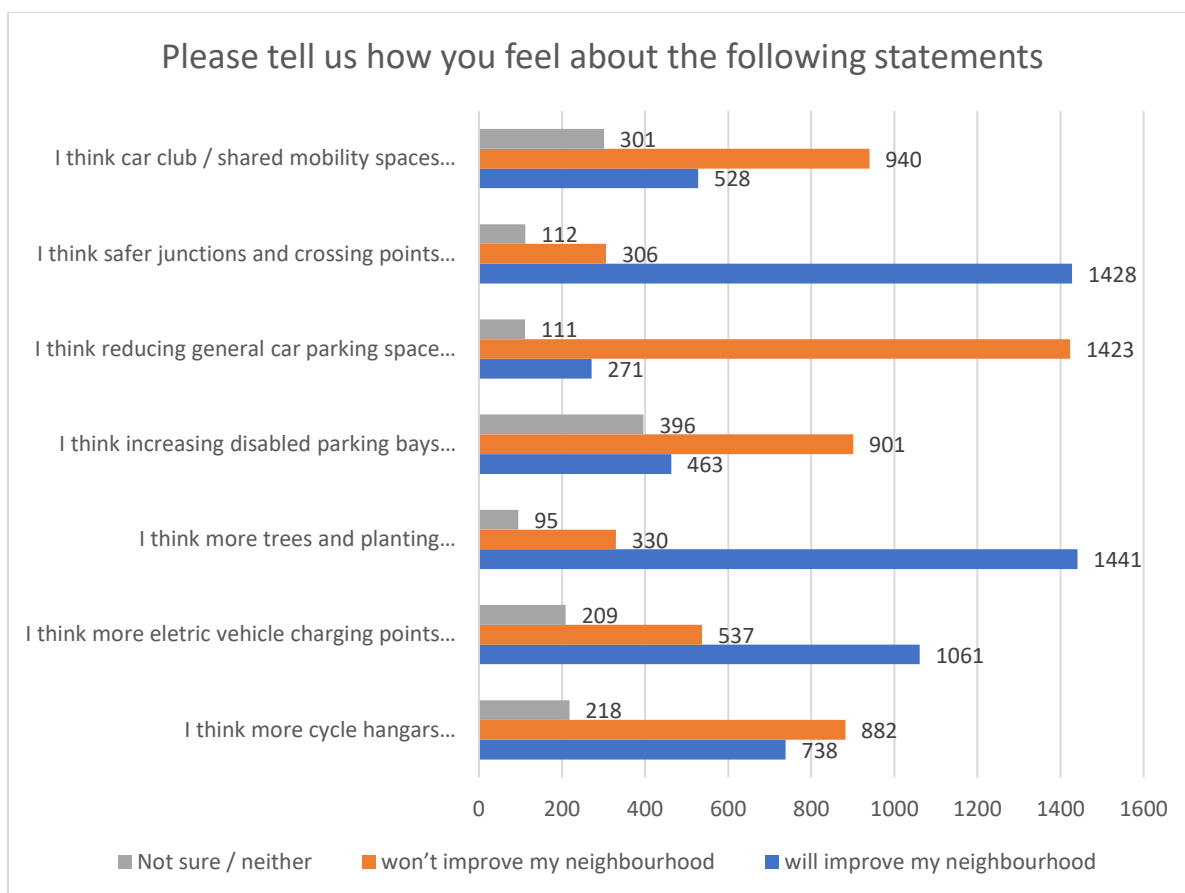


- Walking was the most popular form of transport, with rail services and driving being the second and third most popular means.
- Using the bus and cycling were almost half as common but were still 4th and 5th most used forms of transport respectively.
- The chart below has divided these answers by order of preferences.



- Most people in the Catford area tend to either walk, drive, or use train services. These were often the first choice of transport for many respondents.
- Cycling followed by buses was less favourable but were still used by respondents as secondary forms of transport.
- Other modes of transport, community transport, e-scooters, private hire, taxis, and motorcycles or mopeds, often tended to be a minority choice, and even in those cases, mostly a third choice.

Please tell us how you feel about the following statements:



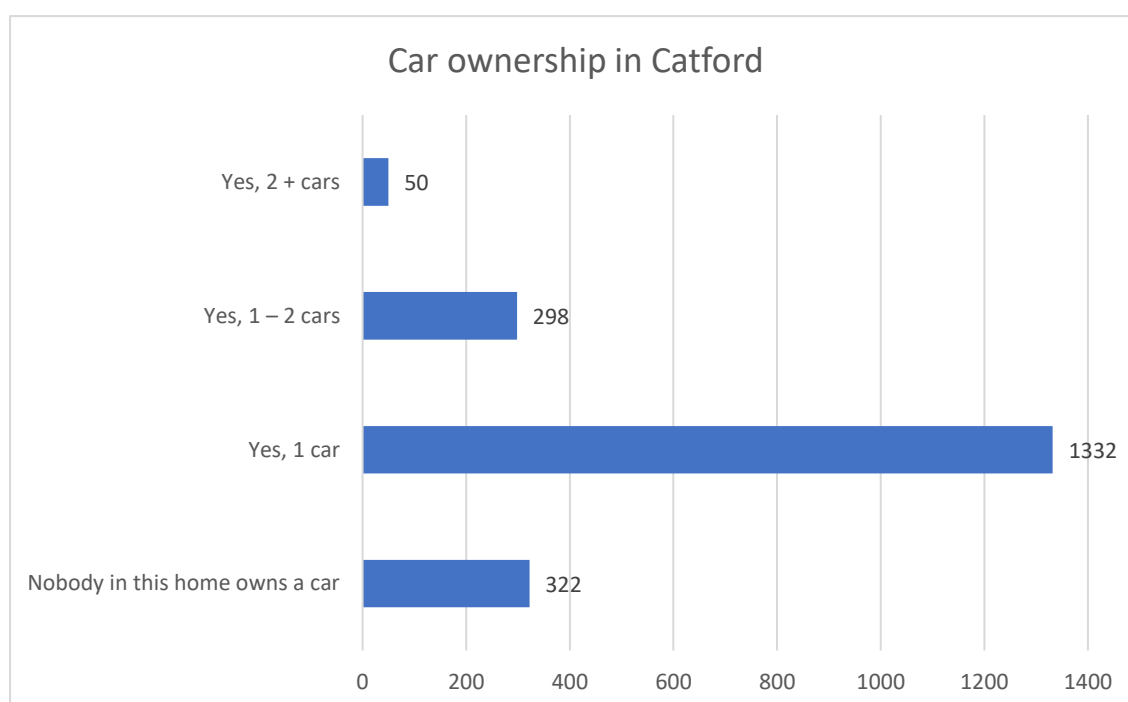
This question presented a series of statements to all respondents asking them whether it would improve their neighbourhood. These statements reflect the aims and objectives of the Sustainable Streets programme.

- Respondents were negative towards reducing general car parking spaces with this having the highest number of responses stating that they believe it won't improve their neighbourhood. There was a negative sentiment for other parking changes such as car club and shared mobility spaces and increasing disabled parking bays. These two specific changes had the second and third highest number of respondents who said these features would not improve their neighbourhood.
- Cycle hangars had almost equal support and opposition, with around 7% more opposition than support. However, EV chargepoints, trees and

planting, alongside safer crossings and crossing points had significantly stronger positive sentiments.

Do you or does anyone in your home own car?

This question asked respondents if any household occupants owned a car. A total of 2,002 people answered this question within Catford.

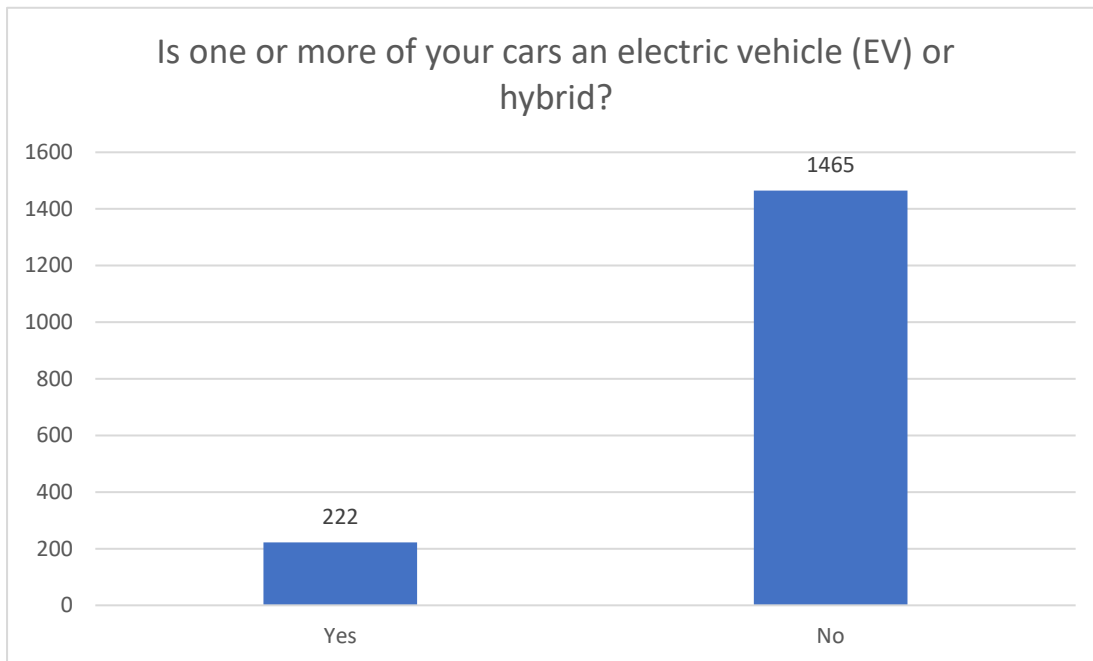


- The vast majority of households in Catford who responded, own a car in their household, and most own a single car.

A street-by-street breakdown of car ownership for this question can be seen in Appendix C: Reported car ownership of respondents in Catford.

Is one or more of your cars an electric vehicle (EV) or hybrid?

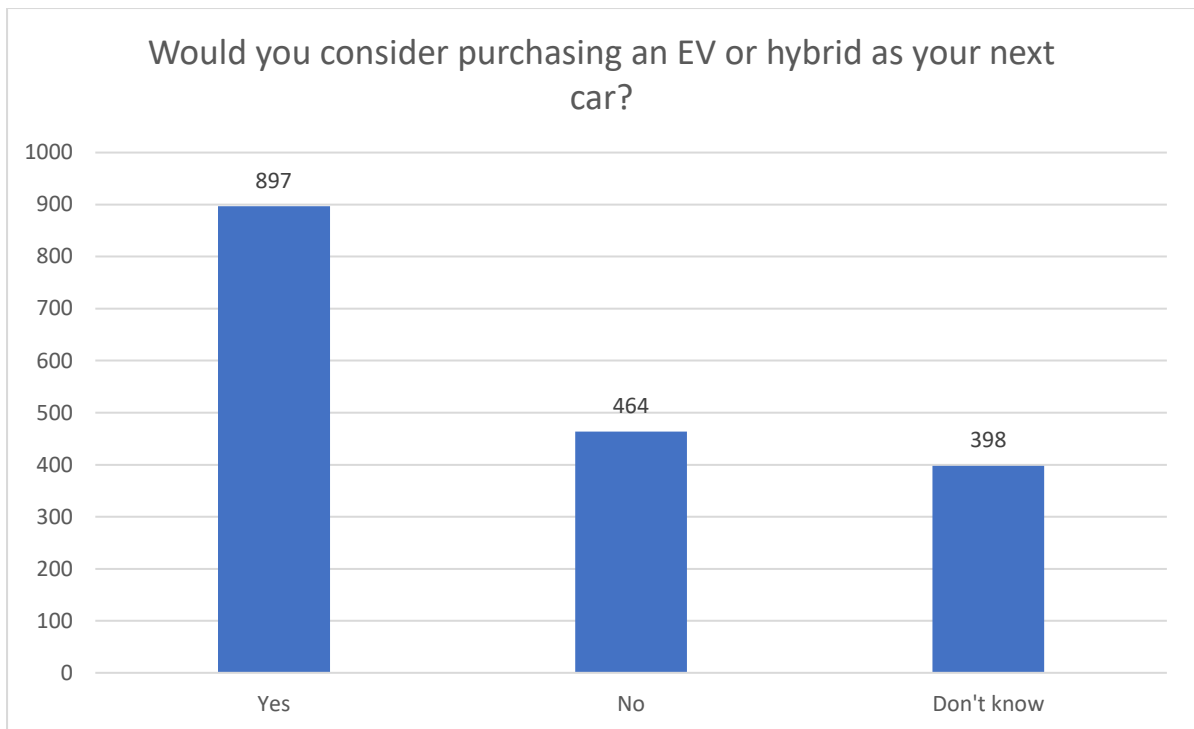
This question asked respondents if any of the vehicles they owned were an electric vehicle or hybrid. A total of 1687 respondents replied to this question.



- Most respondents said they don't own an EV or hybrid vehicle, with approximately 87% saying they do not.

Would you consider purchasing an EV or hybrid as your next car?

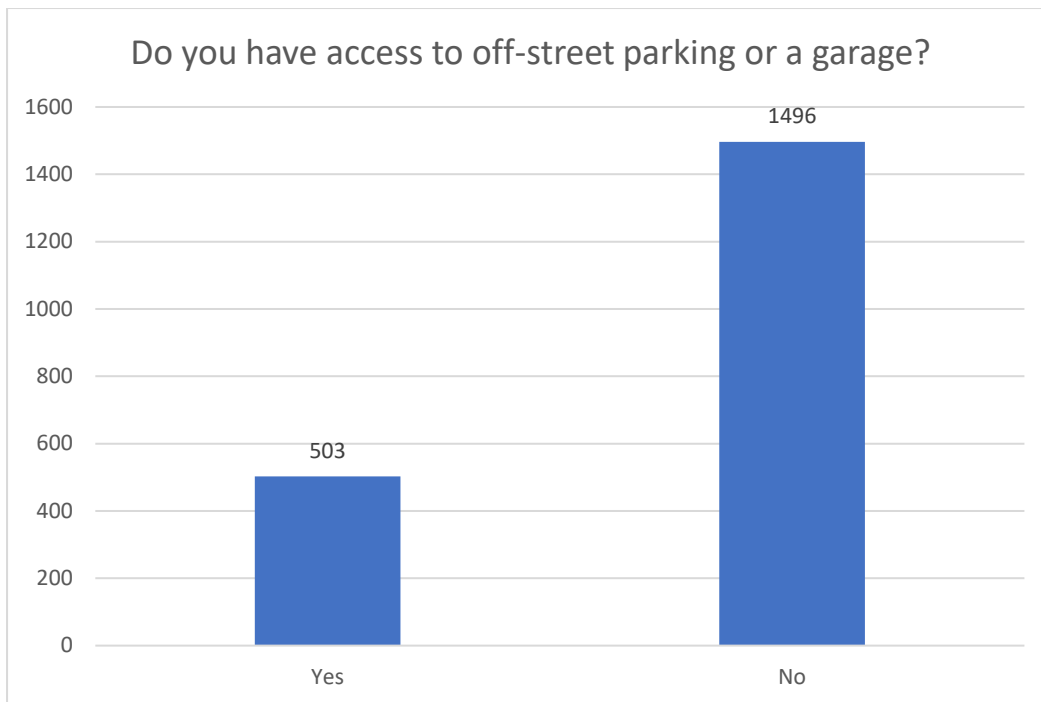
This question asked respondents if they would consider buying an electric vehicle or hybrid as their next car. A total of 1,759 people answered this question.



- Just over half of the respondents suggested they would consider purchasing an EV or hybrid, while the remaining half were split between not purchasing one and responding, 'don't know'.

Do you have access to off-street parking or a garage?

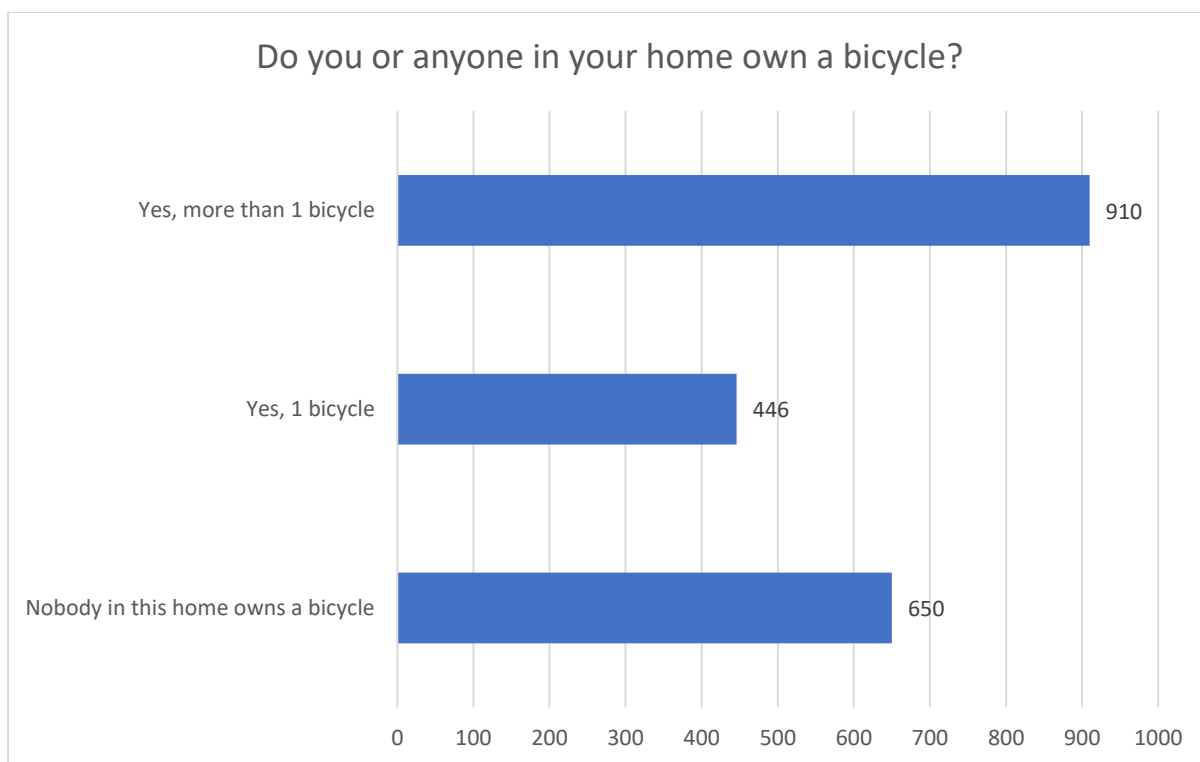
This question asked all respondents if the property they live at has access to off-street parking (driveway) or a garage where they can park their car privately. A total of 2,000 people answered this question.



- Approximately, $\frac{3}{4}$ of all Catford residents who responded to this question said they don't have access to off-street parking or a garage.

Do you or anyone in your home own a bicycle?

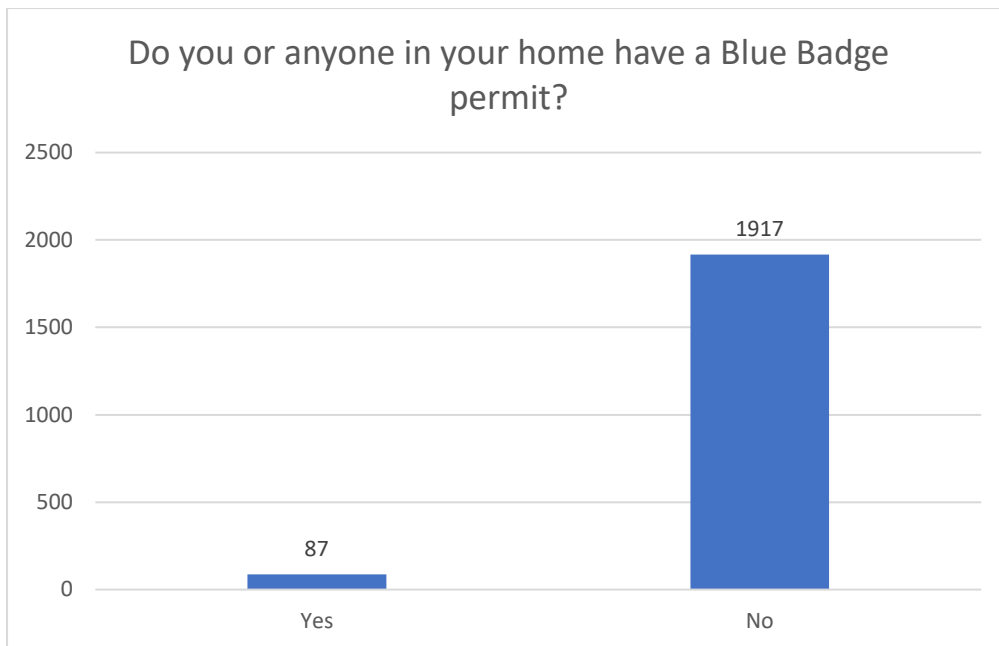
This question was available to all respondents and asked if they or anyone in the household owned a bicycle. A total of 2,006 people answered this question.



- Results were split for this question, with almost half of all homes owning more than one bike which was the most popular answer. When including those who own a single bike approximately two thirds of all respondents in Catford have cycle in their homes.

Do you or anyone in your home have a Blue Badge permit?

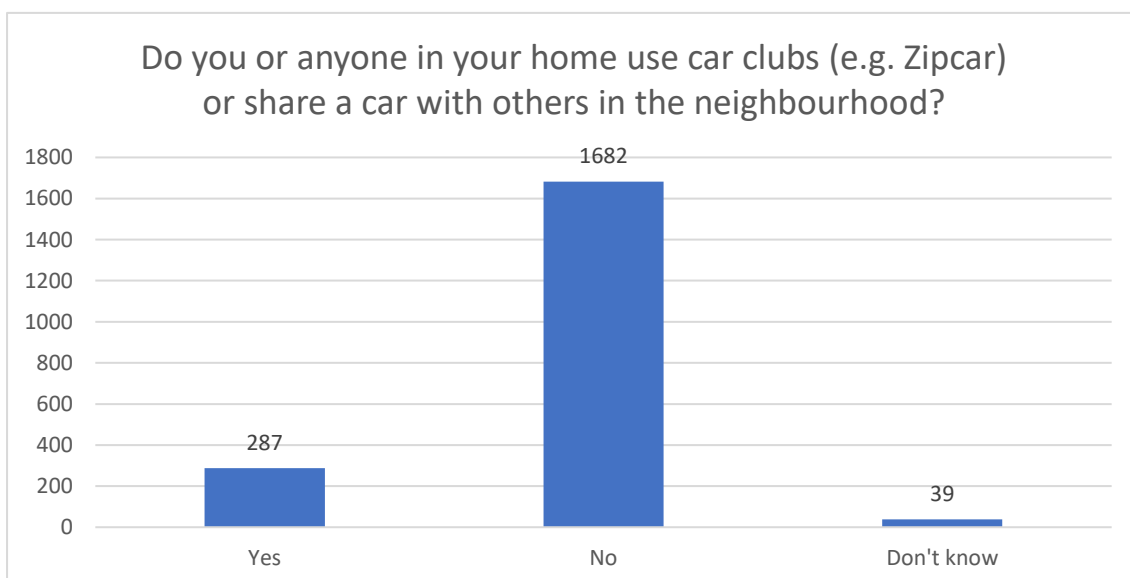
This question asked respondents if they or anyone else has a blue badge permit typically reserved for those who are disabled enabling them to park in a bay marked for disabled people. A total of 2,004 people answered this question.



- Nearly all respondents said they do not own or have anyone in their home with a blue badge.

Do you or anyone in your home use car clubs (e.g. Zipcar) or share a car with others in the neighbourhood?

This asked all respondents about car-sharing habits and if anyone makes use of car-clubs. A total of 2,008 people answered this question.

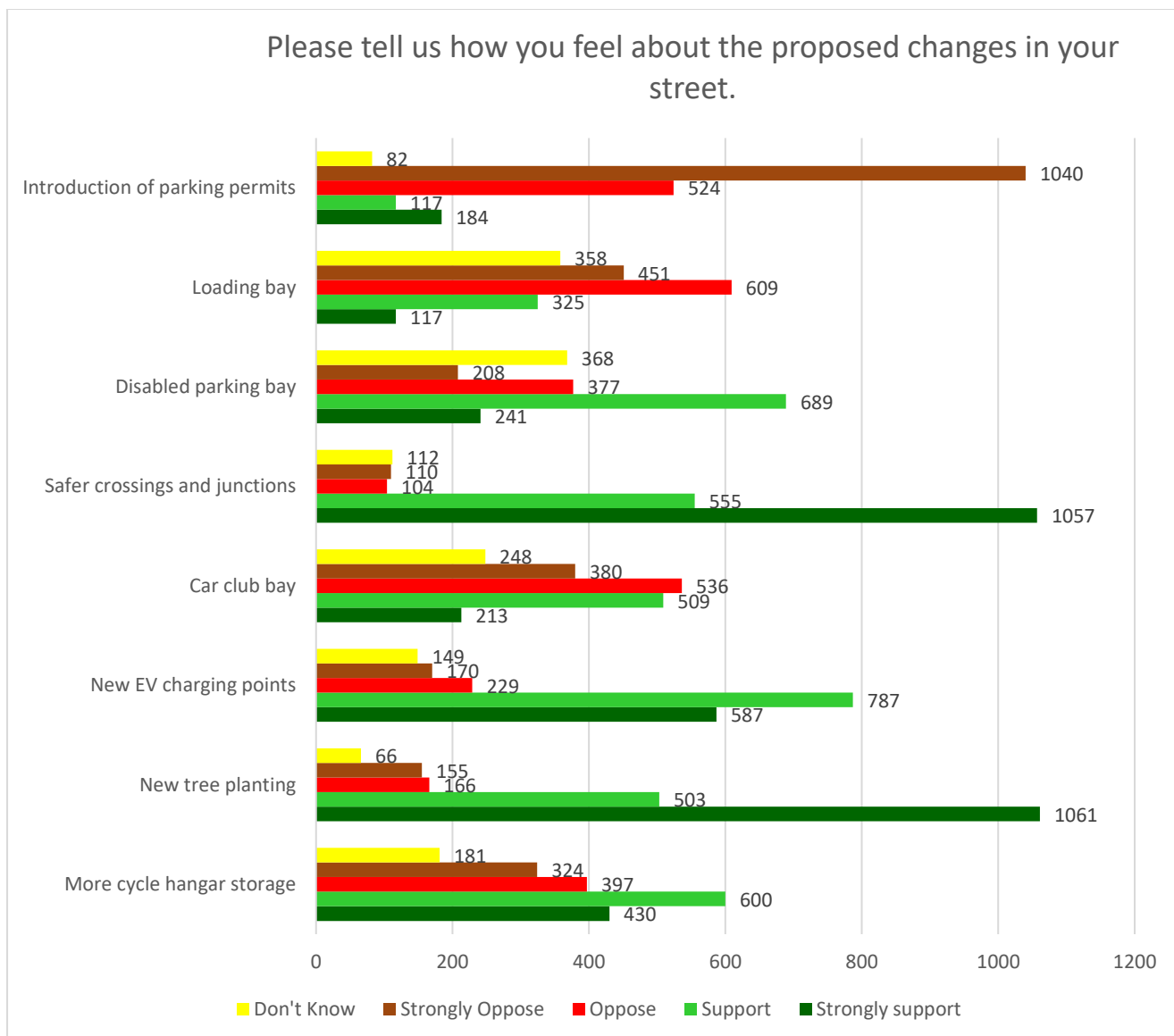


- The majority of all respondents do not use car sharing facilities. A small segment of Catford residents said they do, while a tiny minority said they don't know.

Please tell us how you feel about the proposed changes in your street.

This question put forward specific design proposals that were part of the plans for many streets in Catford. Respondents were asked to rank these specific changes from a scale of strongly support to strongly oppose. Those respondents who did not have an opinion or were unsure could select they 'don't know', although some chose to skip specific parts of the question. These non-responses have been excluded from the charts and analysis presented below.

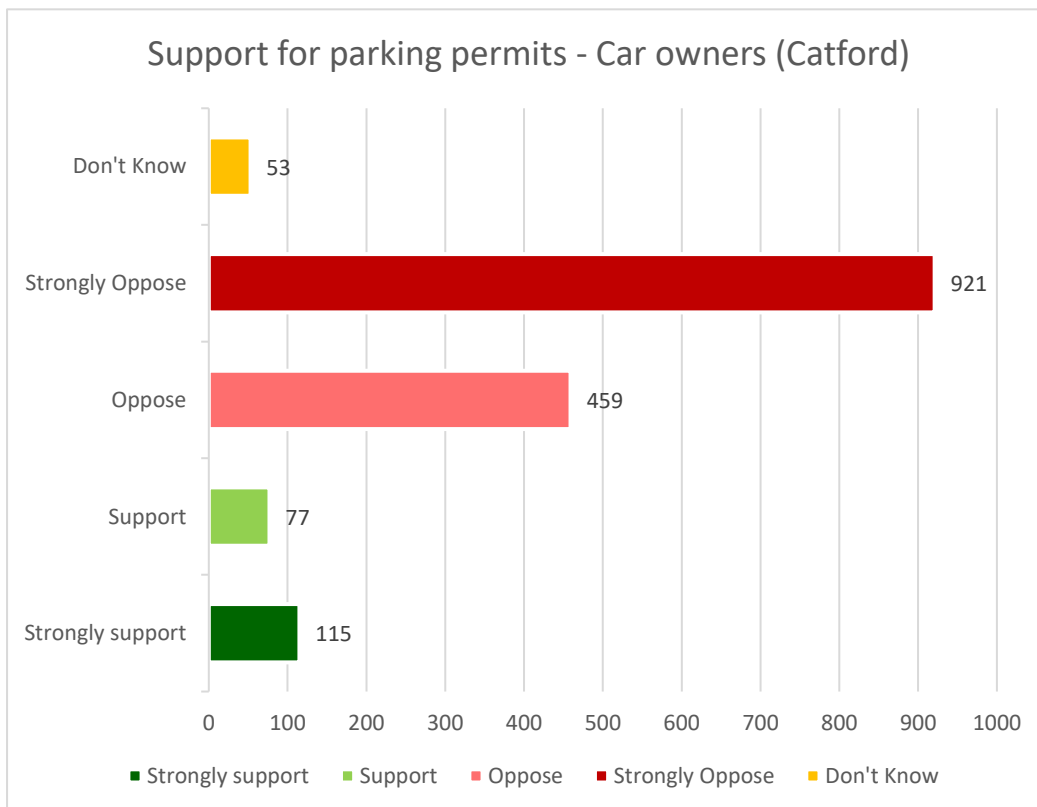




- Safer crossings and junctions, new tree planting and new EV chargepoints received strong support.
- More cycle hangars also received majority support, however had higher levels of opposition than the former features.
- Disabled parking bays had a higher level of support than opposition, however support and opposition to car club bays was more evenly divided.

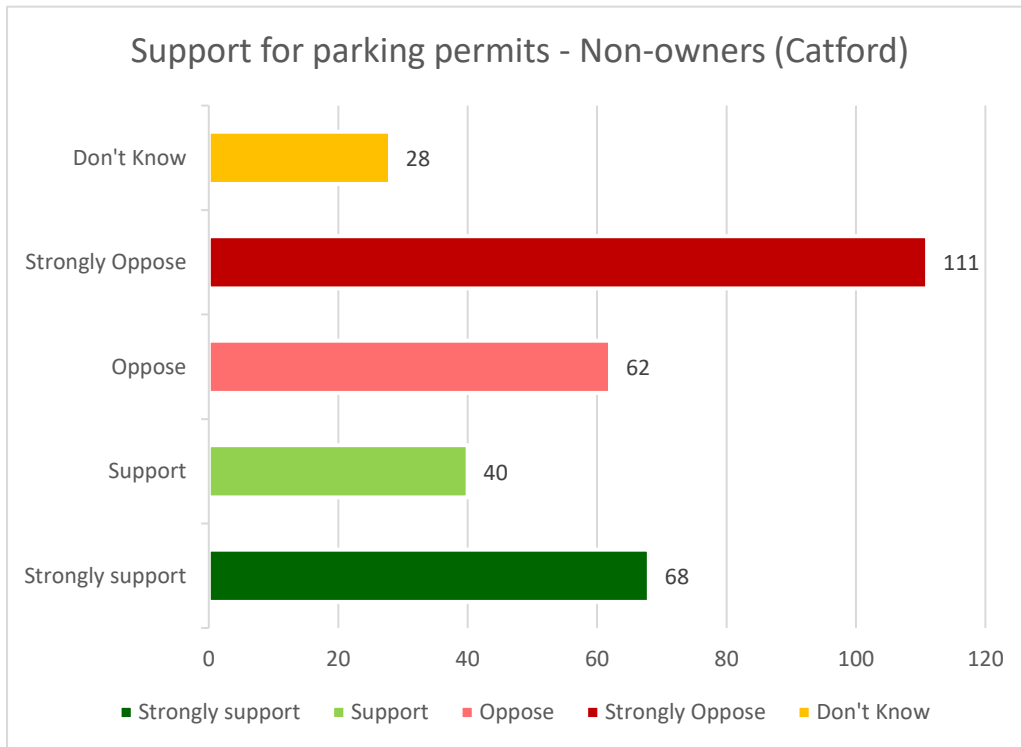
- Most residents were opposed to the introduction to parking permits with a combined 1564 respondents either opposing or strongly opposing. An in-depth analysis of support levels by road will be made below.

The following indicates the extent of support for introduction of permits from respondents based on car ownership. An average has also been worked out, by weighing the opinions of car owners and non-car owners equally.



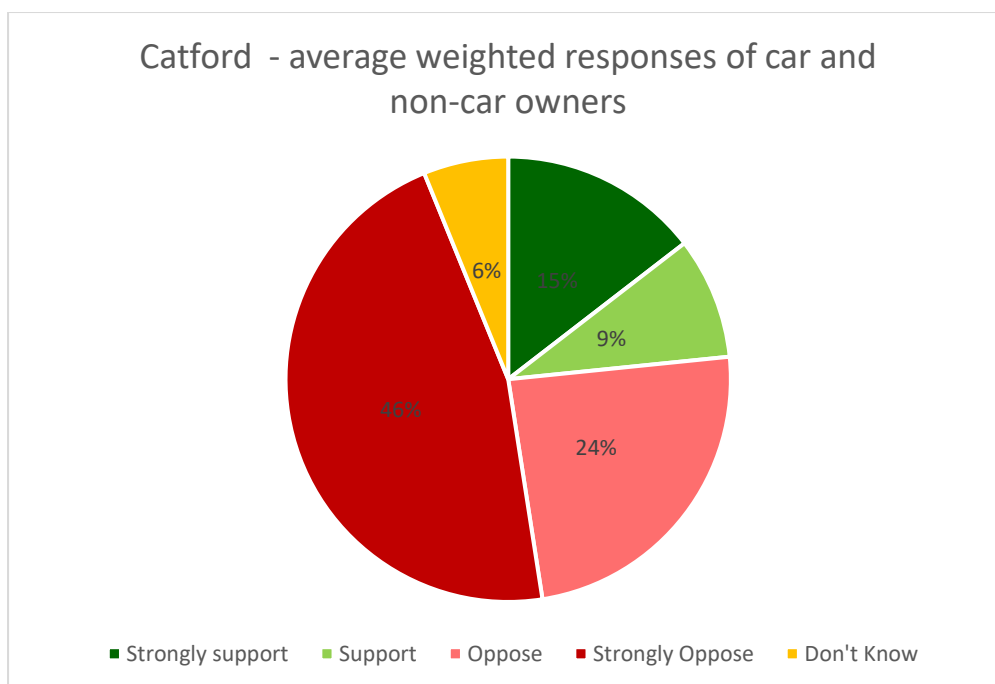
- When looking at respondents who are car owners, a combined 1380 people oppose or strongly oppose parking permits, while a combined 192 people support or strongly support them.

- However, when looking at non-car owners, just over half are opposed to the introduction of permits with 35% in support and a higher number of non-car owners selected 'don't know' compared with car owners.



- When weighting the sentiment of car owners and non-car owners equally, the majority response to the introduction of parking permits is opposed.¹

¹ Chart below has to be percentage based due to showing average support levels



Heatmap of proposed changes

Responses to the question about each measure have been mapped out street-by-street across the consultation area in order to assess support and opposition at a hyper-localised level.

The map below visualises support levels by assigning a color-coded circle to each household based on whether they supported or opposed each measure. In order to anonymise household data a heatmap has been produced.

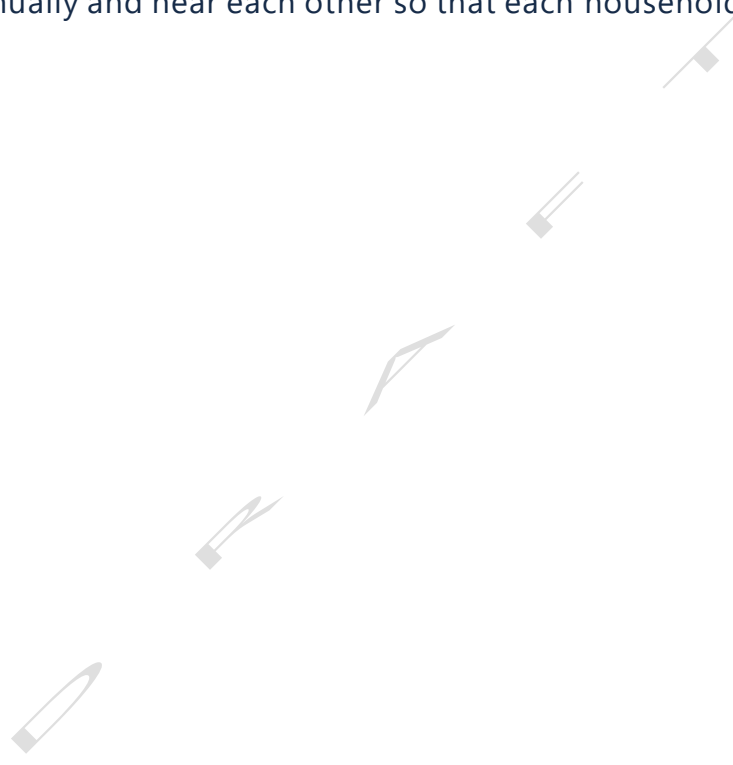
All responses (including that of multiple persons responding from the same household) were merged so that each household could be assigned a colour.

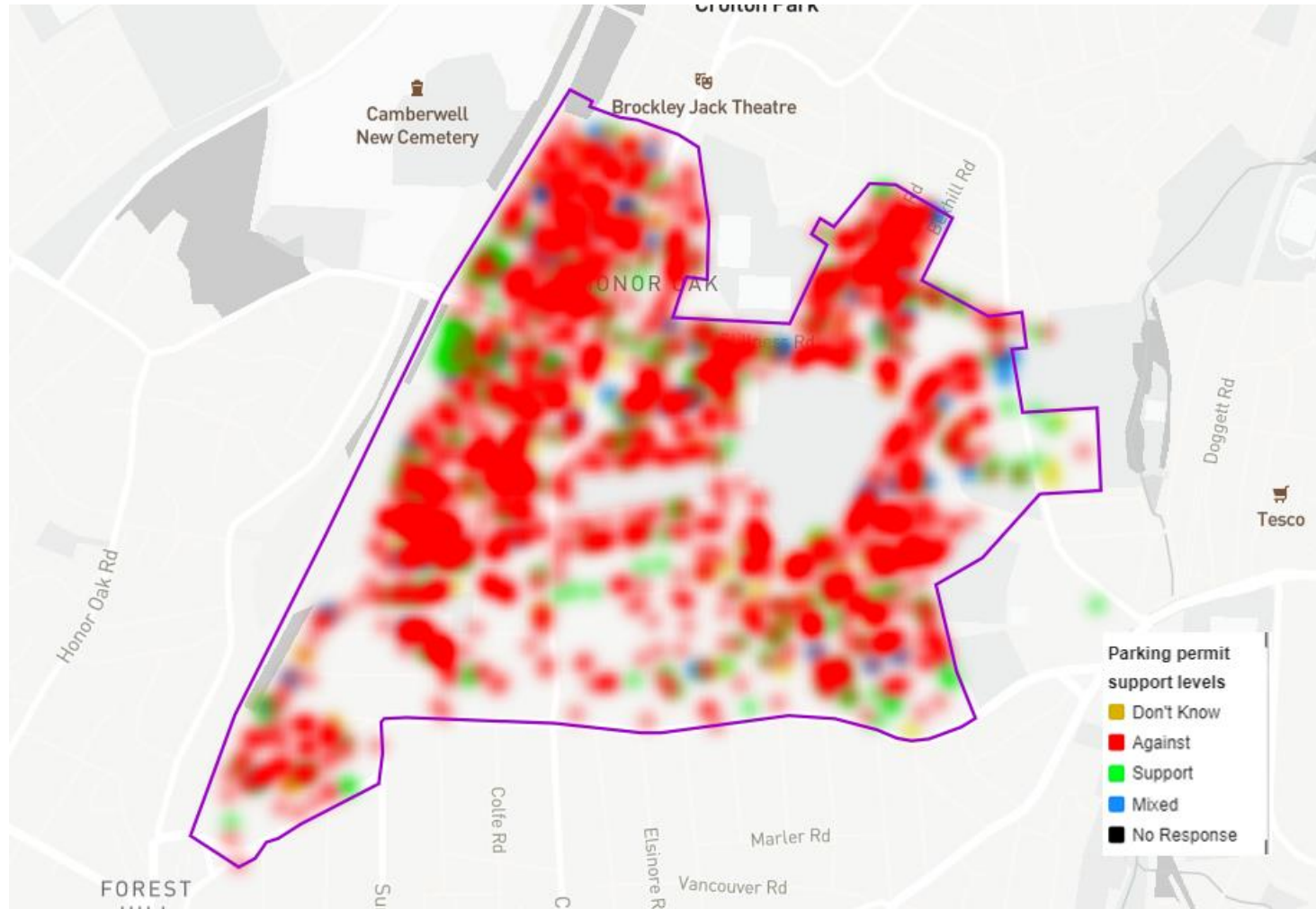
- **Green:** households who all selected strongly support or support have been coded in green to signify their support.
- **Red:** household respondents who all selected strongly oppose or oppose are coloured in red.
- **Yellow:** those who selected don't know appear in yellow.
- **Black:** those who did not respond to the question.

- **Blue:** in instances, where household respondents had differing responses (ie one or more support and one or more opposed, or selected don't know), these households have been coloured in blue to signify 'mixed' response towards a measure.

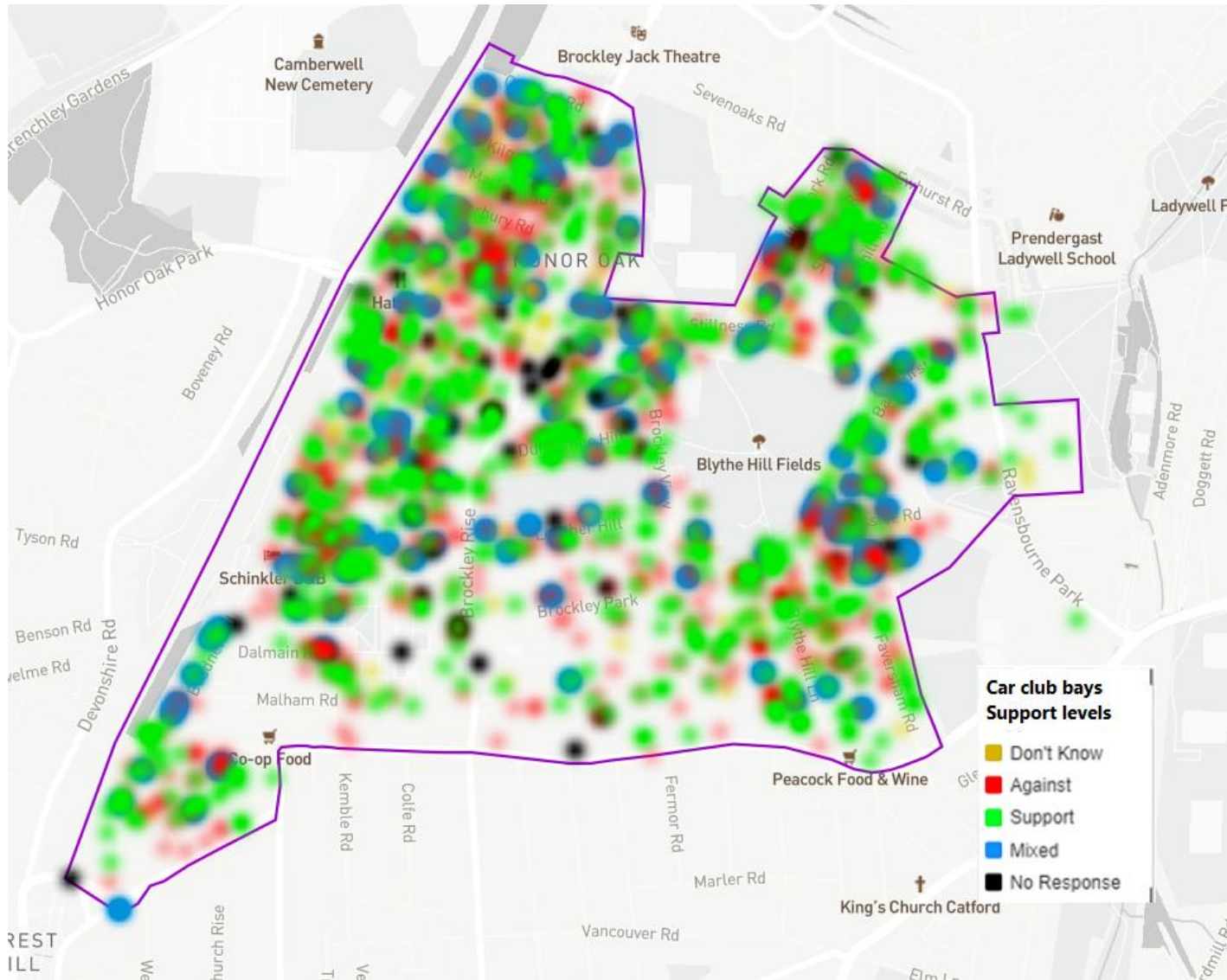
Households which have a respondent who did not respond to the question, but another member who did, have been color-coded by the sentiment of the household member that did.

Addresses located within vertical buildings and apartment blocks have been geolocated manually and near each other so that each household can be visually distinguished.

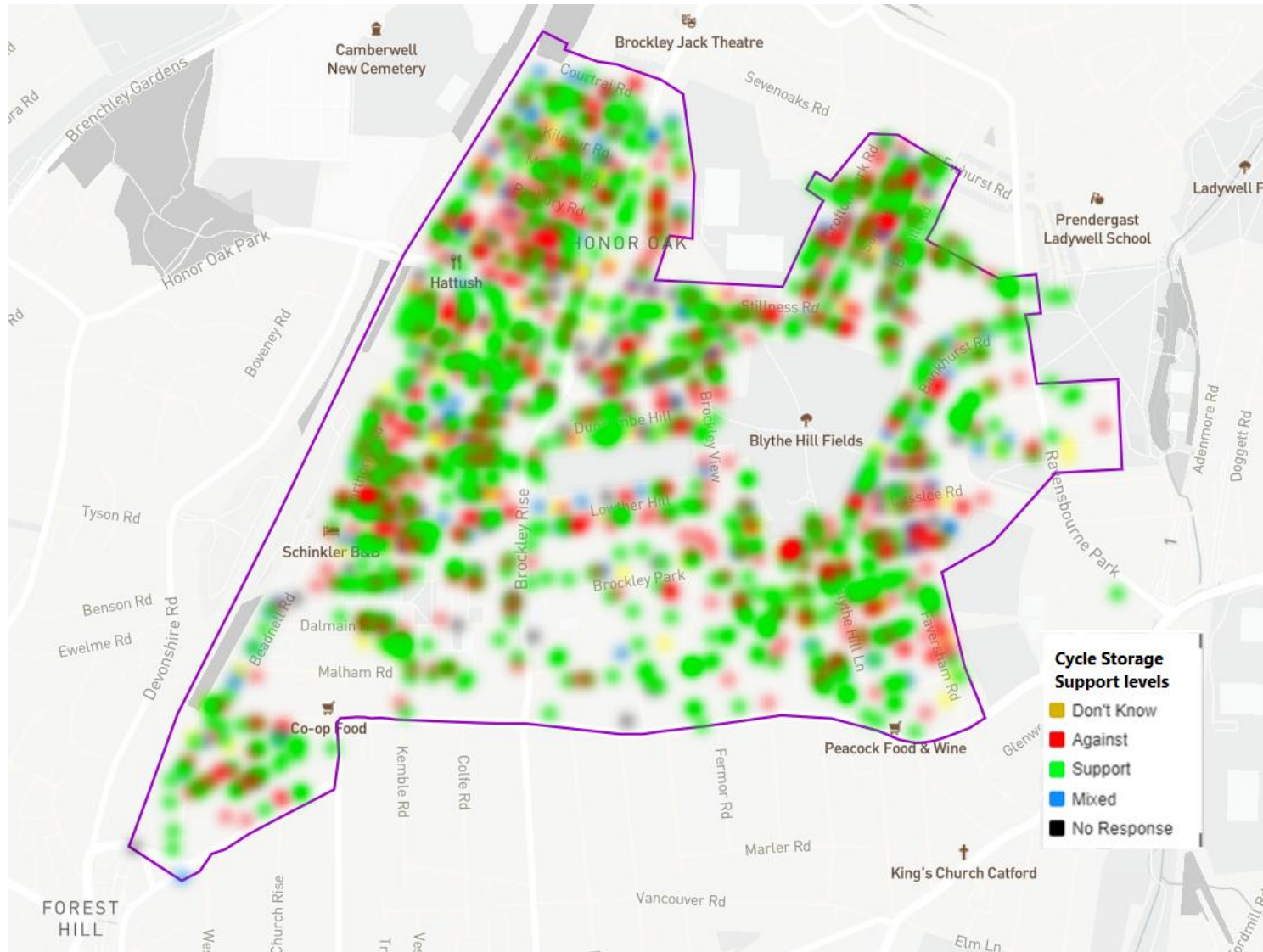




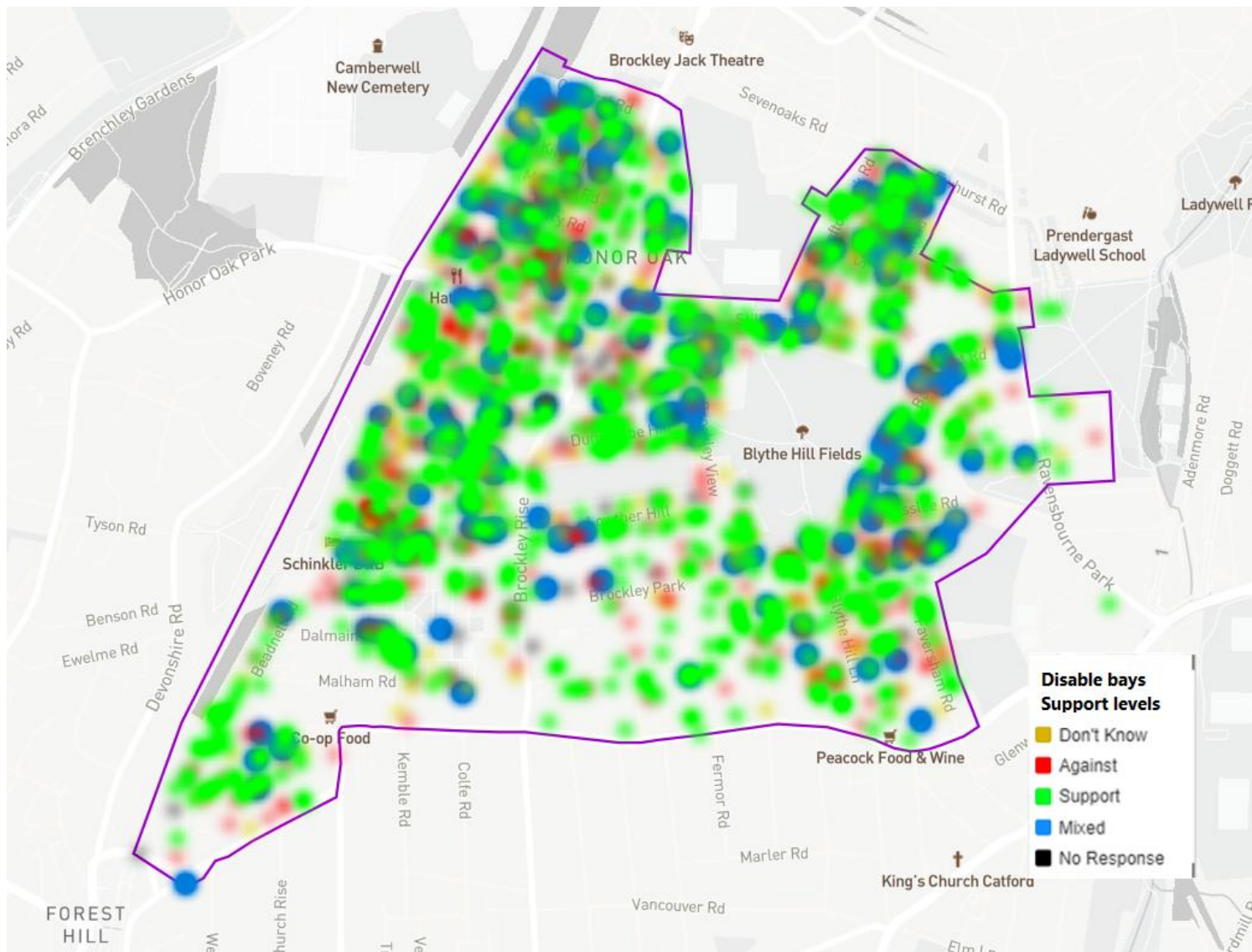
Introduction to parking permits



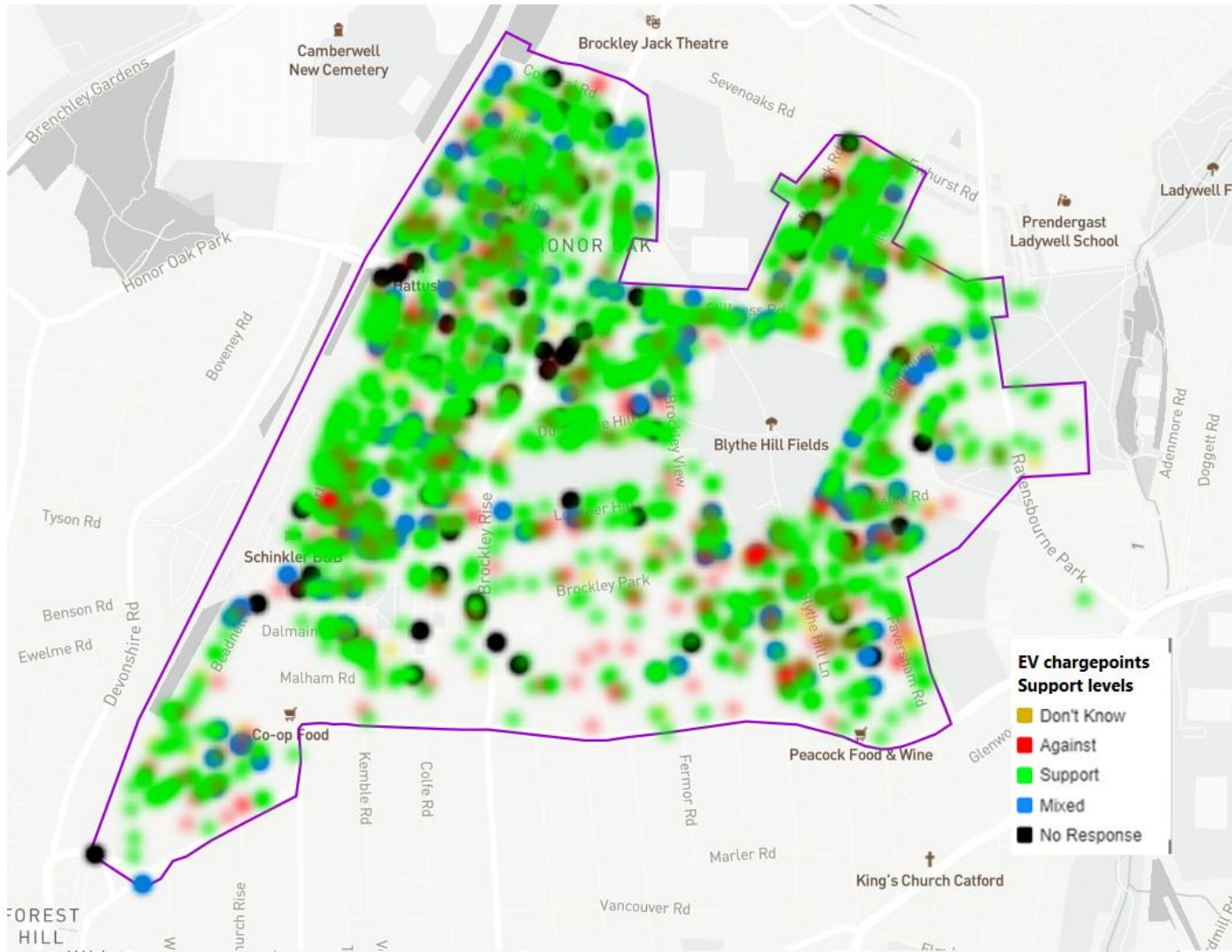
Car club bays



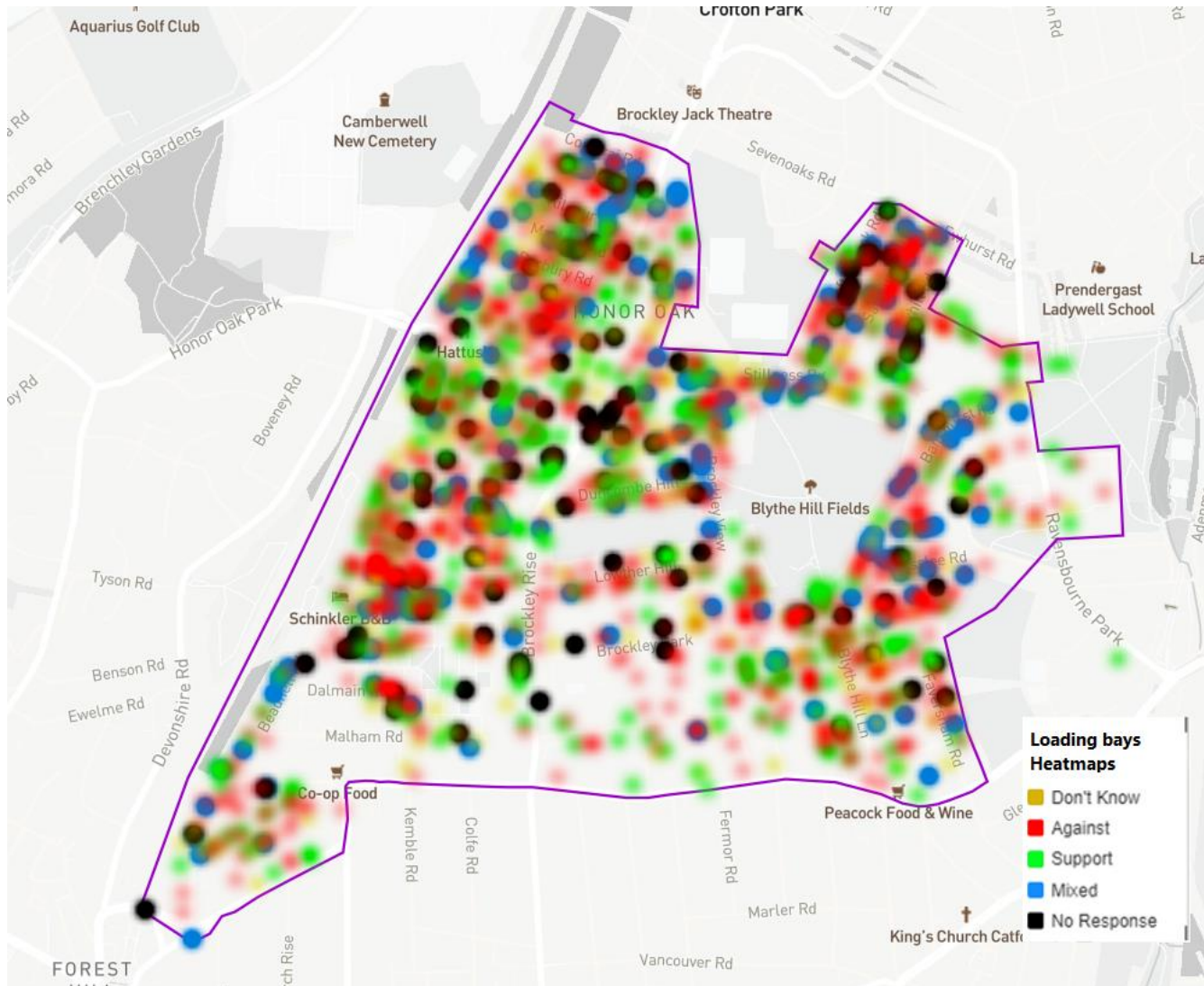
Cycle storage



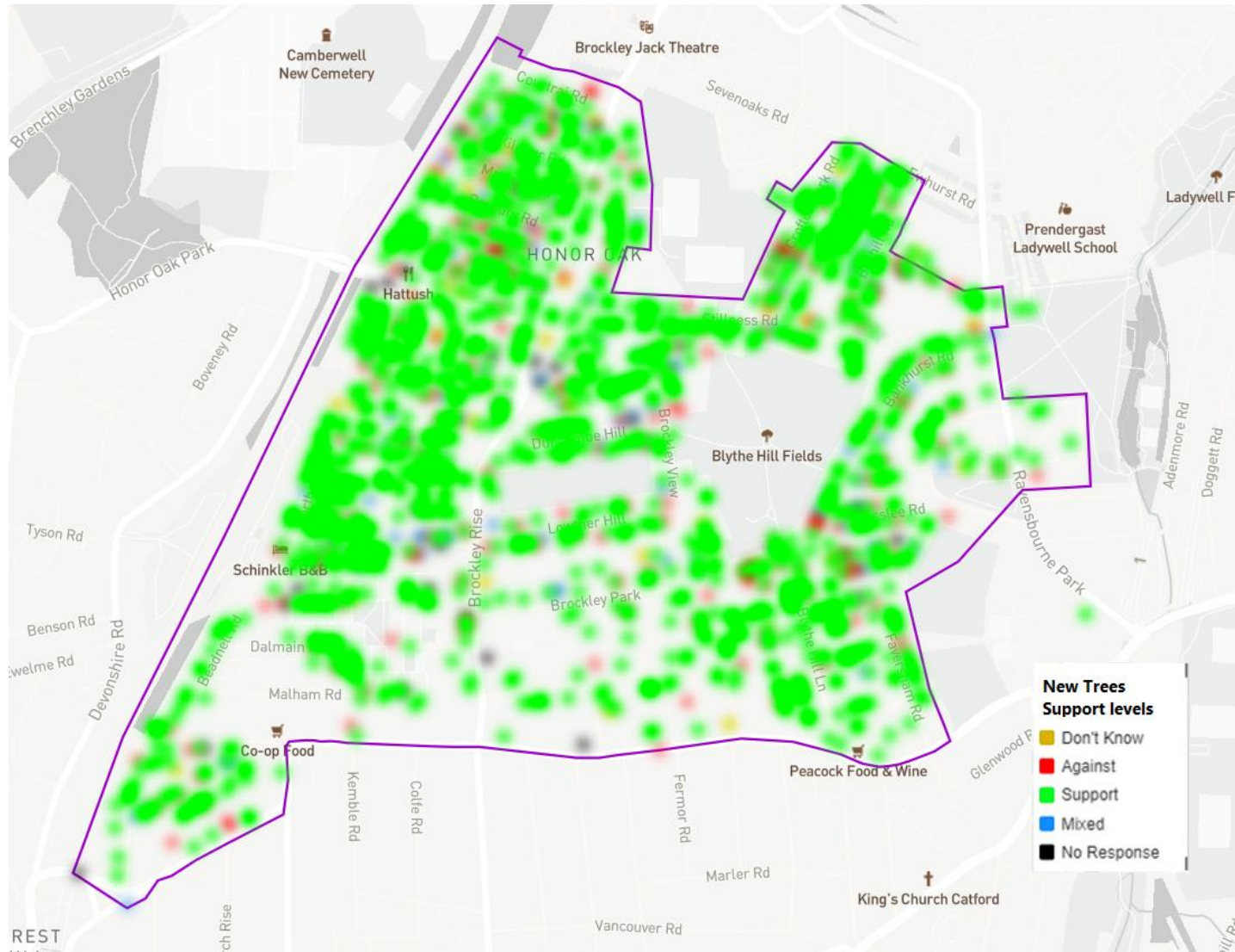
Disabled bays



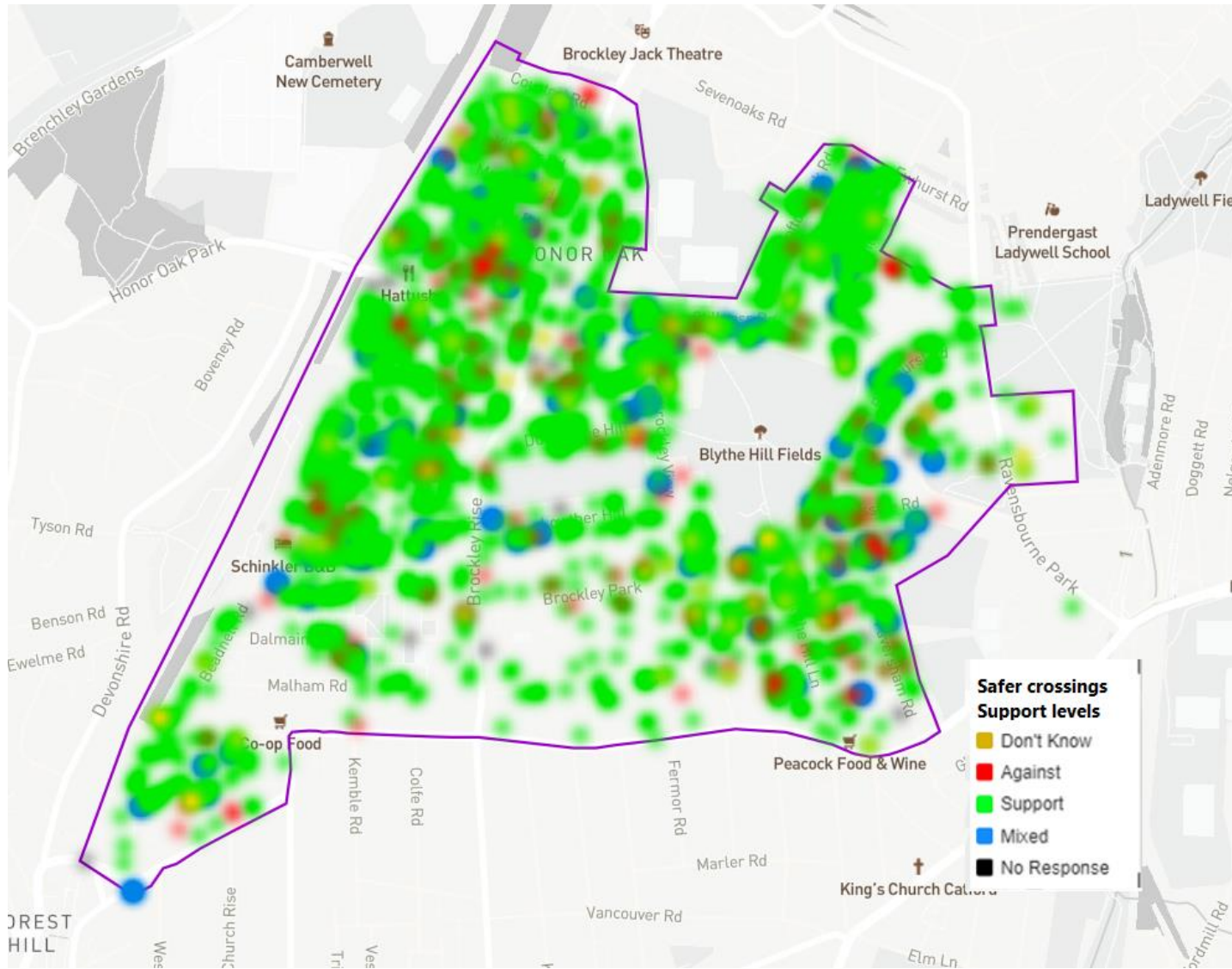
EV chargepoints



Loading bays



New trees



Safer crossings and junctions

- A street-by-street analysis of support levels based on all the measures above can be found in



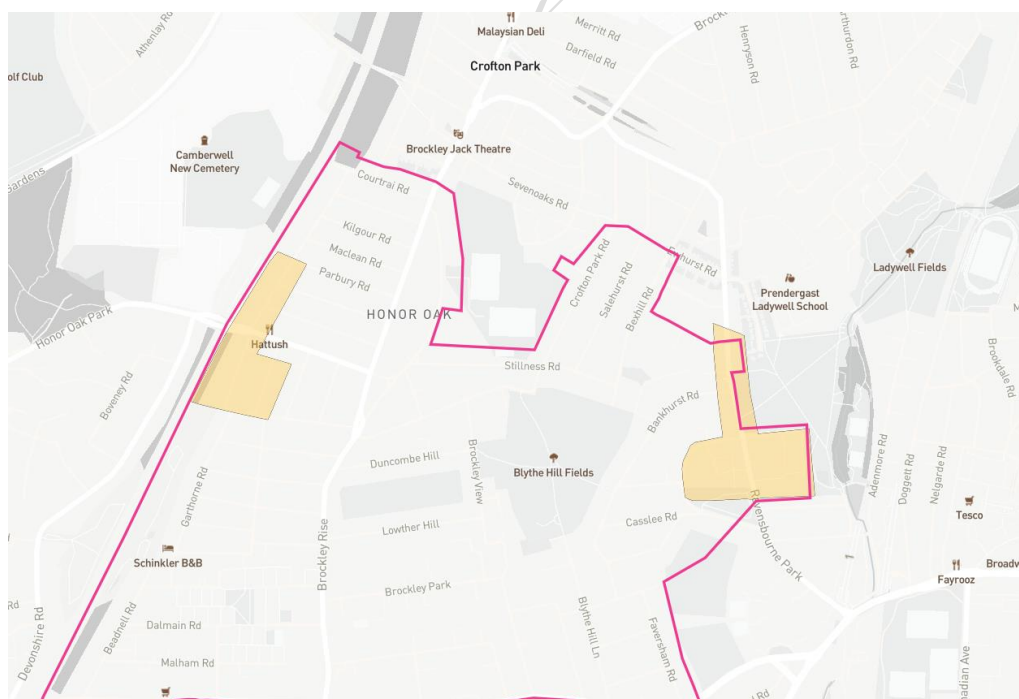
- Appendix E: Street by street analysis of all measures (Catford) .

Localised analysis of proposed changes

Support for measures in specific areas

- Two areas within the Catford consultation area have been identified as having support for the package of proposals.
- These two areas include:
 - Grierson Road (south of train station up to Parbury Road) and Ballina Street.
 - Parts of Ravensbourne Park and Manwood Road, Brightling Road, Chilthorne Close and Iona Close

An approximate area of where these two areas are shown highlighted in orange in the image below.



Grierson Road / Ballina Street

- This area includes a portion of Grierson Road and Ballina Street which have a high level of support.
- A total of 70 households responded from this area. An analysis of all 70 respondents on this stretch of the road is provided below.
- In regard to **parking permits**, 37 support parking restrictions, while 26 are opposed to parking permits. The remaining households saw two households with 'mixed' sentiment, one household who selected 'don't know', and one not responding to the question.
- Grierson Road respondents were much more likely to report problems with parking in streets when compared with other streets in the Catford area, with commuters taking up car parking being the issue reported most (38 respondents).
- Four households situated on Grierson Road and Ballina Street changed their mind from opposing parking permits, to supporting them under the condition that **nearby streets also have permits**.
- In regard to **cycle hangers**, 35 support cycle hangers, while 19 are opposed. The remaining households saw seven households with 'mixed' sentiments and seven also select 'don't know'. Two households did not leave an answer for this planned measure.
- In regard to **car club bays**, 33 support car club bays, while 24 are opposed. The remaining households saw six households with 'mixed' sentiments and three select 'don't know'. Four households did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 31 support disabled bays, while 22 are opposed. The remaining households saw eight select 'don't know',

while five households had 'mixed' sentiments. Four households did not leave an answer for this planned measure.

- In regard to **loading bays**, 55 support loading bays, while four are opposed. The remaining households saw five with 'mixed' sentiments and two select 'don't know'. Four households did not leave an answer for this planned measure.
- In regard to **EV charging**, 45 support EV charging bays, while 12 are opposed. The remaining households saw five with 'mixed' sentiments and three select 'don't know'. Five households did not leave an answer for this planned measure.
- In regard to **tree planting**, 60 support tree planting, while four are opposed. The remaining households saw one household each with a 'mixed' sentiment and 'don't know'. Four households did not leave an answer for this planned measure.
- In regard to **safer crossings and junctions**, 55 support tree planting, while four are opposed. The remaining households saw five households with 'mixed' sentiments, while two said they 'don't know'. Four households did not leave an answer for this planned measure.
- The response rate for Grierson Road is 44% while for Ballina Street it was 33%.

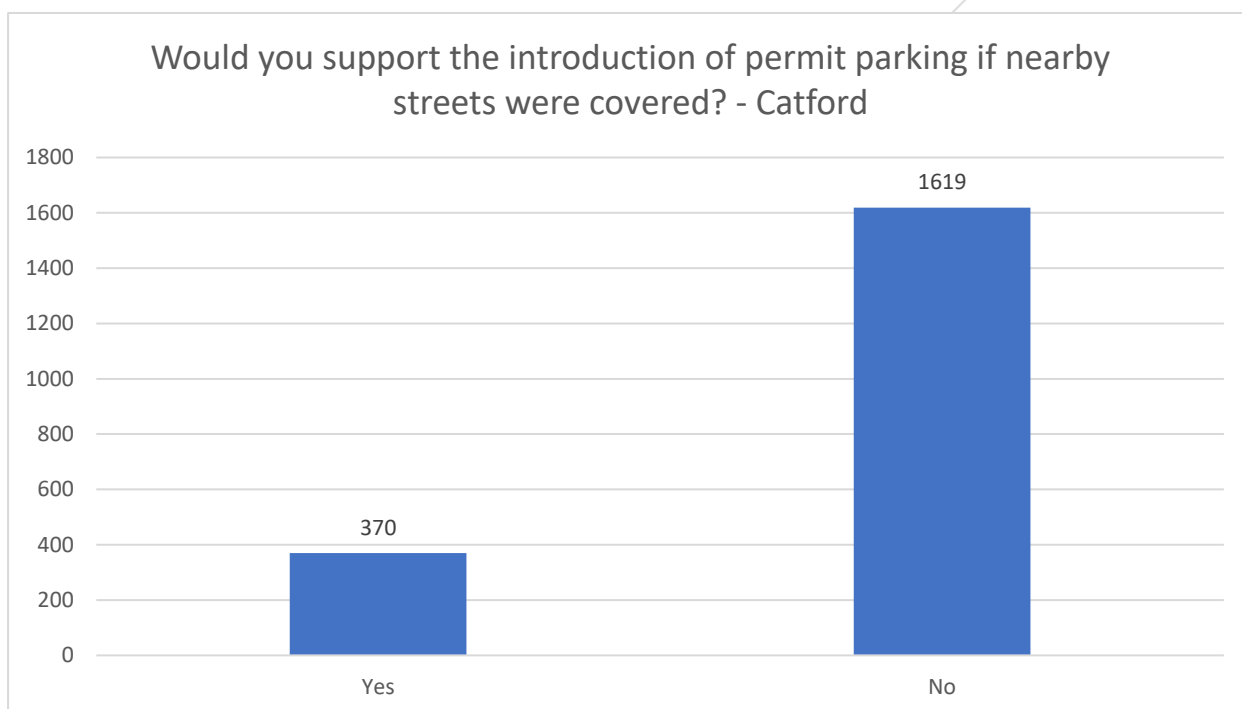
Ravensbourne Park area

- The area includes Chilthorne Close, Iona Close, Brightling Road, southern part of Manwood Road and parts of Ravensbourne Park.
- In total 36 households responded from these roads. 18 were opposed, 14 were in support. Three households said they 'don't know', while one household had 'mixed' sentiments.

- When asked if they would support restrictions if other nearby streets were in favour, only one household said they would change their mind from an oppose to a support under the condition other **nearby streets also have permit parking**.
- In regard to **cycle hangers**, 22 support cycle hangers, while 10 are opposed. The remaining households saw three select 'don't know', while one household had 'mixed' sentiments.
- In regard to **car club bays**, 17 support car club bays, while 10 are opposed. The remaining households saw five households select 'don't know', while three households had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 20 support disabled bays, while seven are opposed. The remaining households saw seven select 'don't know', while one household had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **loading bays**, 28 support loading bays, while four are opposed. The remaining households saw all four select 'don't know'.
- In regard to **EV charging**, 28 support loading bays, while four are opposed. The remaining households saw all four select 'don't know'.
- In regard to **tree planting**, 24 support tree planting, while seven are opposed. The remaining households saw three select 'don't know' while one household had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **safer crossings and junctions**, 28 support safer crossings and junctions, while four are opposed. The remaining households saw three four select 'don't know'.

Would you support the introduction of permit parking if nearby streets were covered?

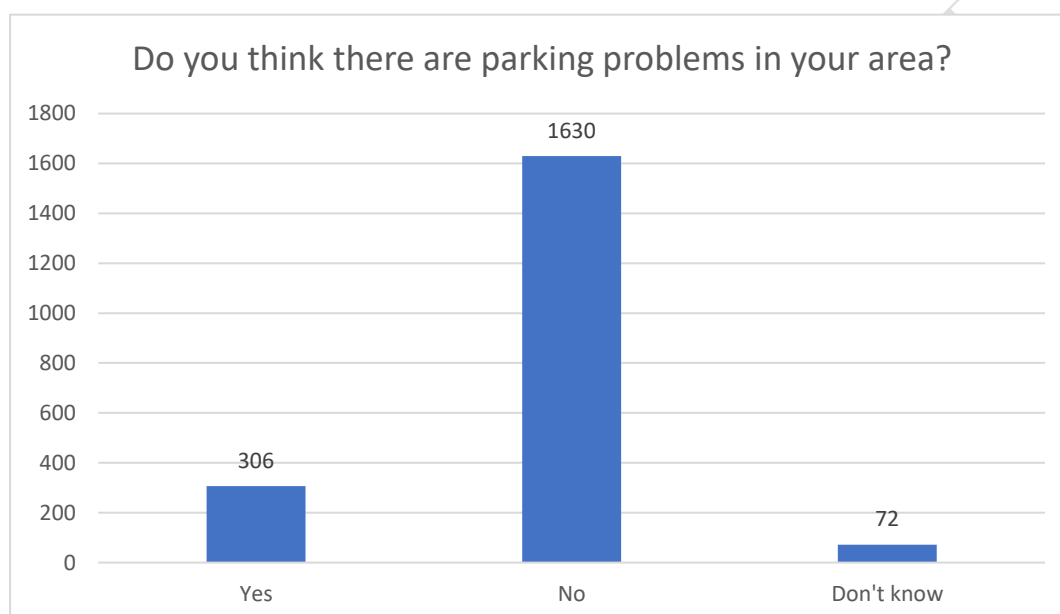
This question asked all residents if they would be in favour of parking permits if the streets nearby where they live were in favour. A total of 1,989 people answered this question.



- Results largely mirrored those who said they were opposed to parking permits. Vast majority of those who selected no to this question were also those who selected they would be opposed to parking permits.
- A further analysis was conducted to see if those who selected strongly oppose and oppose to introduction to parking restrictions (1564 respondents), would change their mind due to this question. Only 53 people out of this subset of respondents said they would be in favour.

Do you think there are parking problems in your area?

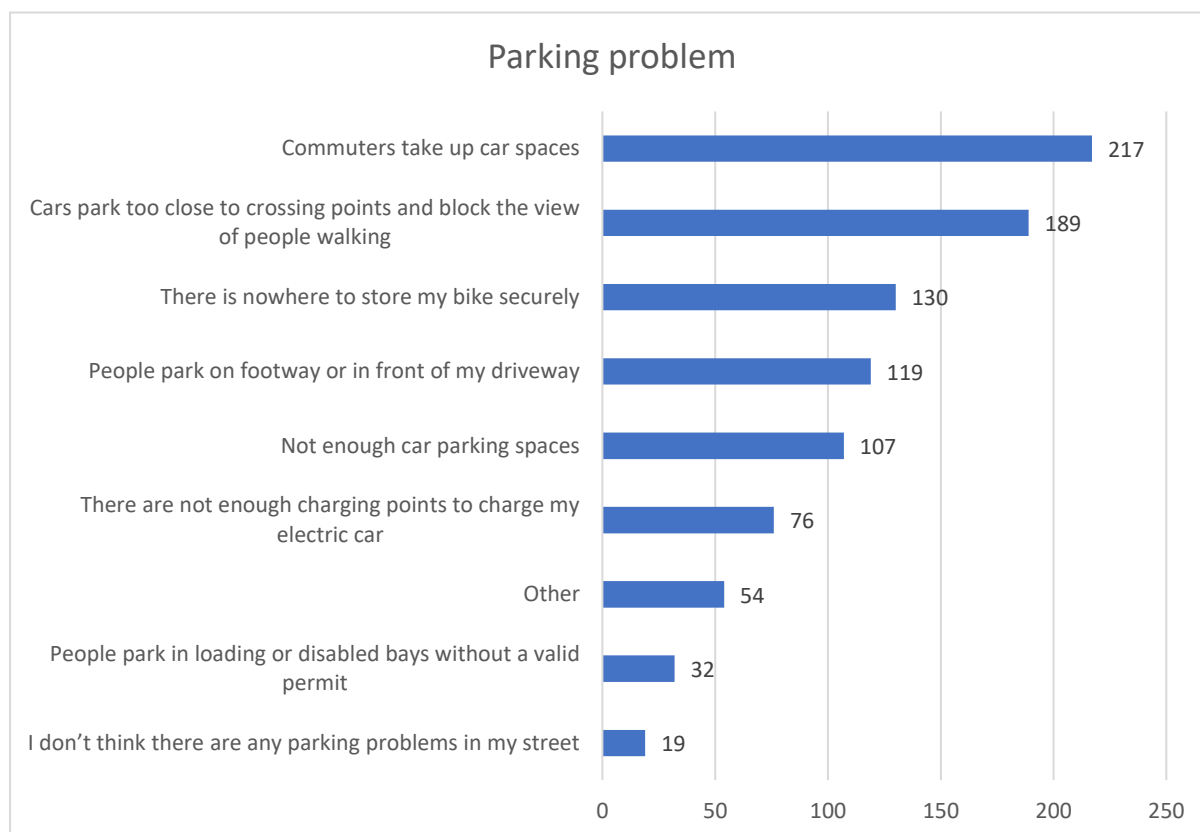
This question asked respondents if they believed there were parking problems in their area where they live. A follow-up question specifying the type of problem was conditional based on if they selected yes to this question. A total of 2,008 people answered this question.



- A high number of respondents said they did not think they have parking problems in their area. Approximately a fifth of respondents said they do or didn't know.
- Only those respondents who selected 'don't know' or said they did experience parking problems could proceed to the next question which asked them to specify problems.

From the list below, please select the problems you experience in your area.

Respondents were presented with a list of parking issues they were asked to tick if they experienced them in their area.

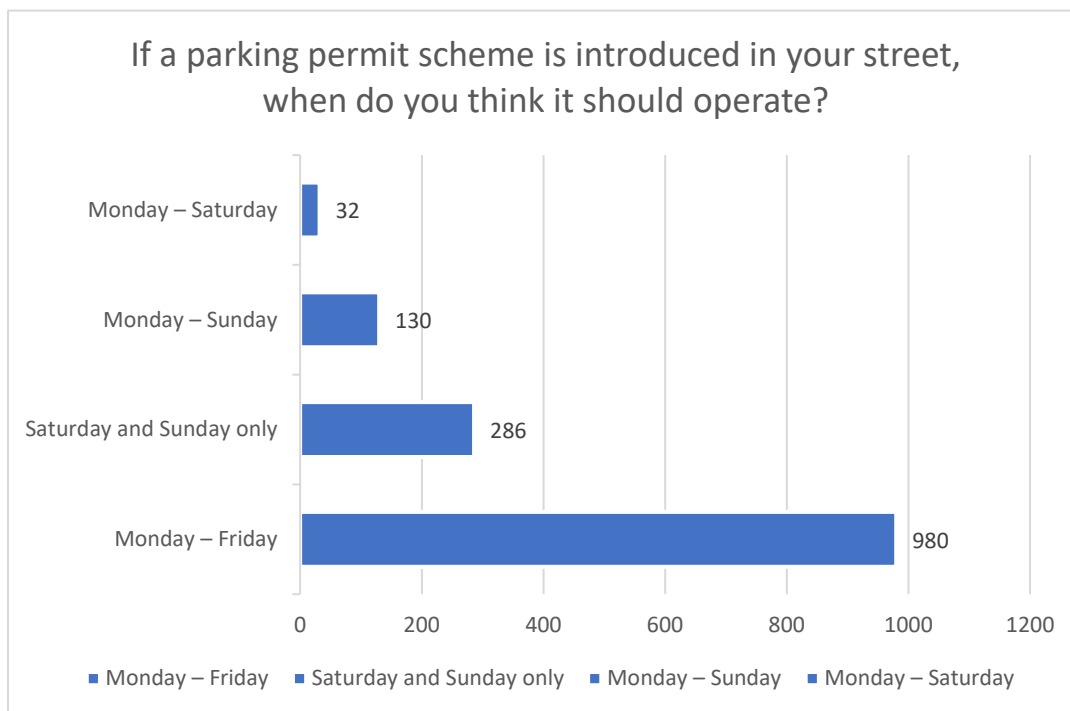


- Commuters taking up car spaces so they can be close to transport hubs and shopping centres was the most popular answer. An analysis was conducted to see the roads people were from based for those who selected this answer. The top five roads were the following:
 - Grierson Road (38 people)
 - Ballina Street (12 people)
 - Brockley Rise (nine people)
 - Bankhurst Road and Stondon Park (eight people each)

- Car parking too close to a crossing point and blocking the view of people walking was the also quite popular coming in second place. An analysis to find out the top five roads that complained about this issue was also done:
 - Grierson Road (17 people)
 - Ravensbourne Road (eight people)
 - Brockley Rise (eight people)
 - Bankhurst Road, Faversham Road, Salehurst Road and Whatman Road (all six people each).
- 130 people (33%) selected there is nowhere to store my bike securely. A road analysis was also conducted to find out the streets which people said there wasn't enough cycle storage.
 - Ravensbourne Road (12 people)
 - Grierson Road (seven people)
 - Whatman Road (six people)
 - Stillness Road, Stondon Park, Ewart Road and Crofton Park Road (all five people each).

If a parking permit scheme is introduced in your street, when do you think it should operate?

Respondents were asked to consider what time parking restrictions should operate if the proposals proceed. This question was asked to all respondents. A total of 1,428 people answered this question.



- Monday – Friday was the most popular for days of restrictions with almost 70% of respondents preferencing this period. The remaining respondents either said weekends only or seven days a week, with only a small minority specifying Monday to Saturday.

Business responses

All respondents were asked 'Do you live or work in this area?' with one of the options being 'I own a business the area'. Respondents who selected this option were redirected to another set of questions which they could answer tailored for them.

The section below will contain a summary of those businesses in Catford. In total 13 businesses completed the business version of the survey.

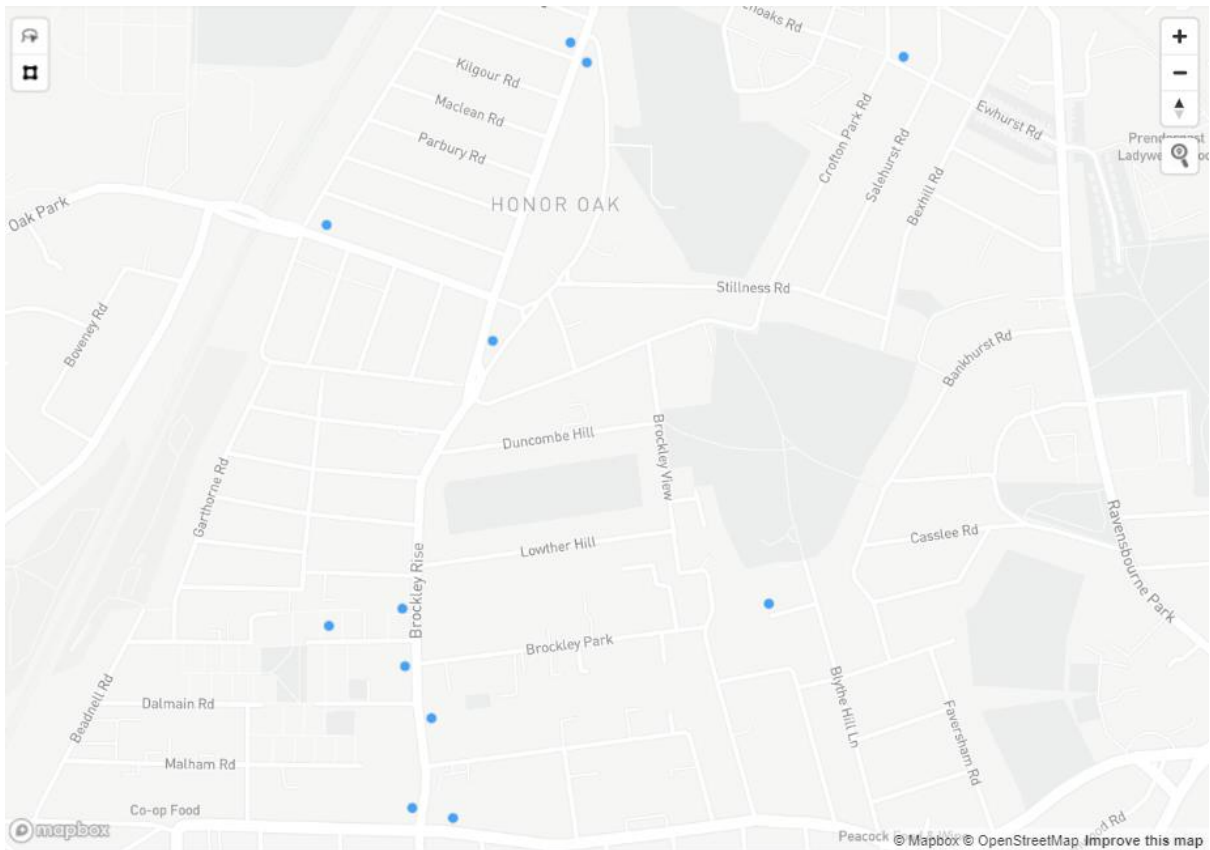
What is the name of your business or company?

In total, 13 businesses left the name of their company. Some respondents were self-employed. Below are the names of 13 businesses who left their name.

- Arachne press
- Allan R Wood SE23 Podiatry
- Saltwater words
- Sans Store
- Modality Partnership (The Jenner Practice)
- Seedlings Day Nursery
- The Neighbourhood Vet
- Brockley Rise M O T Ltd
- Proud Sow
- Arohana Food and Wine
- Two Spoons
- St Saviour's Church and Hall
- Brockley Rise Autos

What is your business address?

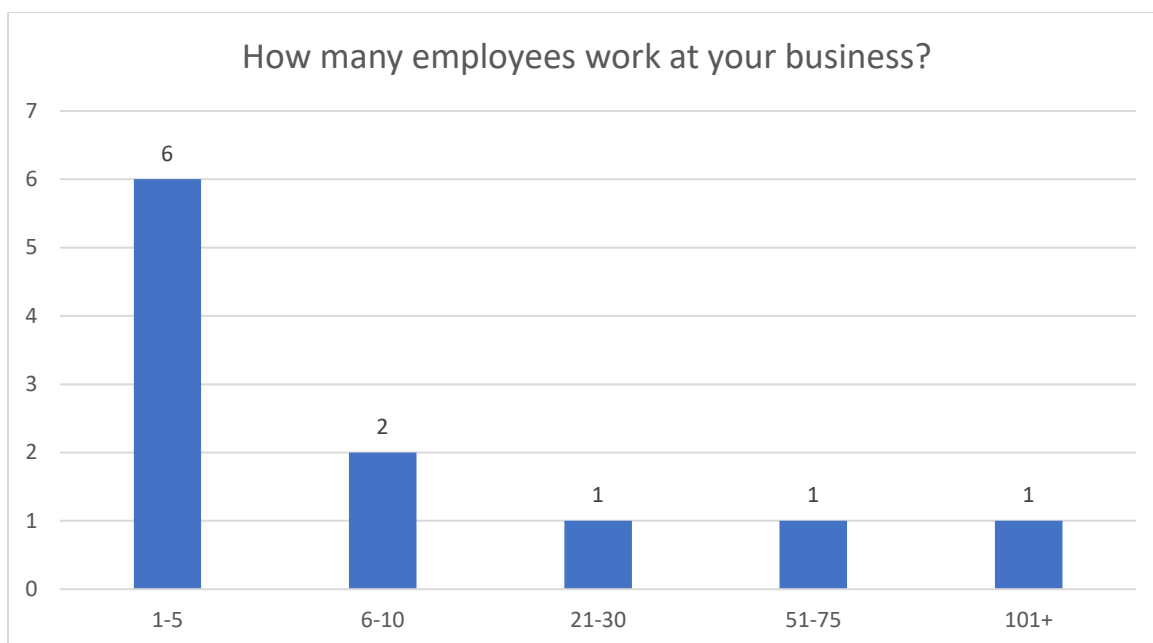
Respondents were asked to state their business address. Upon cleansing the data further details were added in order to improve the geolocation. All businesses except one, were geolocated and mapped. The map below has visualised businesses on the map below.



- 8 businesses were located on Brockley Rise with most of them on the southern section of the road.

How many employees work at your business?

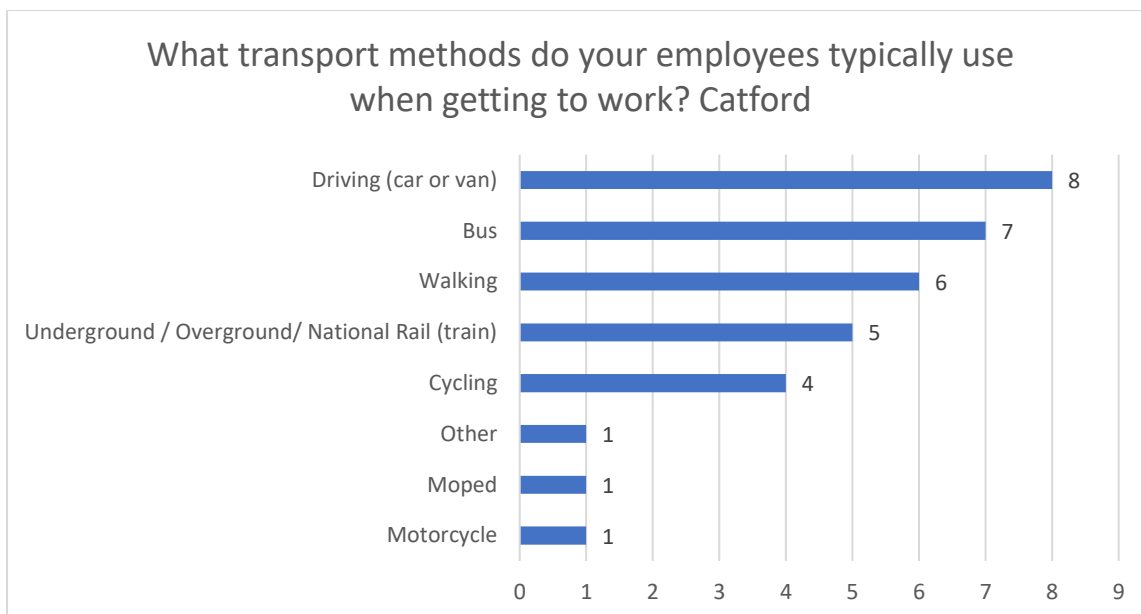
Respondents were asked to provide a rough number of the number of employees at the workplace.



- Over half of all businesses had 1-5 employees. The remaining businesses were of varied sizes.
- Two businesses chose not to answer the question.

What transport methods do your employees typically use when getting to work?

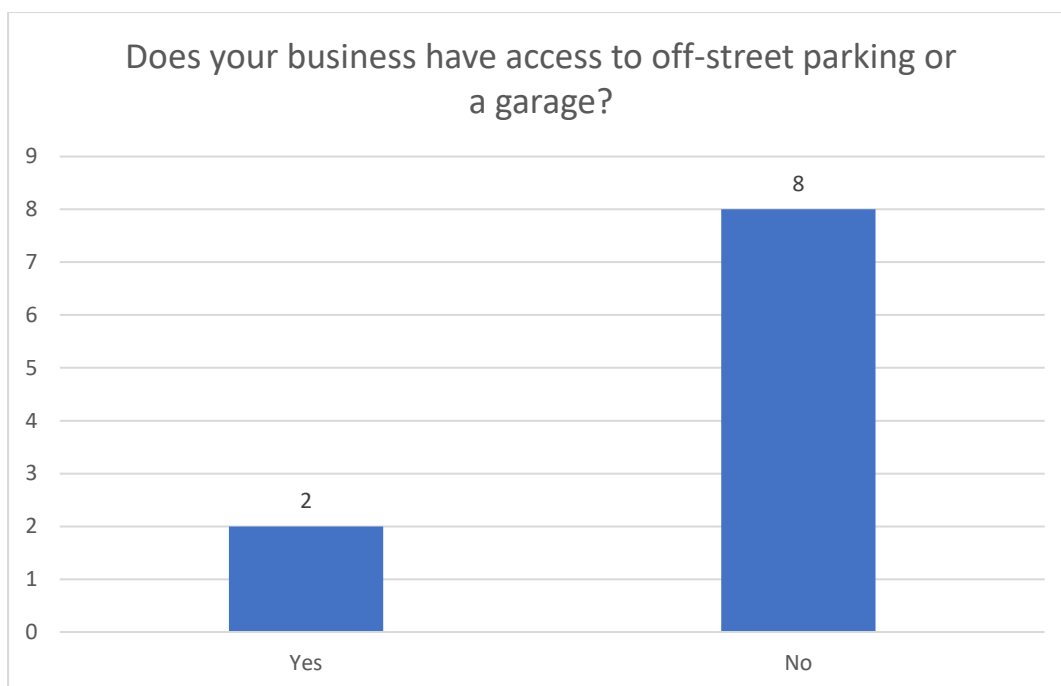
This question asked business respondents to tick all the relevant transport modes which apply regarding transportation methods that staff use for getting to work.



- Most businesses selected driving as the most popular means of getting to work, however answers were varied and diversified.

Does your business have access to off-street parking or a garage?

This question asked businesses whether they have access to off-street parking or a garage.



- Most of the businesses stated that they do not have access to off street parking or a garage. This includes the likes of St Saviours Church and Hall, Brockley Rise Autos and Seedlings Day Nursery.

Business free text responses for Catford

Several businesses shared their views in response to the final question of the survey, which asked about their situation and the impacts of the proposals on their business operations.

- A total of 10 businesses were concerned that reduction of parking spaces would impact the ability of staff to come into work and/or deter customers from visiting their business.
- Three businesses referred to parking concerns specifically related to protected characteristic groups. These included difficulties accessing businesses for older clients with mobility issues, and safety concerns for women if they have to use public transport.

- Three businesses expressed concerns about the additional cost of paying for a parking permit, which is a particular issue due to rising operational costs such as rent.



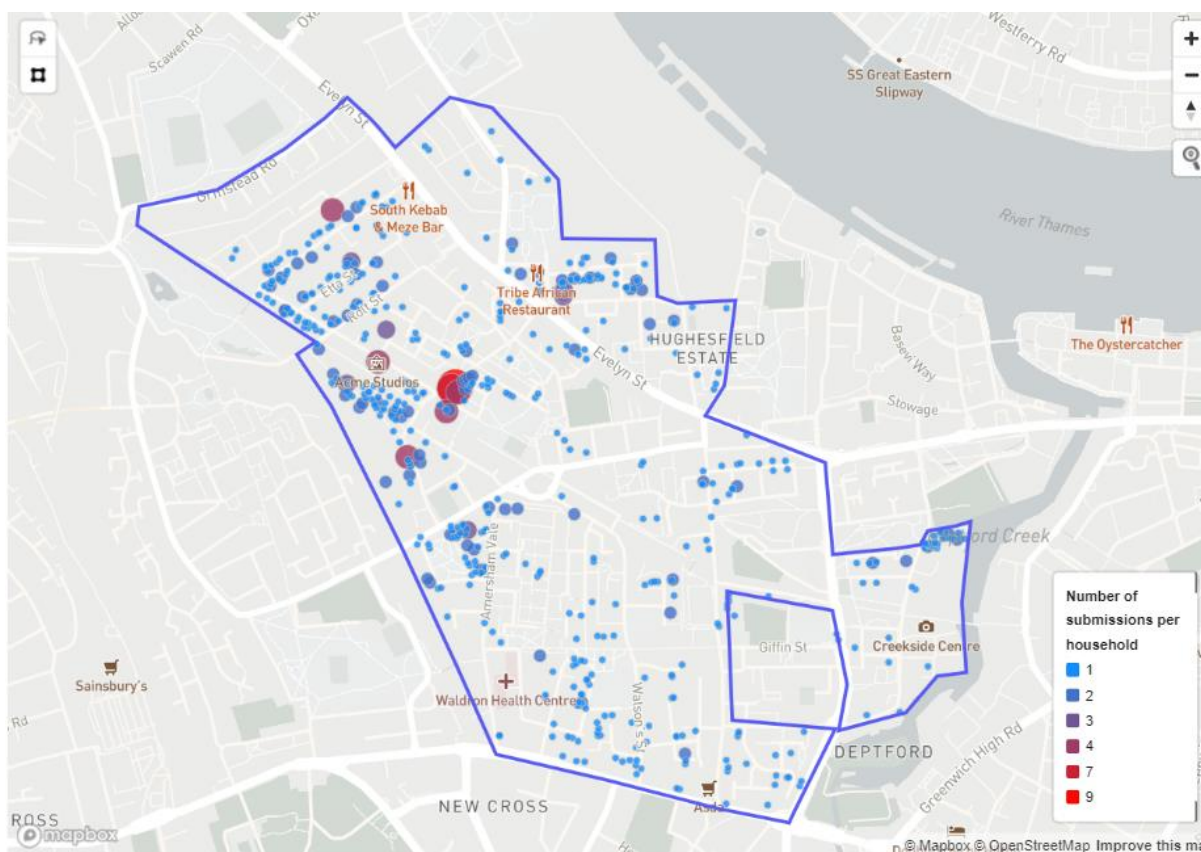
Analysis of Deptford consultation responses

This section will focus on the 663 respondents who completed the survey with an address belonging in the Deptford consultation area. Percentage figures given here are from the total number of respondents who answered each question, and do not take into calculation those who skipped the question or left it blank.

What is your address?

All 663 respondents selected their address from a drop-down list or typed in their address if not listed. These addresses were manually geolocated and mapped precisely by door name and number.

The map below shows the geographical distribution of households in Deptford. Multiple submissions were often made from the same household (i.e. family members), these households have been visualised as bigger circles with contrasting colours.

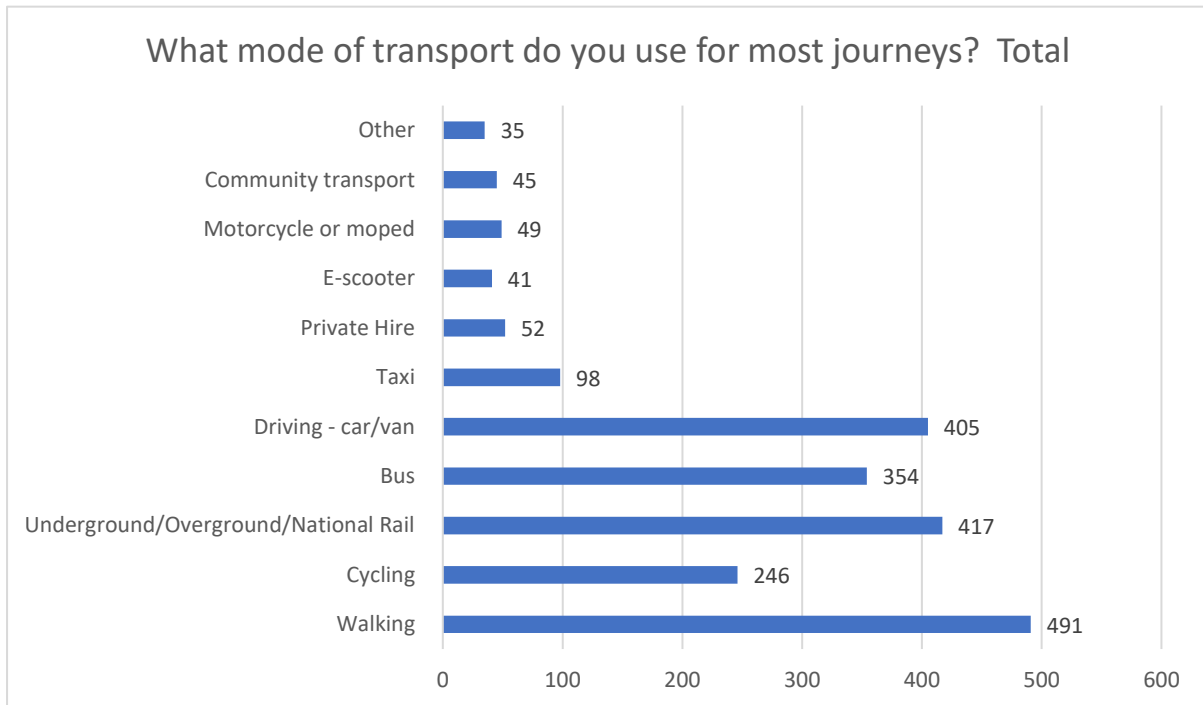


- The map above shows the distribution of households in Deptford. A large portion of responses were made from north-west of the consultation area from places such as Gosterwood Street and Etta Street.
- The response rate in other areas of Deptford was irregular.

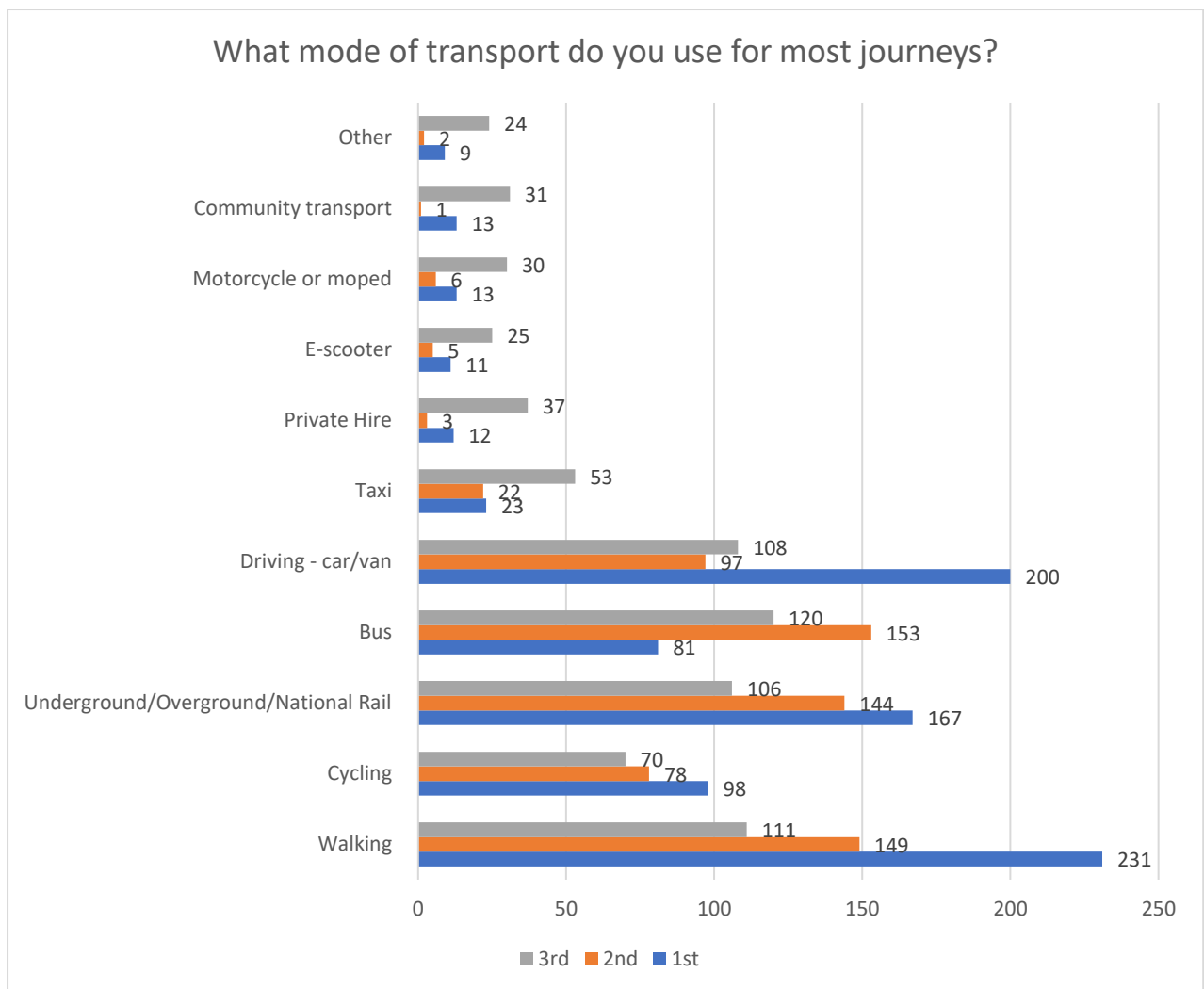
What mode of transport do you use for most journeys?

This question asked respondents to select their top three transport modes in order of preference. Some only selected one or two modes, while others selected the same preference multiple times for different transport modes. Not all respondents answered the question.

The first chart has tallied the number of people who selected that they used each mode of travel as one of their top three preference, while the second chart summarises the rank they assigned to each.



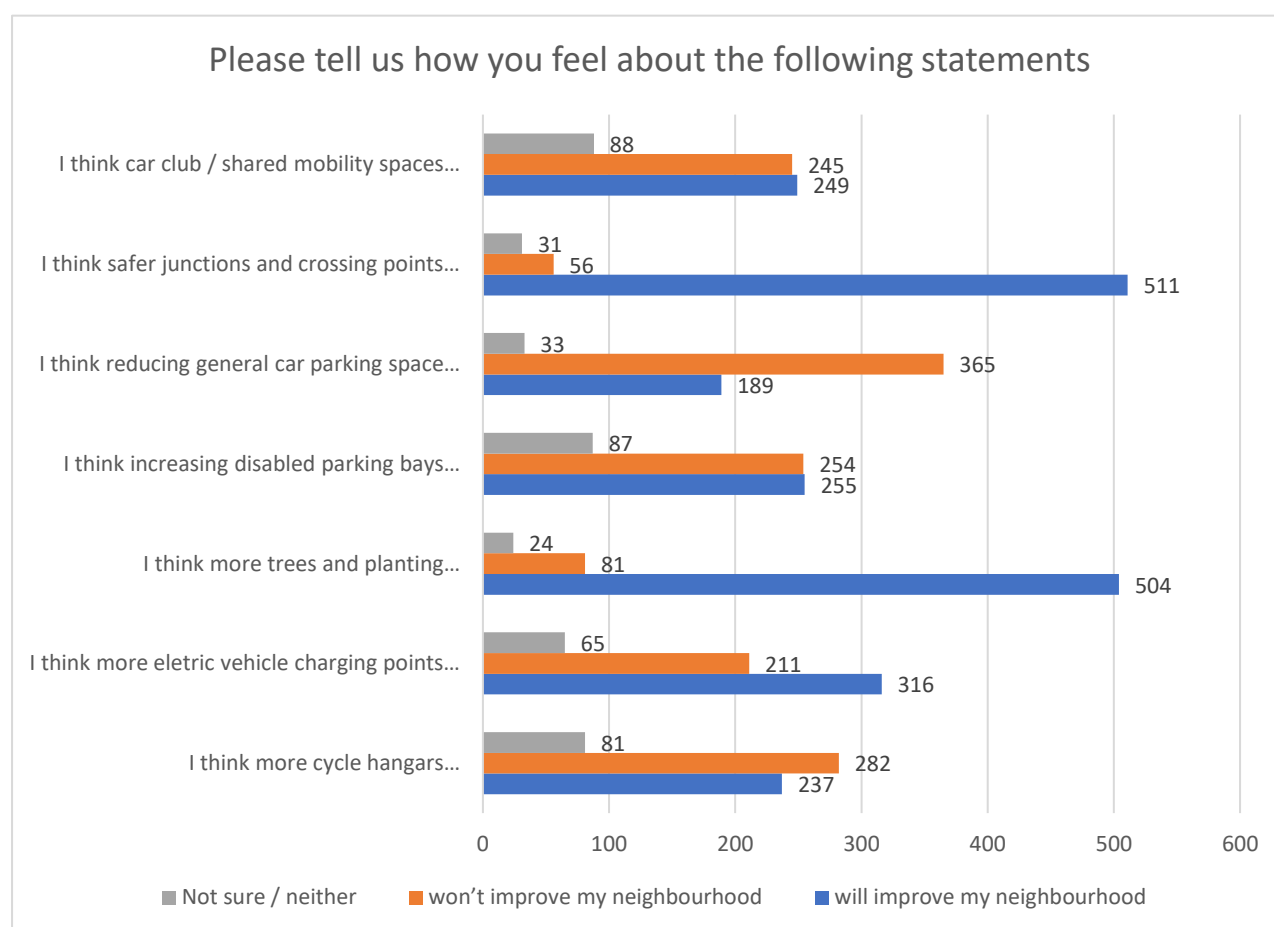
- Most people in Deptford said they walk, while a considerable amount of people also said they drive and use bus and rail services. Cycling was also a fairly common form of transport.
- The chart below looks at these transport modes ranked in order of preference.



- Most people tend to either walk, drive, use train services, the bus or cycle. These were often the first choice or second choice of transport for many respondents.
- Using taxis had a comparatively high number of respondents and was a popular choice when taking into consideration it is also the second-choice form of transport.
- Other modes of transport such as private hire, moped or motorcycle were a minority choice, and even in those cases, mostly a third choice.

Please tell us how you feel about the following statements:

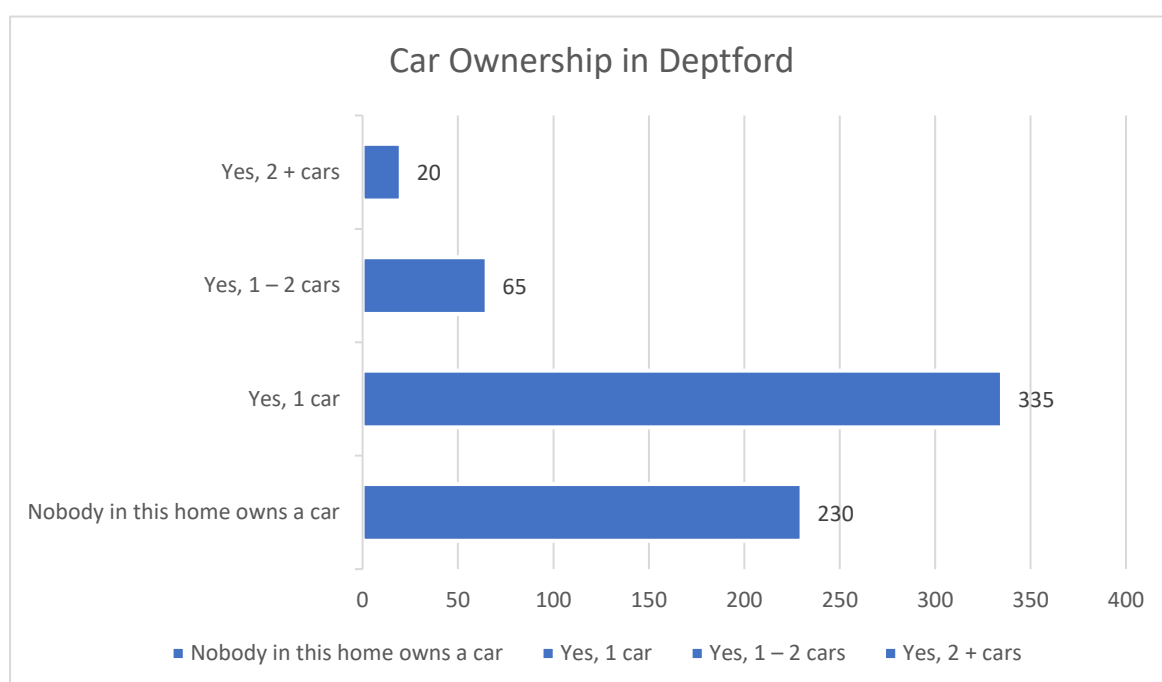
This question presented a series of statements to all respondents asking them whether it would improve their neighbourhood. These statements reflect the aims and objectives of the Sustainable Streets programme.



- Most statements tended to have mixed responses, with cycle hangars, car clubs, disabled parking bays generating similar levels of support and opposition.
- EV chargepoints, trees and planting, alongside safer crossings and crossing points had a high level positive sentiment, while reduction to general car parking spaces had a high level of negative sentiments.

Do you or does anyone in your home own car?

This question asked respondents if any household occupants owned a car. A total of 650 people answered this question whose address was situated within Deptford.

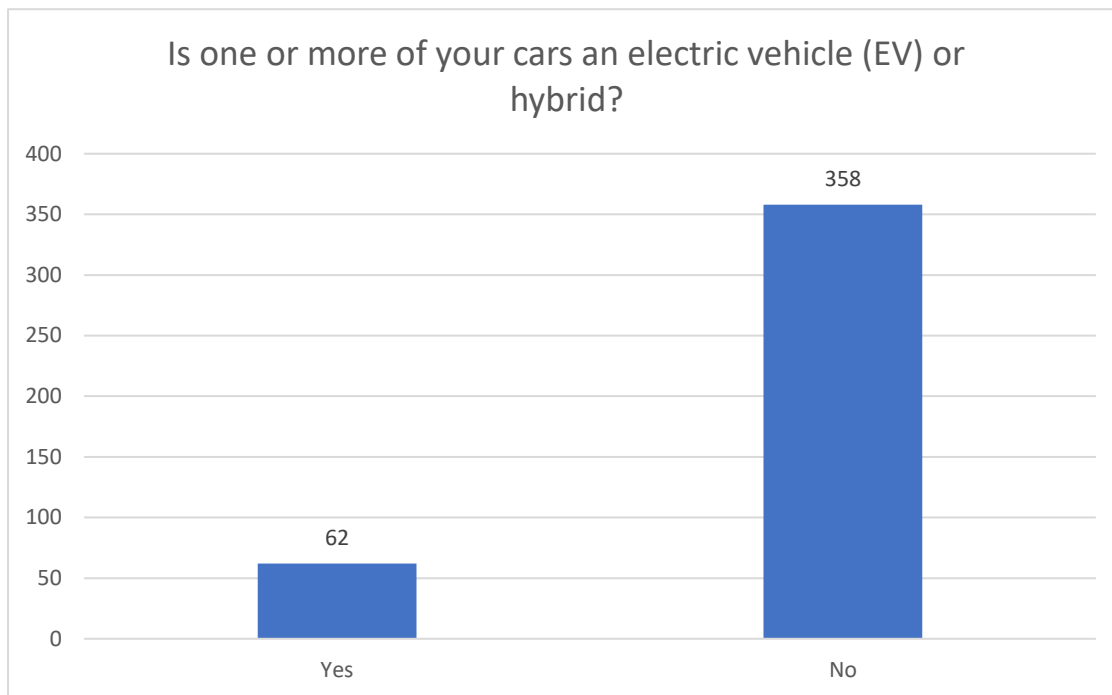


- 420 respondents own a car, with approximately half of all respondents owning just one car. Over a third of respondents suggested they do not own a car in their households.

A street-by-street breakdown of car ownership for this question can be seen in Appendix D: Reported car ownership in Deptford.

Is one or more of your cars an electric vehicle (EV) or hybrid?

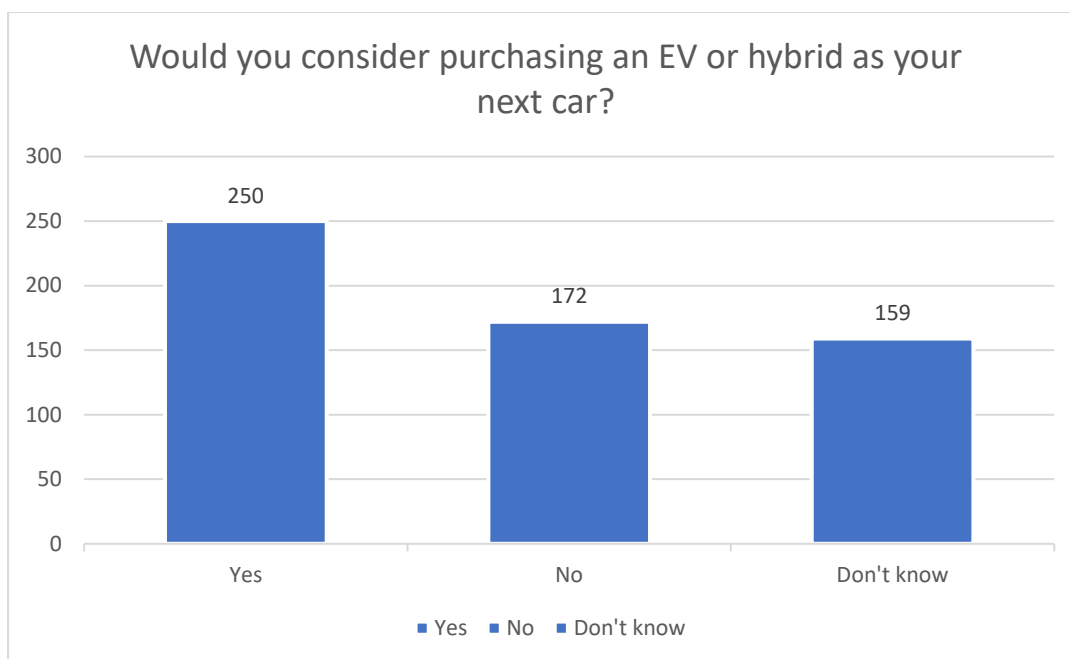
This question asked respondents if any of the vehicles they owned was an EV or hybrid. This question was only viewable by those who selected they owned a car. A total of 420 people answered this question.



- The majority of households said their car isn't an EV or hybrid, totalling approximately 85%.

Would you consider purchasing an EV or hybrid as your next car?

This question asked respondents if they would consider buying an EV or a hybrid as their next car. This question was viewable by everyone except the respondents who said they already own an EV or hybrid. A total of 581 people answered this question.



- Results were mostly split although those who said they were considering buying an EV the most popular group.

Do you have access to off-street parking or a garage?

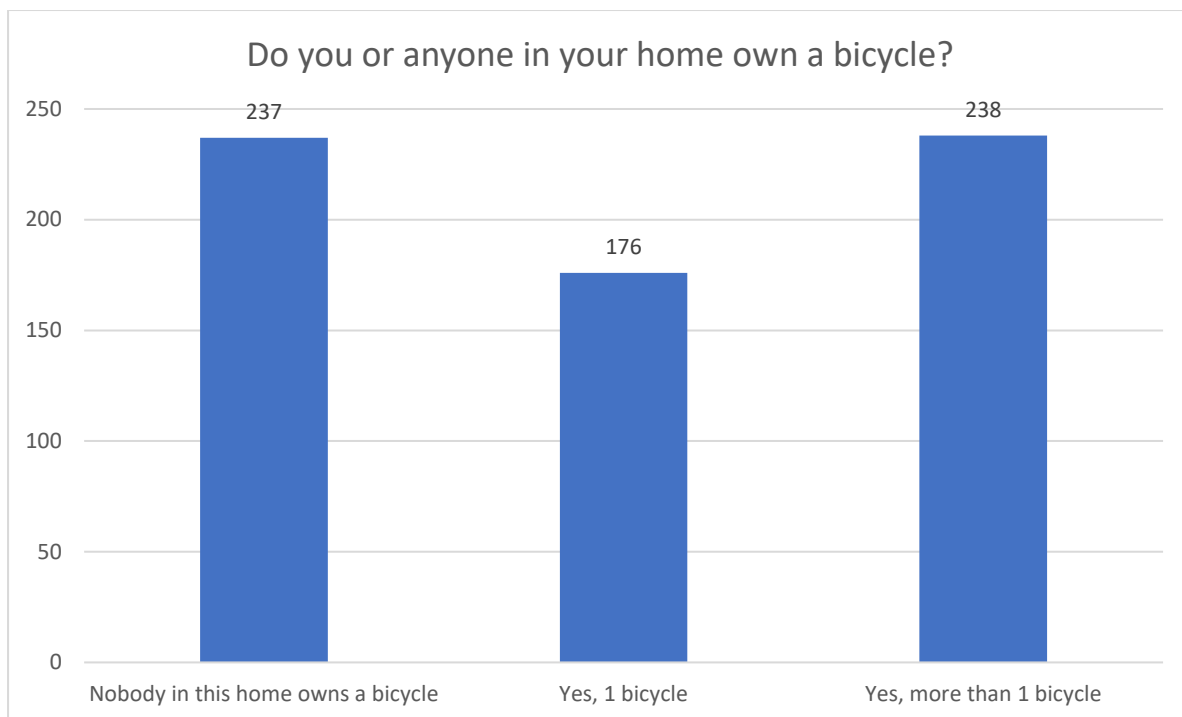
This question asked all respondents if the property they live at has access to off-street parking (driveway) or a garage where they can park their car privately. A total of 642 people answered the question.



- Majority of respondents do have access to off-street parking, with over two thirds of respondents answering no.

Do you or anyone in your home own a bicycle?

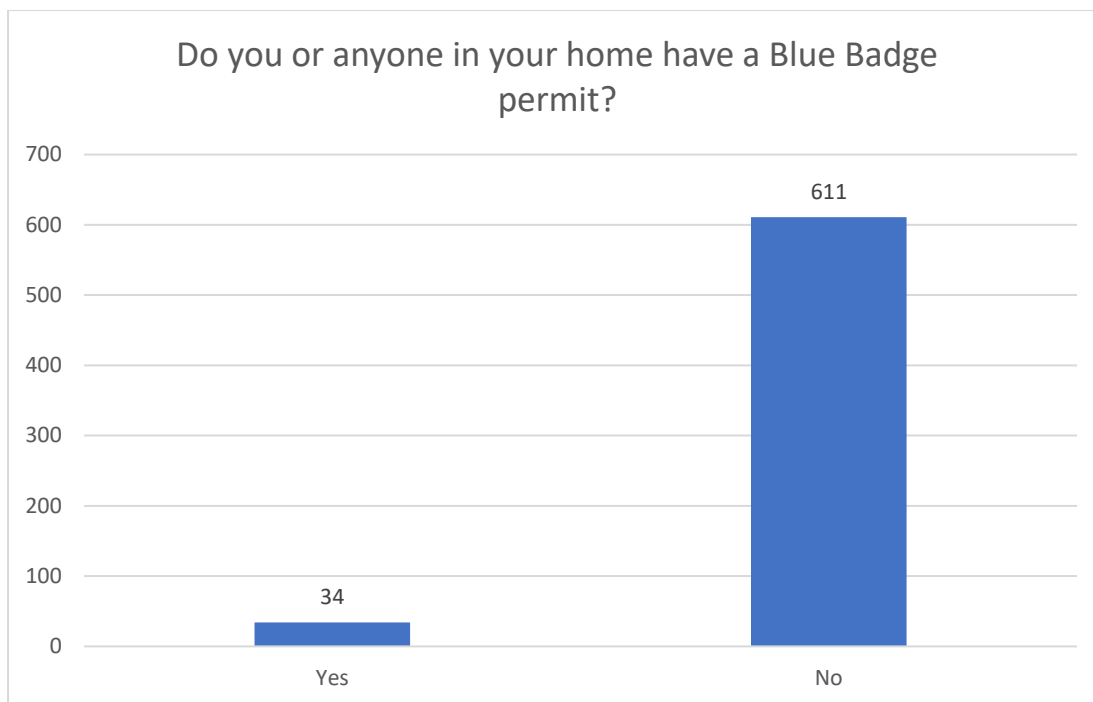
This question was again available to all respondents, this time asking them if anyone in the household own a bicycle. A total of 651 people responded to this question.



- Most households owned a bicycle in their household, with more than a third saying there is more than one cycle in their household.

Do you or anyone in your home have a Blue Badge permit?

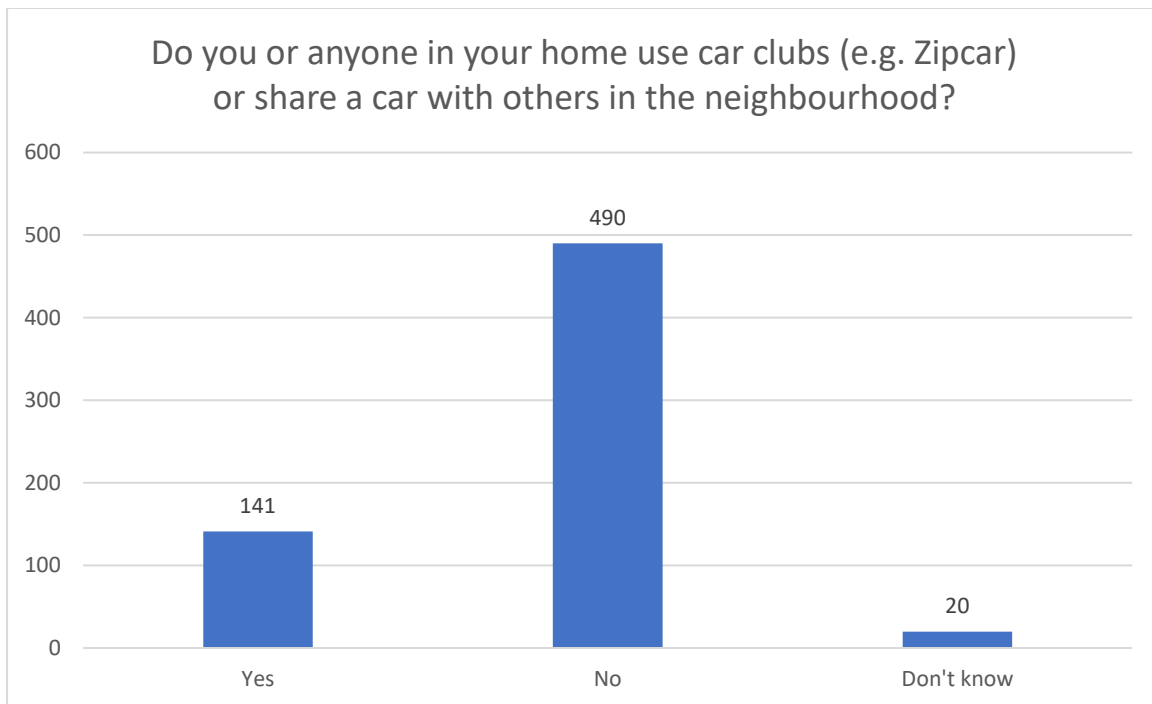
This question asked respondents whether they or anyone else in their household have a blue badge permit. A total of 645 people answered this question.



- Nearly all respondents said no one in their households owns a blue badge.

Do you or anyone in your home use car clubs (e.g. Zipcar) or share a car with others in the neighbourhood?

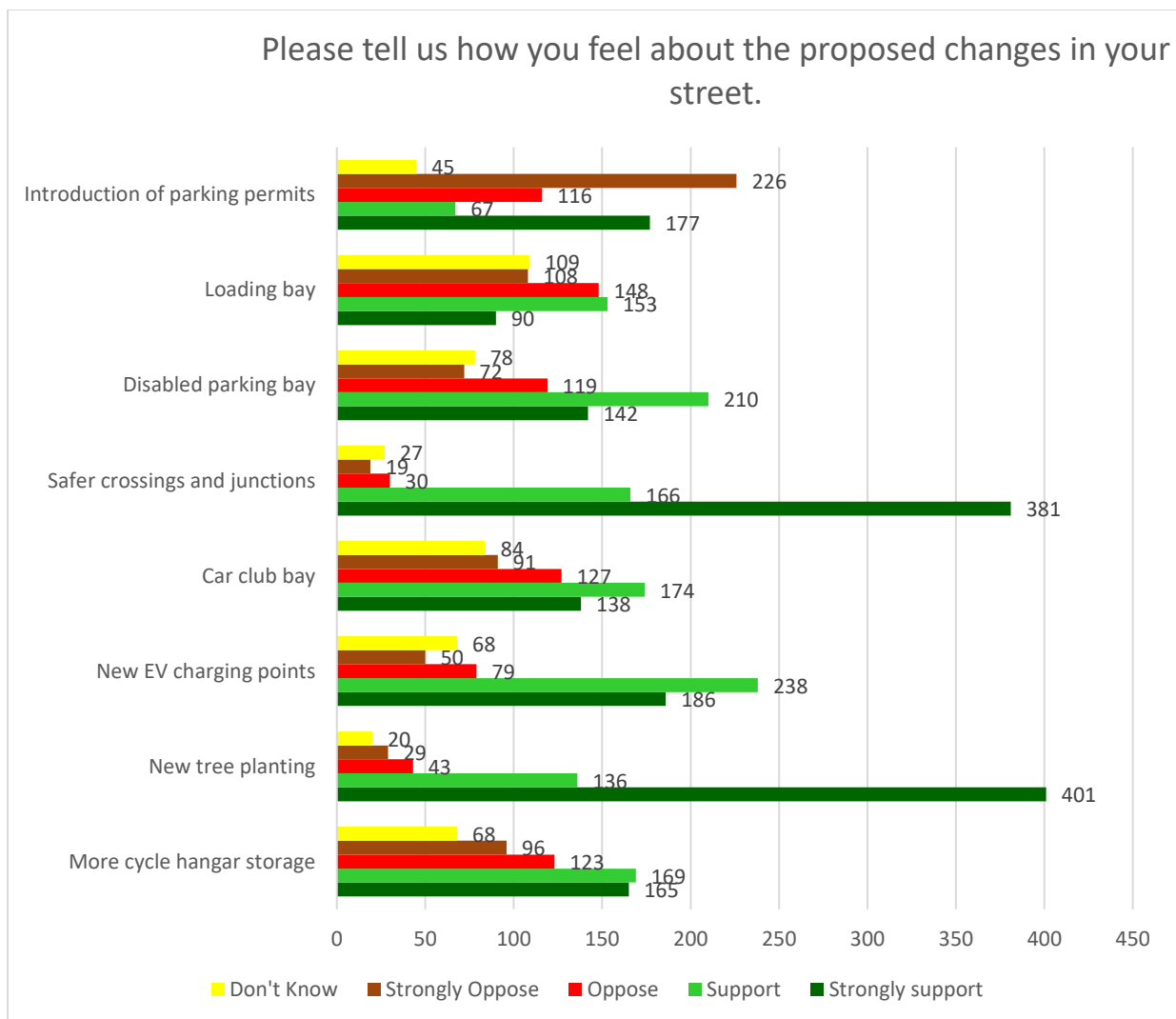
This asked all respondents about car-sharing habits and if anyone in their household makes use of car-clubs. A total of 651 people answered this question.



- Most people said they do not use any car-sharing facility, however just over a fifth of respondents said they do.

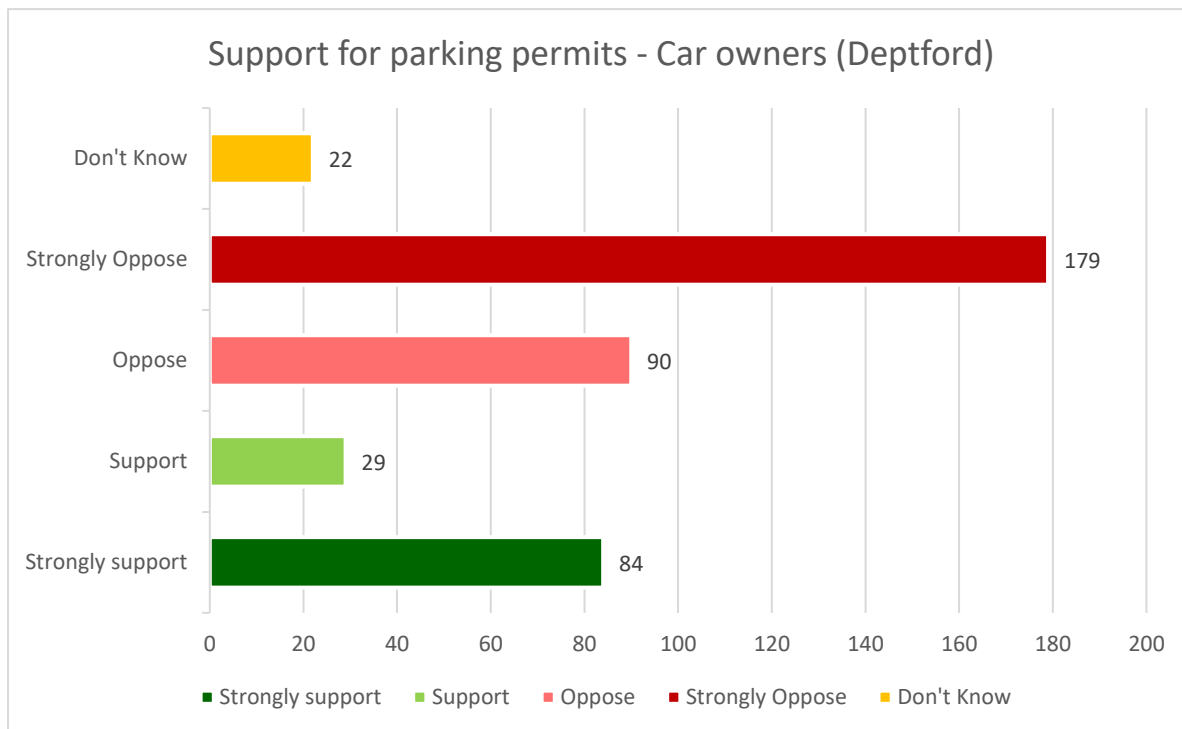
Please tell us how you feel about the proposed changes in your street.

This question sought feedback on specific design proposals related their street in the Deptford consultation area. Respondents were asked to rank these specific changes on a scale of strongly support to strongly oppose. Those respondents who did not have an opinion or were unsure could select they 'don't know', although some chose to skip specific parts of the question. These non-responses have been excluded from the charts and analysis below.

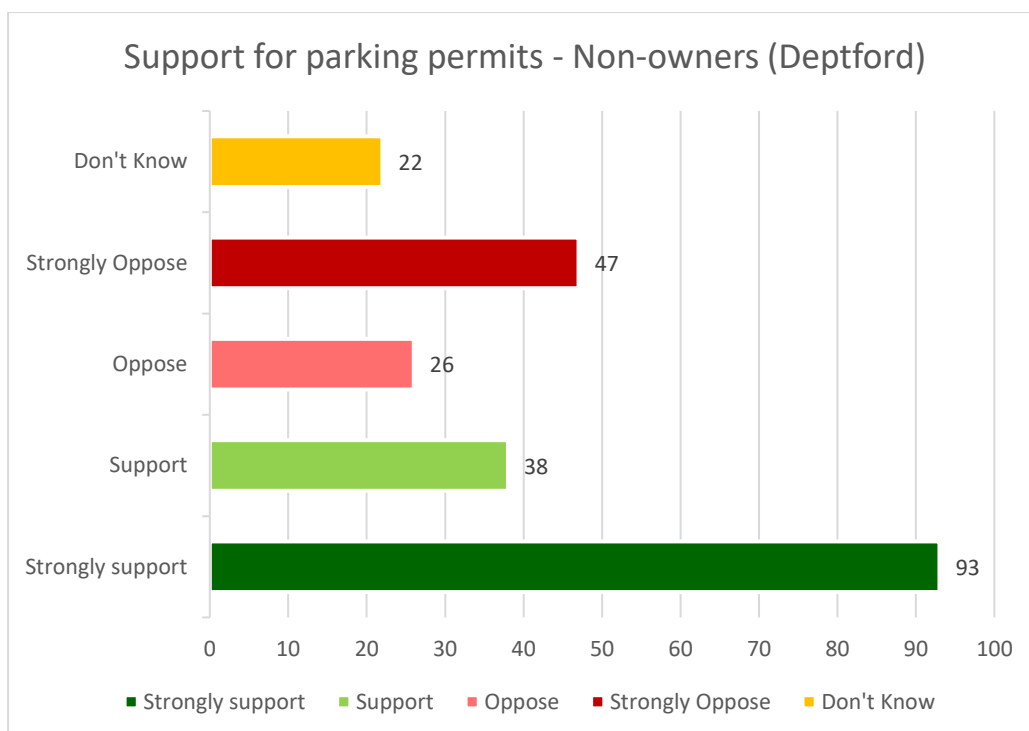


- New tree planting, EV chargepoints and safer crossings and junctions had strong support. Similarly, car club bays, cycle hangar storage and disabled parking bays had a good level support.
- The introduction of parking permits and loading bays had a similar level of support and opposition in both cases.

The following section shows a comparison of support for parking permits between respondents who own a car and do not own a car. An average has also been worked out, by weighing the opinions of car owners and non-car owners equally.



- Most car owners said they were opposed to the introduction to parking permits, with just over a quarter of car owners supporting the proposals for parking permits.



- A majority of non-car owners supported parking permits.

Heatmap of proposed changes

Responses to the question about each measure have been mapped out street-by-street across the consultation area in order to assess support and opposition at a hyper-localised level.

The map below visualises support levels by assigning a color-coded circle to each household based on whether they supported or opposed each measure. In order to anonymise household data a heatmap has been produced.

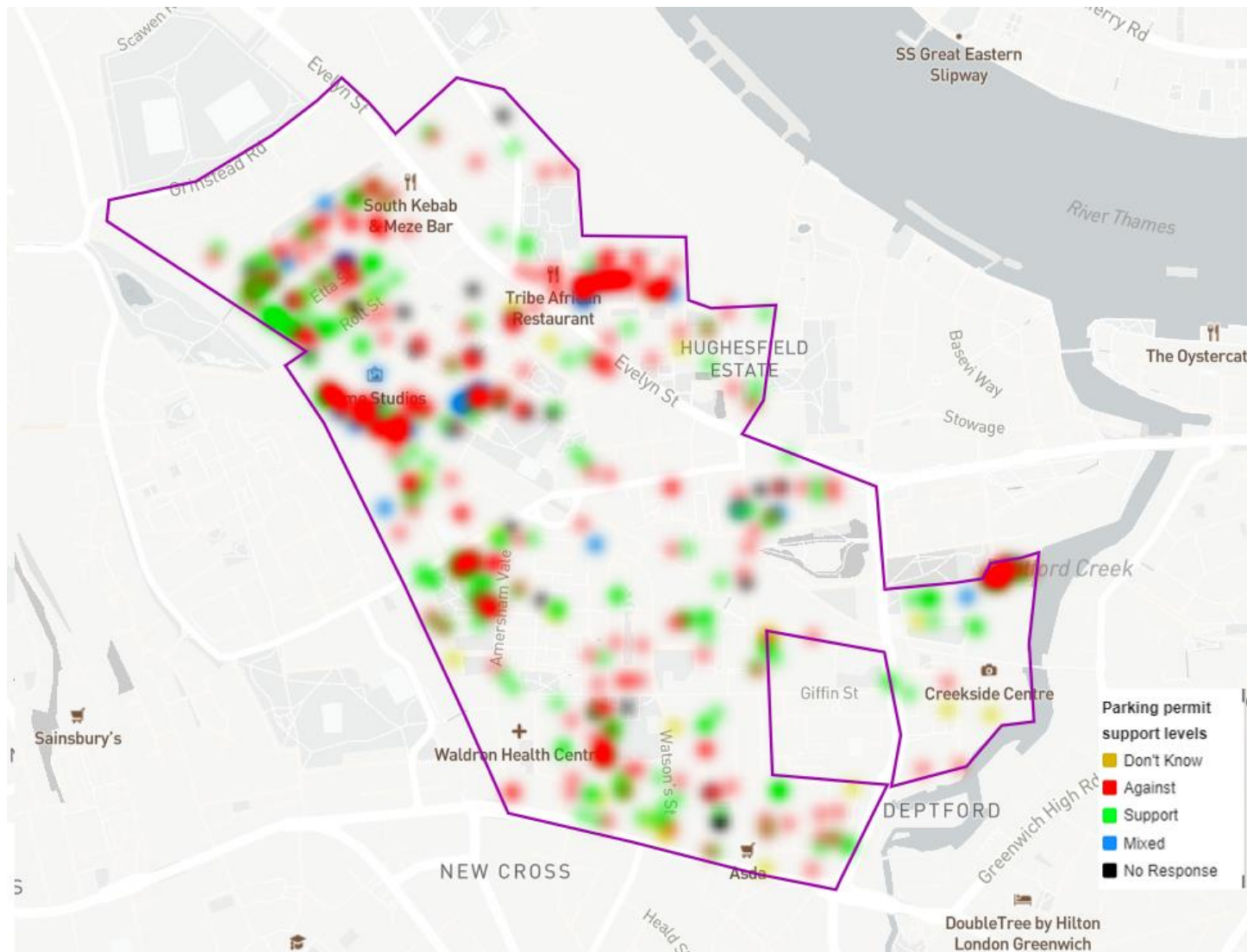
All responses (including that of multiple persons responding from the same household) were merged so that each household could be assigned a colour.

- **Green:** households who all selected strongly support or support have been coded in green to signify their support.

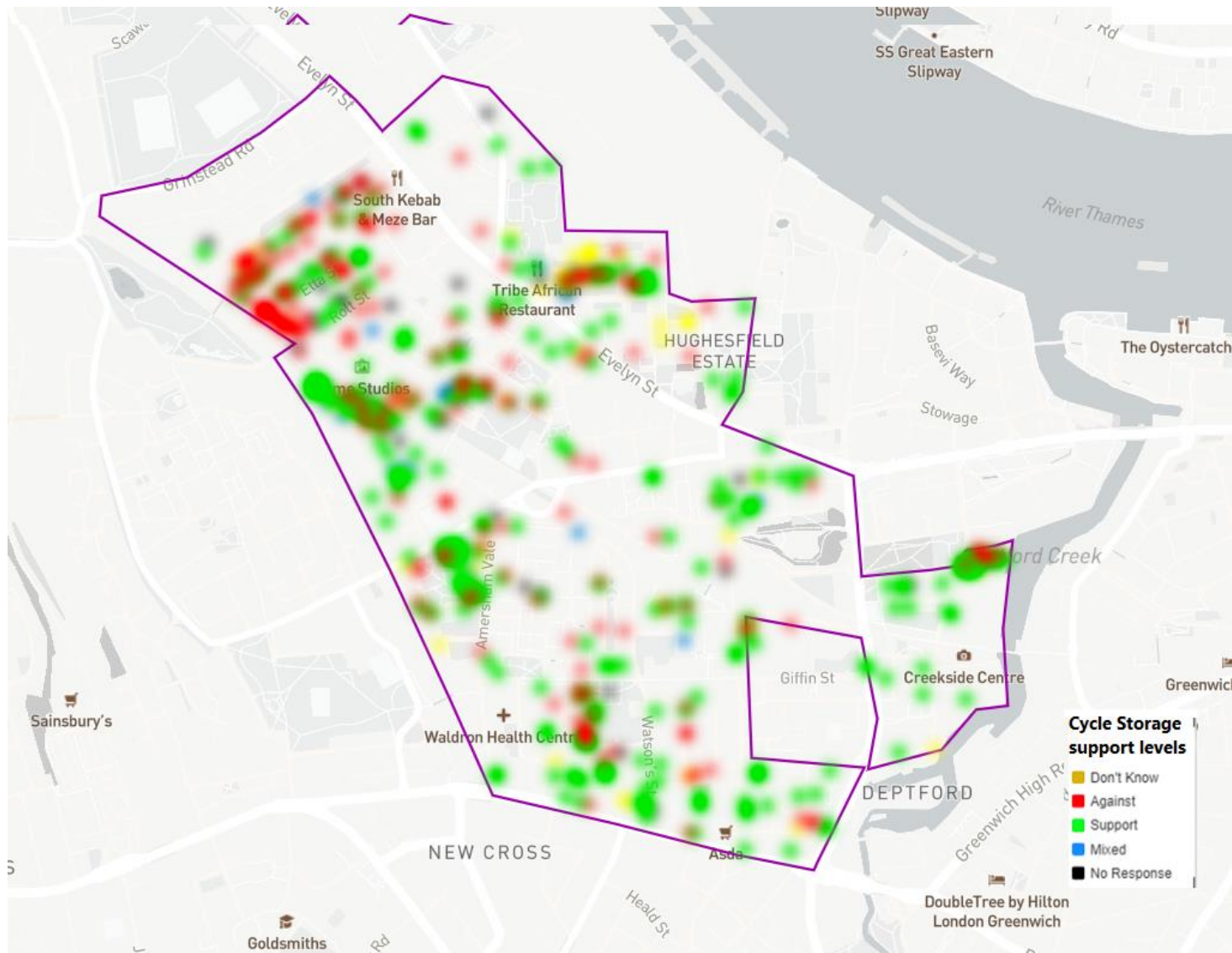
- **Red:** household respondents who all selected strongly oppose or oppose are coloured in red.
- **Yellow:** those who selected don't know appear in yellow.
- **Black:** those who did not respond to the question.
- **Blue:** in instances, where household respondents had differing responses (ie one or more support and one or more opposed, or selected don't know), these households have been coloured in blue to signify 'mixed' response towards a measure.

Households which have a respondent who did not respond to the question, but another member who did, will be color-coded by the sentiment of the household member that did.

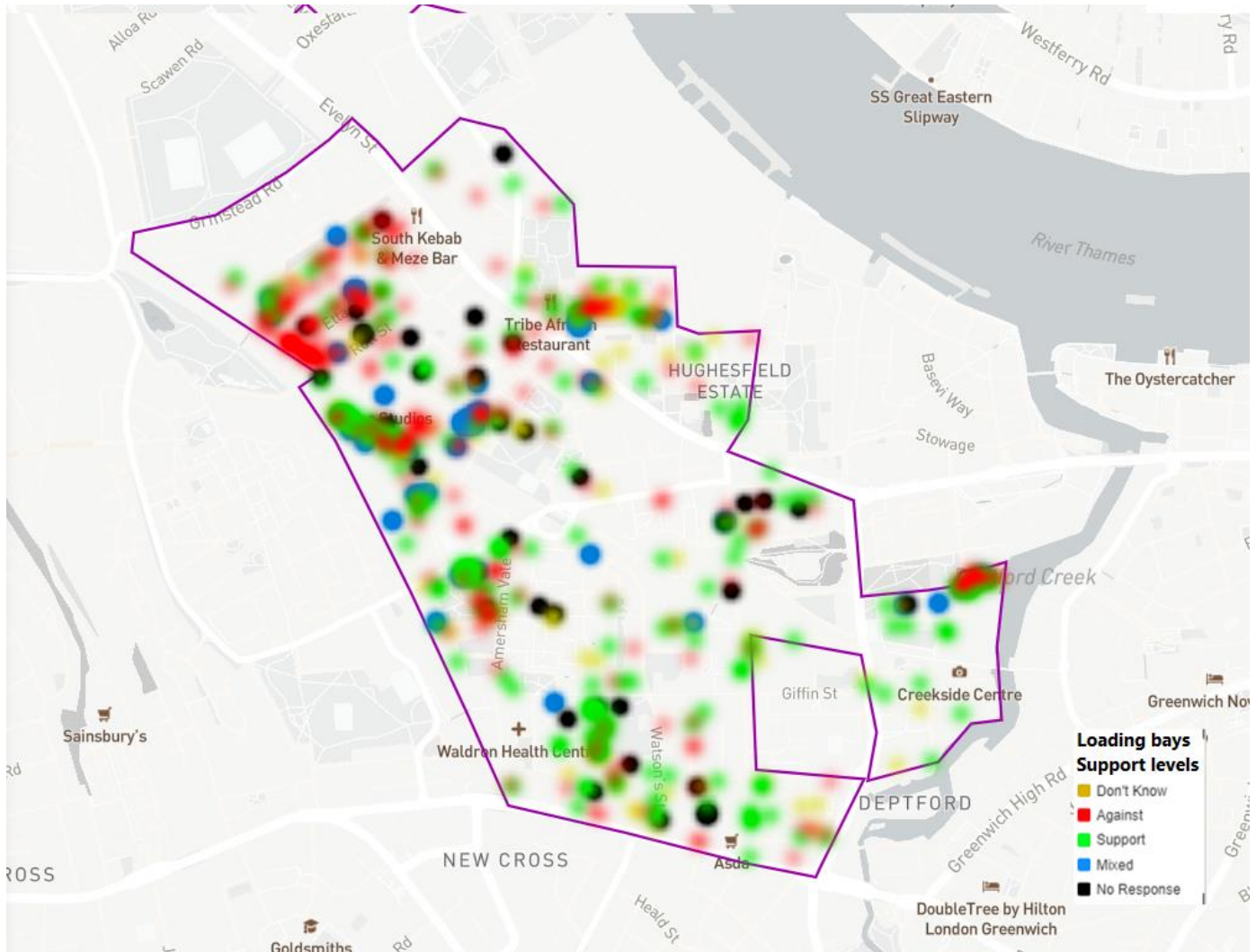
Addresses located within vertical buildings and apartment blocks have been geolocated manually and near each other so that each household can be visually distinguished.



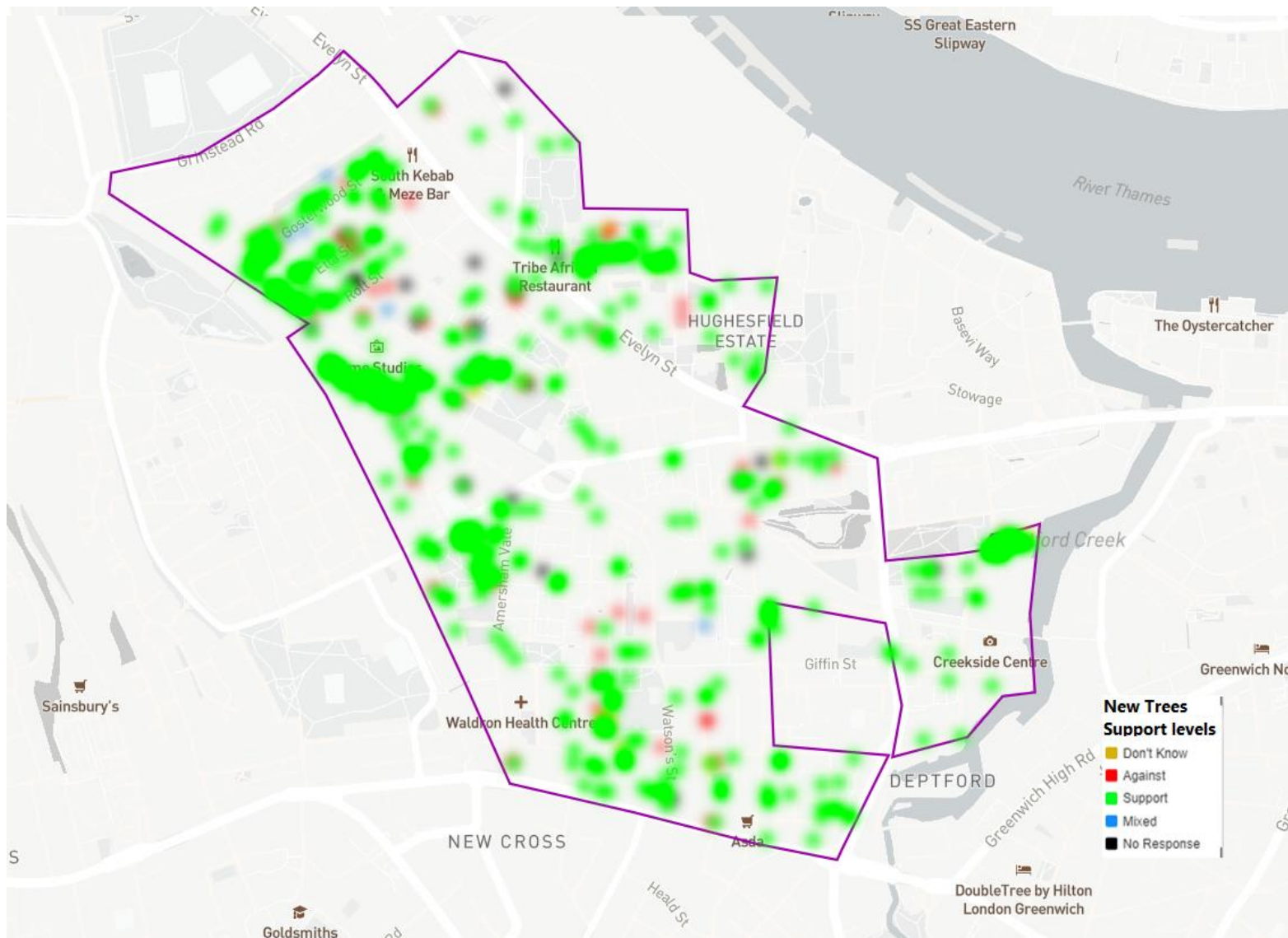
Introduction to parking permits



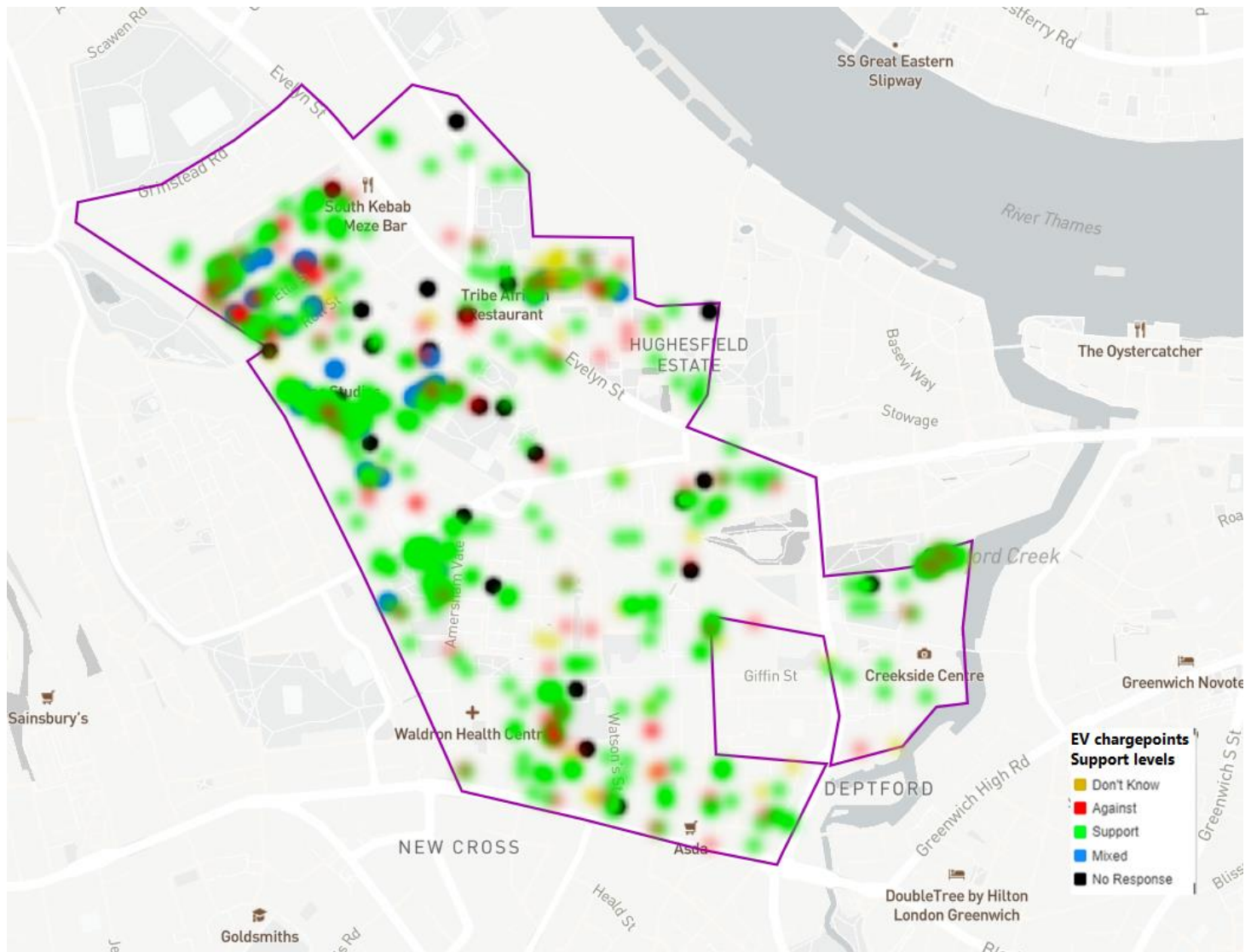
Cycle storage



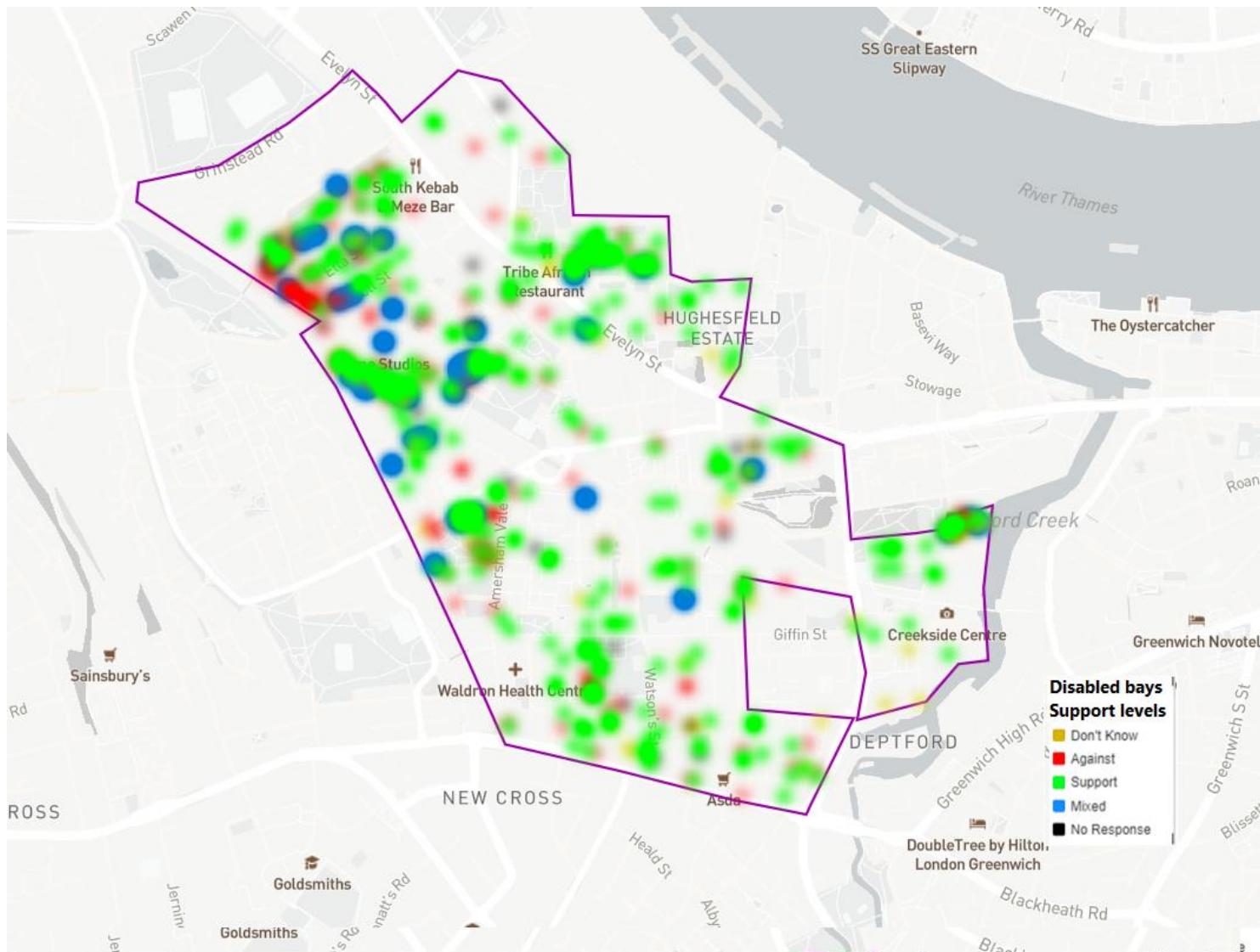
Loading bays



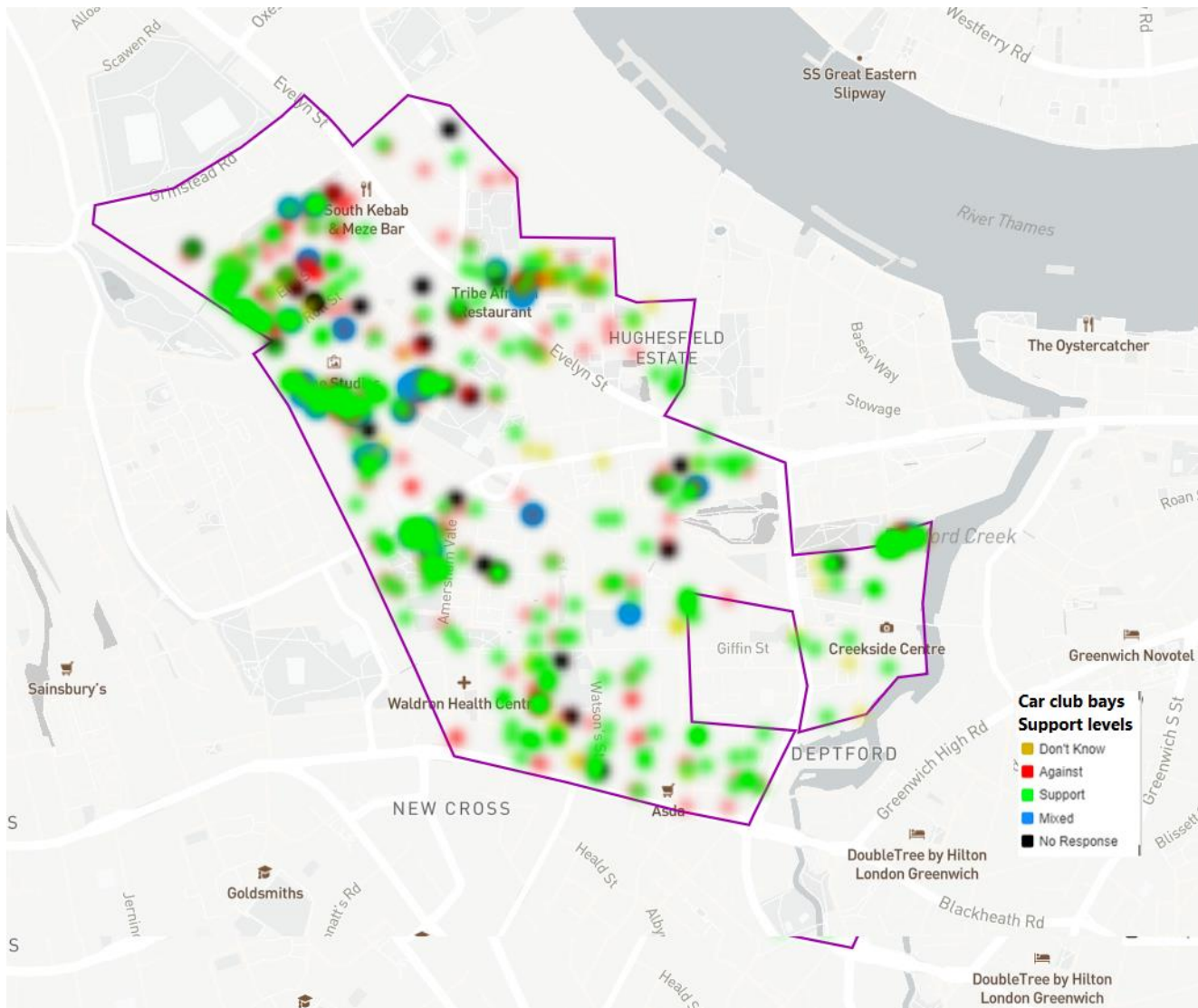
New trees



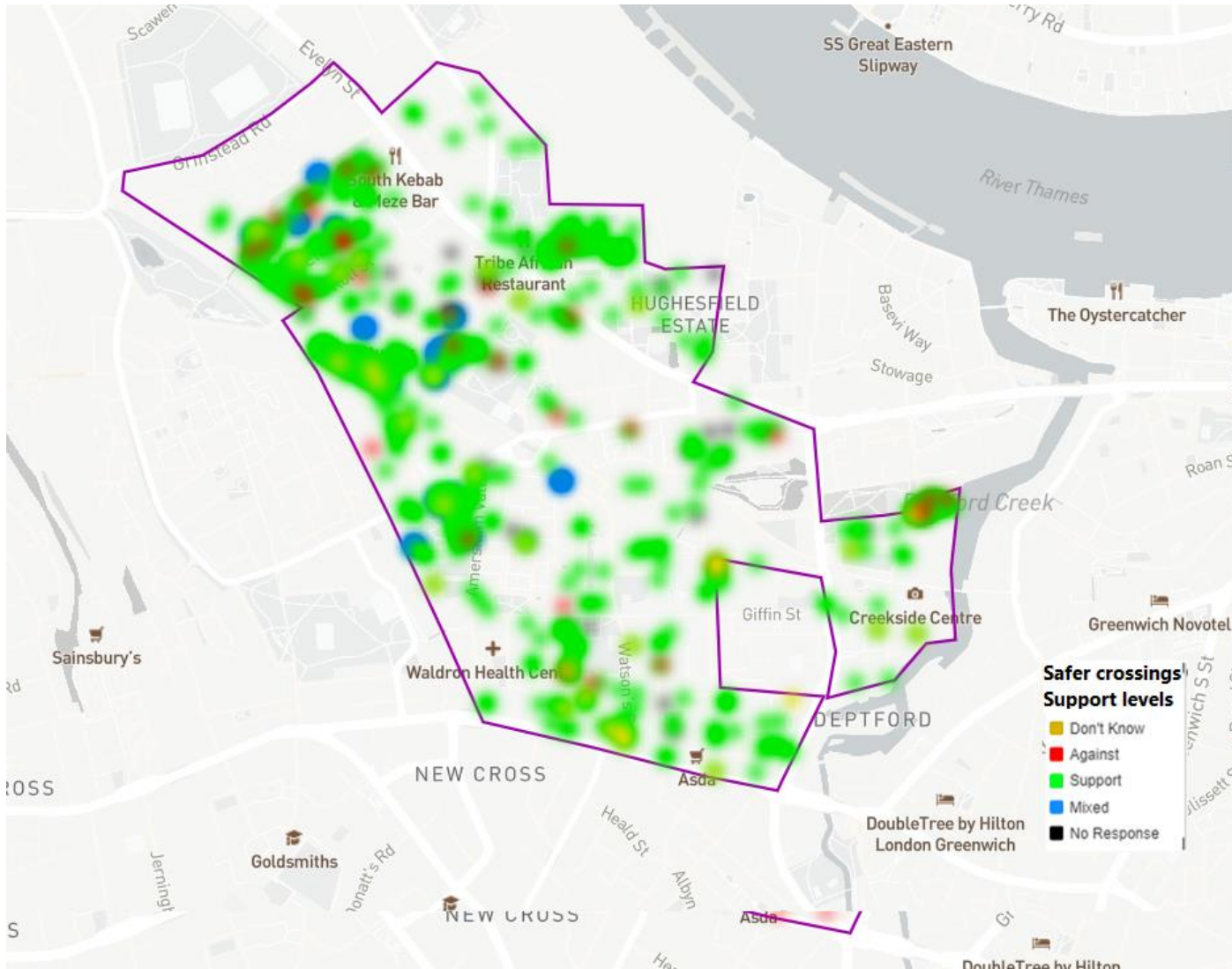
EV chargepoints



Disabled bays



Car club bays



Safer crossings and junctions

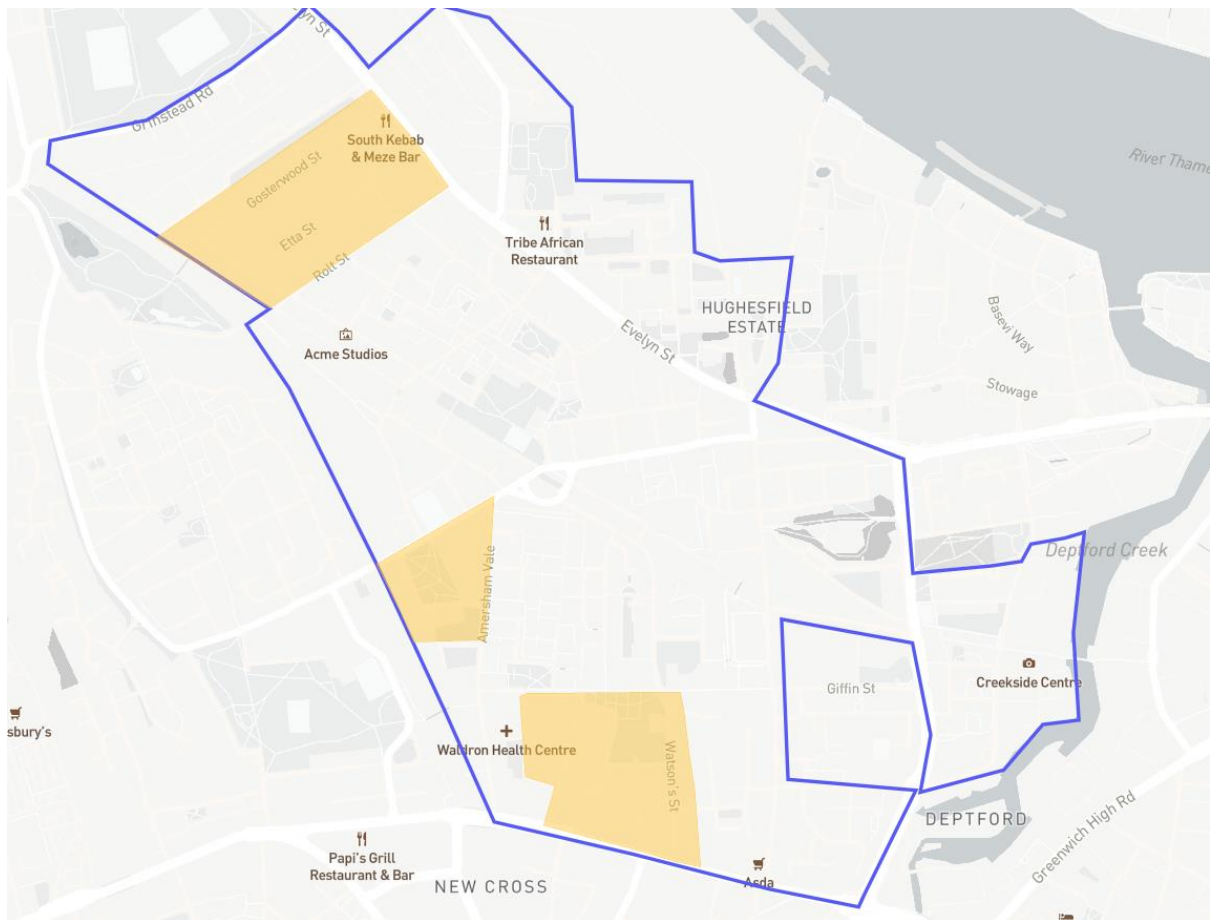
- For a street-by-street breakdown of all measures, see Appendix F: Street by street analysis of all measures (Deptford).

Localised analysis of proposed changes

Support for measures in specific areas

- Three areas within the Deptford consultation area had clear support for the introduction of parking permits when compared with the whole area, alongside varying support other measures.
- These areas include:
 - Gosterwood to Rolt Street
 - Amersham Grove/Vale to Edward Street
 - Glenville Grove area

Below is an image of the areas shaded in orange including the roads covered that will form part of the analysis.



Gosterwood / Rolt Street – support / opposition to measures

- The area between Gosterwood, Etta Street, Alverton Street, Rolt Street and a portion of Childers Street adjacent to those roads show a high level of support.
- In total 102 households are in support of parking restrictions, 48 households supported parking permits, while 41 opposed. Four households had mixed opinions, while four said they 'don't know'. Five households did not answer the question about parking permits.
- Only one household in the area switched from being opposed to supporting them when asked if they would reconsider **if nearby households also had parking restrictions.**

- In regard to **cycle hangers**, 26 households supported cycle hangers, while 61 are opposed. The remaining households saw five select they 'don't know', while four households had 'mixed' sentiments. Six households did not leave an answer for this planned measure.
- In regard to **car club bays**, 43 support car club bays, while 39 are opposed. The remaining households saw 10 select 'don't know', while four households had 'mixed' sentiments. Six households did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 37 support disabled bays, while 48 are opposed. The remaining households nine with 'mixed' sentiments, while four selected they 'don't know'. Four households did not leave an answer for this planned measure.
- In regard to **loading bays**, 81 support loading bays, while 12 are opposed. The remaining households saw three with 'mixed' sentiments and three select 'don't know'. Three households did not leave an answer for this planned measure.
- In regard to **EV charging**, 56 support EV charging bays, while 29 are opposed. The remaining households saw 10 with 'mixed' sentiments and four select 'don't know'. Three households did not leave an answer for this planned measure.
- In regard to **tree planting**, 82 support tree planting, while 13 are opposed. The remaining households saw three households with 'mixed' sentiments, and one select 'don't know'. Three households did not leave an answer for this planned measure.
- In regard to **safer crossings and junctions**, 81 support tree planting, while 12 are opposed. The remaining households saw three households

with 'mixed' sentiments, while three said they 'don't know'. Three households did not leave an answer for this planned measure.

- Response rate of each street is as follows: Gosterwood Street 19%, Etta Street 18%, Rolt Street 11%, Alverton 7% and Childers Street 13%.

Amersham Grove/Vale to Edward Street

- The area including Edward Street, Amersham Vale, Amersham Street, Valley Road, and Wycombe Street also registered a high level of support.
- A total of 44 households responded from this area, 23 were in support of **parking permits**, while 18 opposed. The remaining households saw two select 'don't know', while one had no response.
- One property changed from oppose to support when asked if they would also support parking permits **if nearby streets were covered**.
- In regard to **cycle hangers**, 26 households supported cycle hangers, while 10 are opposed. The remaining households saw three select they 'don't know', while three households had 'mixed' sentiments. Two households did not leave an answer for this planned measure.
- In regard to **car club bays**, 27 support car club bays, while 10 are opposed. The remaining households saw four with 'mixed' sentiments, while one household selected 'don't know'. Two households did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 20 support disabled bays, while 14 are opposed. The remaining households four households each with 'mixed' sentiments and select 'don't know'. Two households did not leave an answer for this planned measure.

- In regard to **loading bays**, 81 support loading bays, while only one opposed. The remaining households saw five with 'mixed' sentiments and one select 'don't know'. Two households did not leave an answer for this planned measure.
- In regard to **EV charging**, 36 support EV charging bays, while two are opposed. The remaining households saw four with 'mixed' sentiments and one select 'don't know'. One household did not leave an answer for this planned measure.
- In regard to **tree planting**, 38 support tree planting, while three are opposed. The remaining households saw one household with 'mixed' sentiments. Two households did not leave an answer for this planned measure.
- In regard to **safer crossings and junctions**, 36 support tree planting, while one is opposed. The remaining households saw five households with 'mixed' sentiment. Two households did not leave an answer for this planned measure.
- The response rate for each street is as follows: Amersham Grove 15%, Amersham Vale 8%, Edward Street 3%, Valley Road 34%, Wycombe Street 33%.

Glenville Grove area

- This area includes Glenville Grove, Baildon Street, Mornington Road, New Cross Road, and Watsons Road.
- A total of 51 households responded from this area, 21 in support of **parking permits**, while 20 were in opposition. The remaining households saw seven select 'don't know', and three households which left no response to the question about parking permits.

- Most of the support centred around the southern portion of the area including Baildon Street and Watson Street. LBL to confirm if CFD located here.
- Only one household who previously said they would be opposed to the introduction of parking permits, would support them if nearby streets were also covered.
- In regard to **cycle hangers**, 32 households supported cycle hangers, while 13 are opposed. The remaining households saw three select they 'don't know'. Three households did not leave an answer for this planned measure.
- In regard to **car club bays**, 26 support car club bays, while 13 are opposed. The remaining households saw eight select 'don't know'. Four households did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 32 support disabled bays, while 12 are opposed. The remaining households saw three households select 'don't know'. Four households did not leave an answer for this planned measure.
- In regard to **loading bays**, 40 support loading bays, while only two opposed. The remaining households saw seven select 'don't know'. Two households did not leave an answer for this planned measure.
- In regard to **EV charging**, 34 support EV charging bays, while nine are opposed. The remaining households saw five select 'don't know'. Three households did not leave an answer for this planned measure.
- In regard to **tree planting**, 42 support tree planting, while four are opposed. The remaining households saw select 'don't know'. One household did not leave an answer for this planned measure.

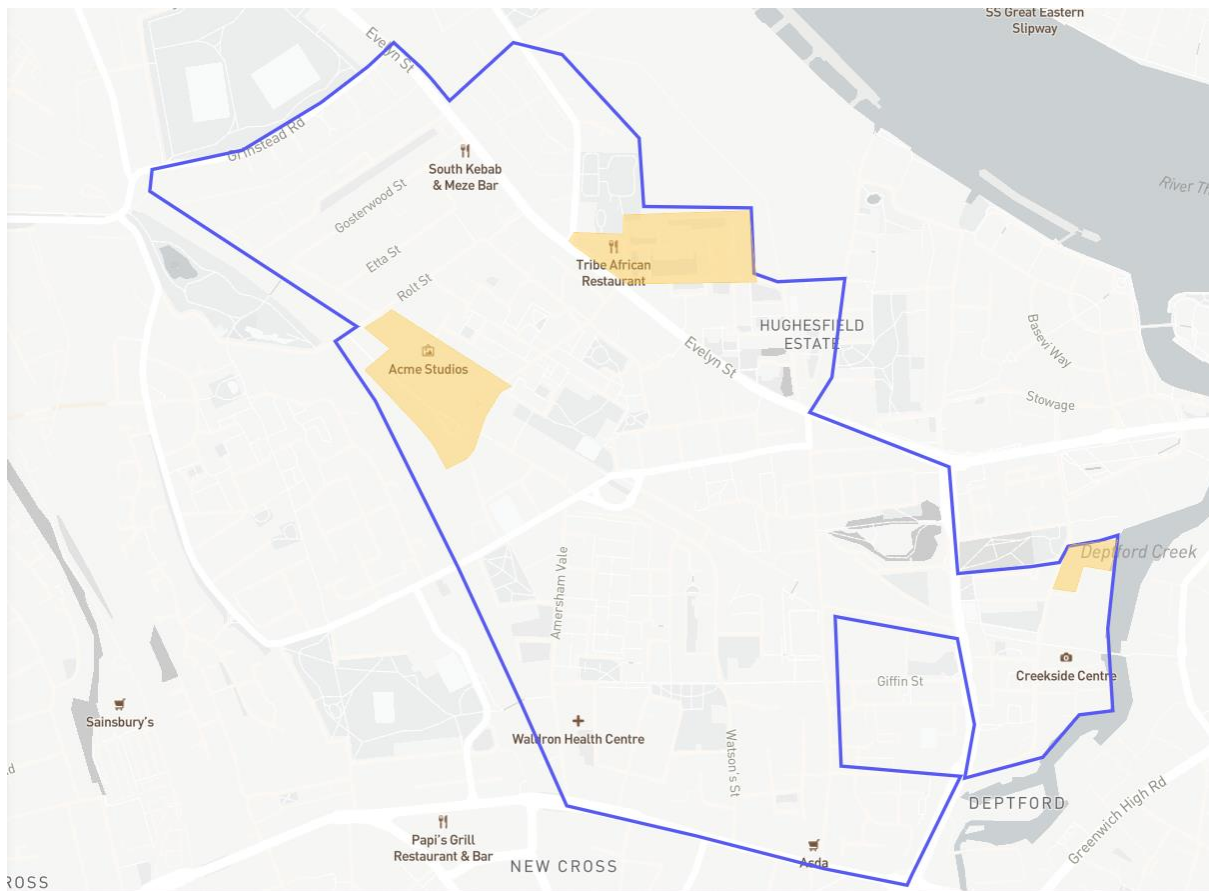
- In regard to **safer crossings and junctions**, 40 support tree planting, while two is opposed. The remaining households saw five households select 'don't know'. Two households did not leave an answer for this planned measure.
- The response rate for each street is as follows: Baildon Street 9%, Glenville Grove 15%, Mornington Road 9%, New Cross Road 1%, Watsons Street 9%.

Opposition to parking permits but support for other measures

Some clusters in the Deptford consultation area registered high opposition to the introduction to parking permits, where compared with responses more generally across the area. These areas include:

- Creekside / Cofferdam way
- Moulding Lane and Childers Street (excluding portion of road adjacent to Etta Street, Rolt Street and Gosterwood Road.
- Dacca Street and Prince Street (includes Sayes Court Street and Lynch Walk)

Below is an image of the areas shaded in orange including the roads covered that will form part of the analysis.



Moulding Lane / Childers Street (towards Arklow Road)

- The lower end of Childers Street up to Arklow Road and encompassing Moulding Lane to the east had a negative response rate.
- A total of 56 households were responded from this area. 36 were against, 11 were in support of **parking permits**. The remaining households saw 5 with 'mixed' opinions, while three household selected 'don't know'. One household did not respond to the question about parking.
- Two properties in the area who said they were opposed to parking permits said they would support them if parking controls were also applied to nearby streets.

- The vast majority of households here were addresses belong to multiple apartment blocks and buildings. Moulding Lane is the site of a car-free development, which could explain the high level of opposition in this area.
- Many businesses were located on Childers Street and commented that such proposals could impact their trade.
- In regard to **cycle hangers**, 31 households supported cycle hangers, while 12 are opposed. The remaining households saw six select they 'don't know', while five households had 'mixed' sentiments. Two households did not leave an answer for this planned measure.
- In regard to **car club bays**, 26 support car club bays, while 17 are opposed. The remaining households saw six with 'mixed' sentiments, while five households selected 'don't know'. Two households did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 26 support disabled bays, while 14 are opposed. The remaining households saw eight select 'don't know', while four had 'mixed' sentiments. Two households did not leave an answer for this planned measure.
- In regard to **loading bays**, 53 support loading bays, while none were opposed. The remaining households two with 'mixed sentiments, while one household selected 'don't know'.
- In regard to **EV charging**, 43 support EV charging bays, while three are opposed. The remaining households saw four households with 'mixed' sentiments, and three households select 'don't know'. Three households did not leave an answer for this planned measure.

- In regard to **tree planting**, 53 support tree planting, while only one is opposed. The remaining household had 'mixed' sentiments.
- In regard to **safer crossings and junctions**, 53 support tree planting, while none were opposed. The remaining households saw two with 'mixed' sentiments and one household select 'don't know'.
- The response rate for each street is as follows: Arklow Road 5%, Childers 13%, Moulding Lane 11%.

Creekside / Cofferdam Way

- The highlighted area in orange includes new housing developments based in Creekside / Cofferdam Way.
- Car-free developments in this area could explain opposition to parking permits in this location.
- A total of 26 households were responded from this area, with eight in support of introduction of **parking permits** and 14 in opposition. Two households had 'mixed' opinions while one household replied, 'don't know'. One household left no response to the question.
- Only one property would change their answer from opposition to introduction to parking permits, to supporting them if nearby streets were also covered.
- In regard to **cycle hangers**, 16 households supported cycle hangers, while six are opposed. The remaining households saw two with 'mixed' sentiments, while one household said they 'don't know'. One household did not leave an answer for this planned measure.

- In regard to **car club bays**, 15 support car club bays, while 7 are opposed. The remaining households saw two select 'don't know', while one household had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, seven support disabled bays, while seven also are opposed. The remaining households saw eight select 'don't know', while three had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **loading bays**, 22 support loading bays, while four are opposed.
- In regard to **EV charging**, 17 support EV charging bays, while four are opposed. The remaining households saw two select 'don't know, while one household had 'mixed' sentiments. Two households did not leave an answer for this planned measure.
- In regard to **tree planting**, 23 support tree planting, while only two are opposed. The remaining household selected 'don't know'.
- In regard to **safer crossings and junctions**, 22 support tree planting, while four were opposed.
- The response rate for Creekside is 7% while for Cofferdam Way it is 27%.

Dacca Street and Prince Street area

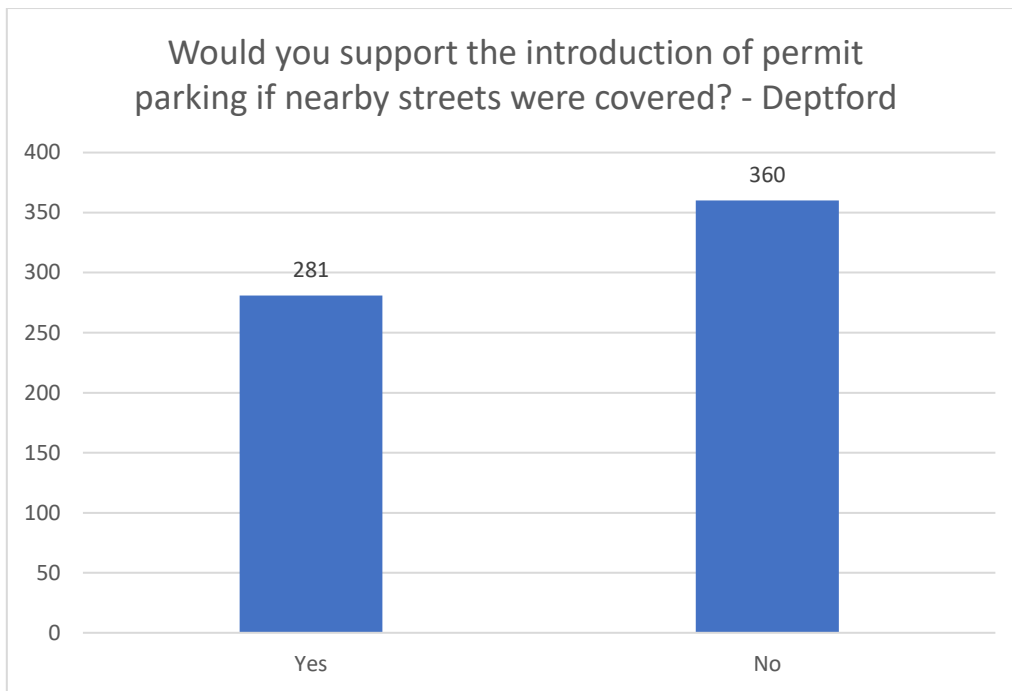
- This area includes the following streets: Prince Street, Dacca Street, Evelyn Street and Lynch Walk which all received a negative response.

- A total of 45 households that responded from this area, with 38 in opposition to **parking permits**, while three in support. The remaining households saw four with 'mixed' sentiments.
- Only one household who previously said they would be opposed to the introduction to parking permits, would support them if nearby streets were also covered.
- Dacca Street is a mixed development area of houses and maisonettes.
- In regard to **cycle hangers**, 15 households supported cycle hangers, while 13 are opposed. The remaining households 12 who selected 'don't know', while four households had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **car club bays**, 12 support car club bays, while 12 are opposed. The remaining households saw 14 select 'don't know', while five households had 'mixed' sentiments. Two household did not leave an answer for this planned measure.
- In regard to **disabled parking bays**, 30 support disabled bays, while five were opposed. The remaining households saw five select 'don't know', while four had 'mixed' sentiments. One household did not leave an answer for this planned measure.
- In regard to **loading bays**, 42 support loading bays, while only one opposed. One household also selected 'don't know'. One household did not leave an answer for this planned measure.
- In regard to **EV charging**, 17 support EV charging bays, while four are opposed. The remaining households saw 15 who selected 'don't know', while five had 'mixed' sentiments. One household did not leave an answer for this planned measure.

- In regard to **tree planting**, 46 support tree planting, while only four are opposed. The remaining households saw two each have 'mixed' sentiment and select 'don't know'. One household did not leave a response for this planned measure.
- In regard to **safer crossings and junctions**, 42 support tree planting, while one was opposed. One household each selected 'don't know' and had 'mixed' sentiments. One household also left no response for this planned measure.
- The response rate for each street is as follows: Prince Street (3%), Dacca Street (32%), Evelyn Street (3%) and Lynch Walk (53%).

Would you support the introduction of permit parking if nearby streets were covered?

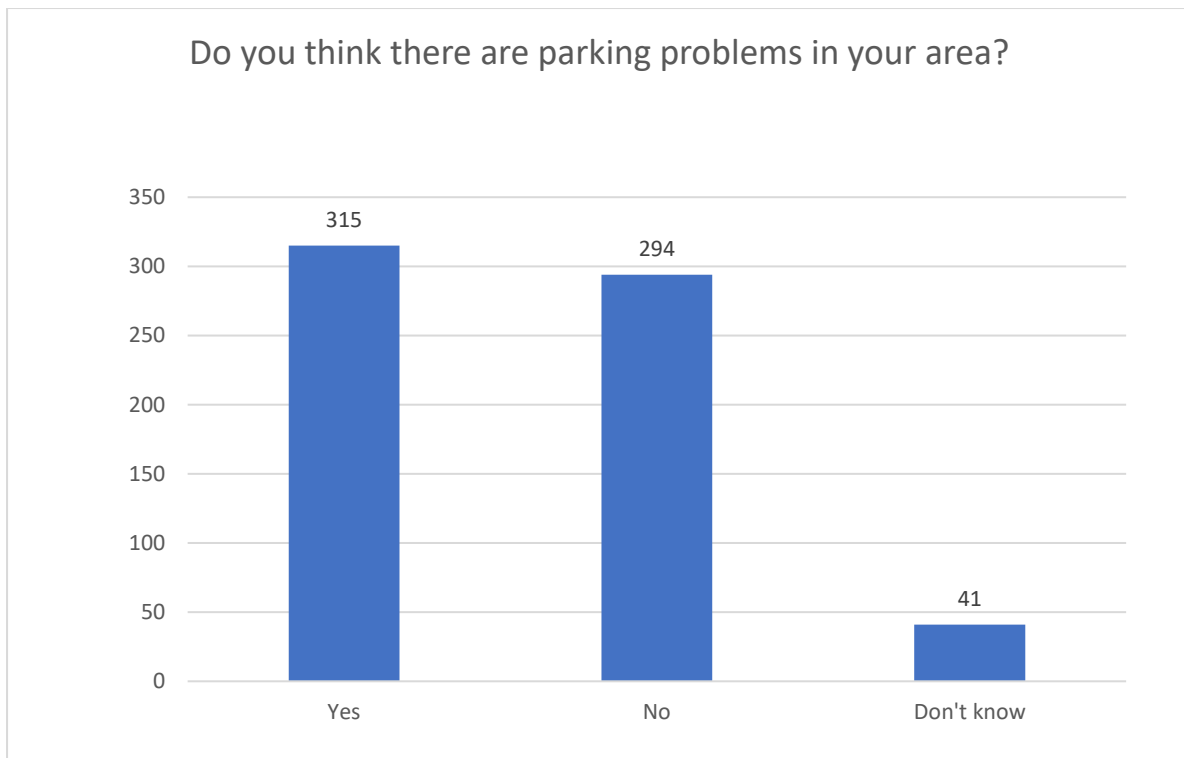
This question asked residents if they would be in favour of parking permits if the streets nearby where they live were in favour. A total of 641 people responded to this question.



- The majority of those who said they were opposed to parking permits even if introduced on nearby streets, were also those who selected they would be opposed to parking permits for their street in the previous question.
- A further analysis was conducted to see if those who selected strongly oppose and oppose to introduction to parking restrictions (342 respondents) would change their mind due to this question. Only 18 people out of this subset of respondents said they would be in favour and change their mind if nearby streets had parking restrictions also.

Do you think there are parking problems in your area?

This question asked respondents if they thought there were parking problems in their area where they live. A follow-up question specifying type of problem was conditional based on if they selected yes to this question. A total of 650 people answered this question.



- Almost 50% said they did have parking problems, the remaining said they either did not know or didn't experience problems.

From the list below, please select the problems you experience in your area.

Those respondents who said they experienced parking problems were presented with a list of parking issues and asked to indicate if they experienced them in their area.

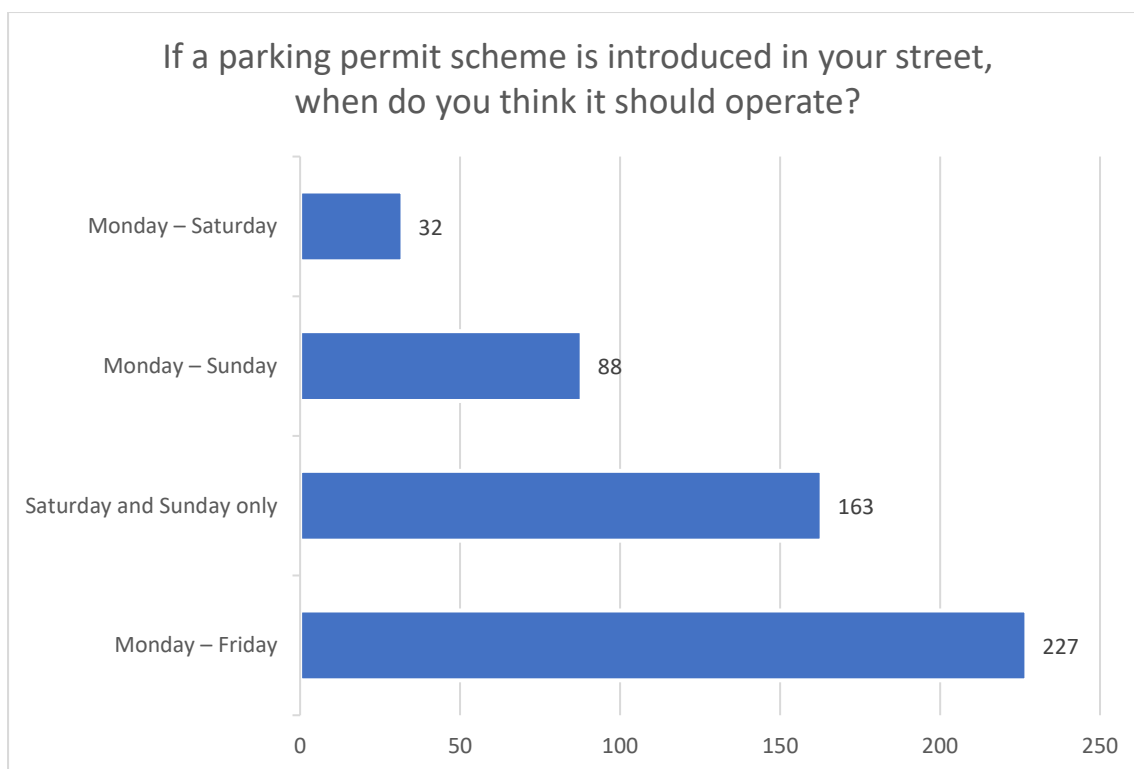


- Commuters taking up car spaces so they can be close to transport hubs and shopping centres was the most popular answer. An analysis was conducted to see the roads people were from based for those who selected this answer. The top five roads were the following:
 - Childers Street (25 people)
 - Gosterwood Street (17 people)
 - Moulding Lane and Etta Street (12 people)
 - Rolt Street (10 people)
- Car parking too close to a crossing point and blocking the view of people walking was the second most popular issue. An analysis to find out the top 5 roads that complained about this issue was also done:
 - Childers Street (22 people)
 - Moulding Lane (20 people)

- Gosterwood Street (19 people)
- Etta Street (11 people)
- Arklow Road and Abinger Grove (nine people each)
- Also mentioned by respondents was there not being enough parking spaces – ranked as the third biggest issue. The following roads are the top 5 streets where respondent who selected this were located:
 - Childers Street and Moulding Lane (24 people each)
 - Gosterwood Street (16 people)
 - Etta Street (eight people)
 - Rolt Street and Abinger Grove (seven people each)

If a parking permit scheme is introduced in your street, when do you think it should operate?

Respondents were asked to hypothetically consider what time parking restrictions should operate if the proposals go ahead. A total of 510 people responded to this question.



- Results were split with Monday to Friday the most popular answer, followed by 7 days a week.
- Monday to Saturday restrictions were only preferred a small segment of respondents, while a minority said weekends.

Business response

The section below contains a summary of those businesses in Deptford. In total 20 businesses completed the business version of the survey.

What is the name of your business or company?

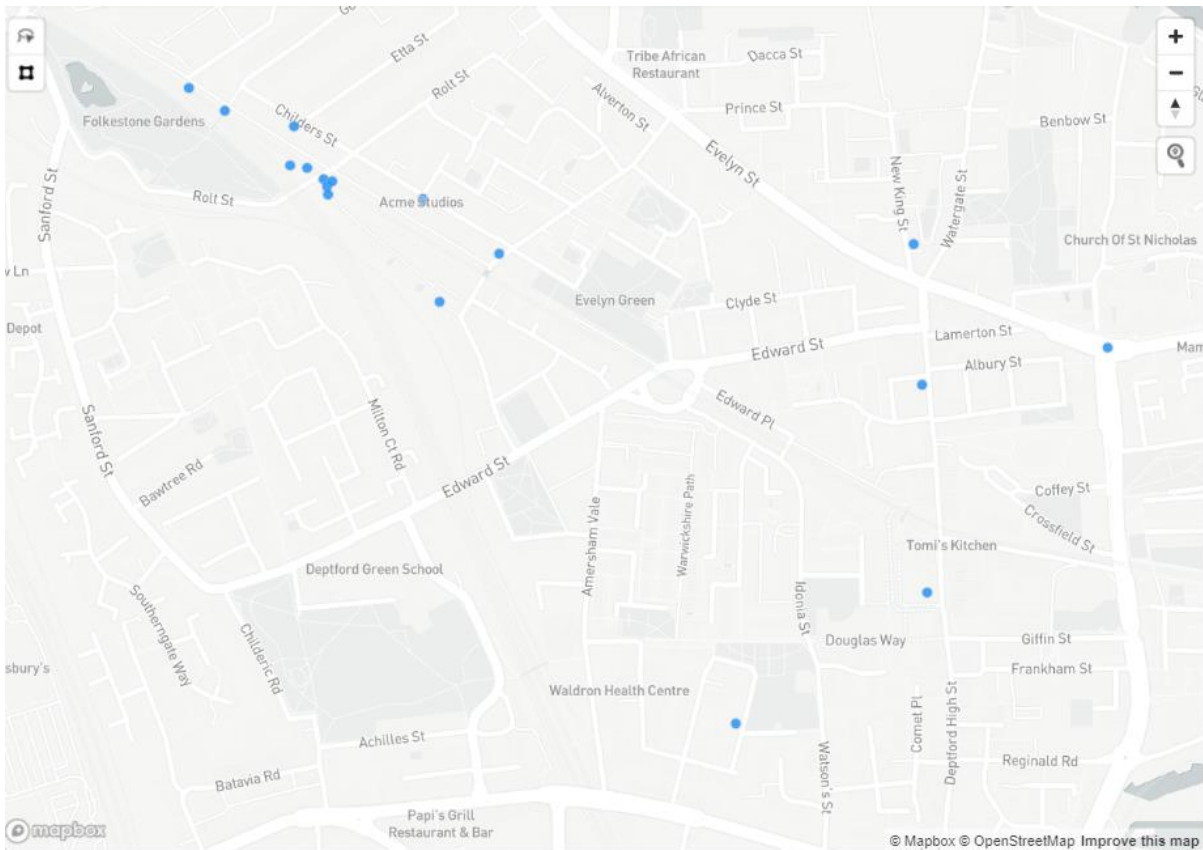
Below is a list of the names of all 20 businesses which responded and completed questions relevant to the business version of the survey.

- | | |
|---------------------------|----------------------------|
| • Propertypips LTD | • London Art Classes |
| • The Art of Presentation | • Uris Metal Works Limited |
| • Kitchen Party | • Rota Marine Ltd |

- So Print London
- D and C Fittings Ltd
- Fine Interiors Spraying Limited
- Janet Tod Artist
- Acme
- Rise and Signs
- Acme Artist Studios Ltd
- Bowditch and Sons
- Bench Outreach
- Jars Bar, beer garden
- Party Bike Ltd
- Abacus Insurance Services
- Lomond Coffee
- Aldworth James & Bond
- Ceramics Studio Co-op

What is your business address?

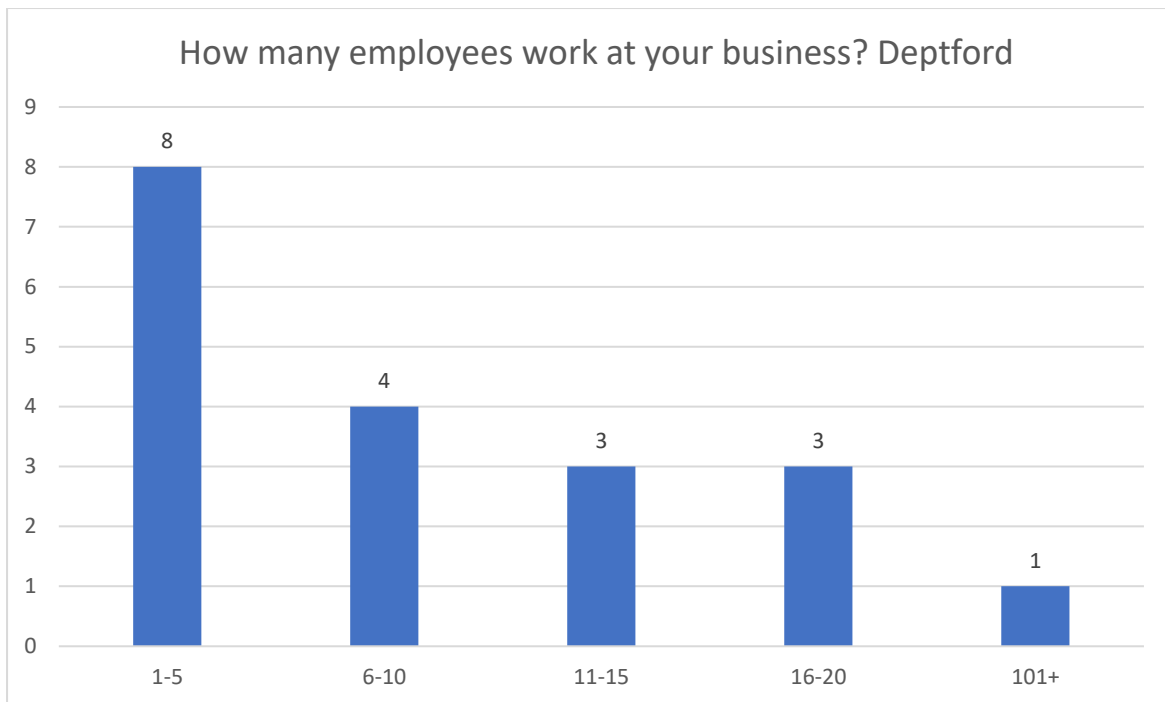
Respondents were asked to state their business address. Upon cleansing the data further details were added in order to improve the geolocation. All businesses except one, was geolocated and mapped. The map below visualised the businesses located in Deptford.



- Most are located on Childers Street and Rolt Street. Very few businesses responded to the survey as a business on Deptford High Street – with only two businesses responding from this street.

How many employees work at your business?

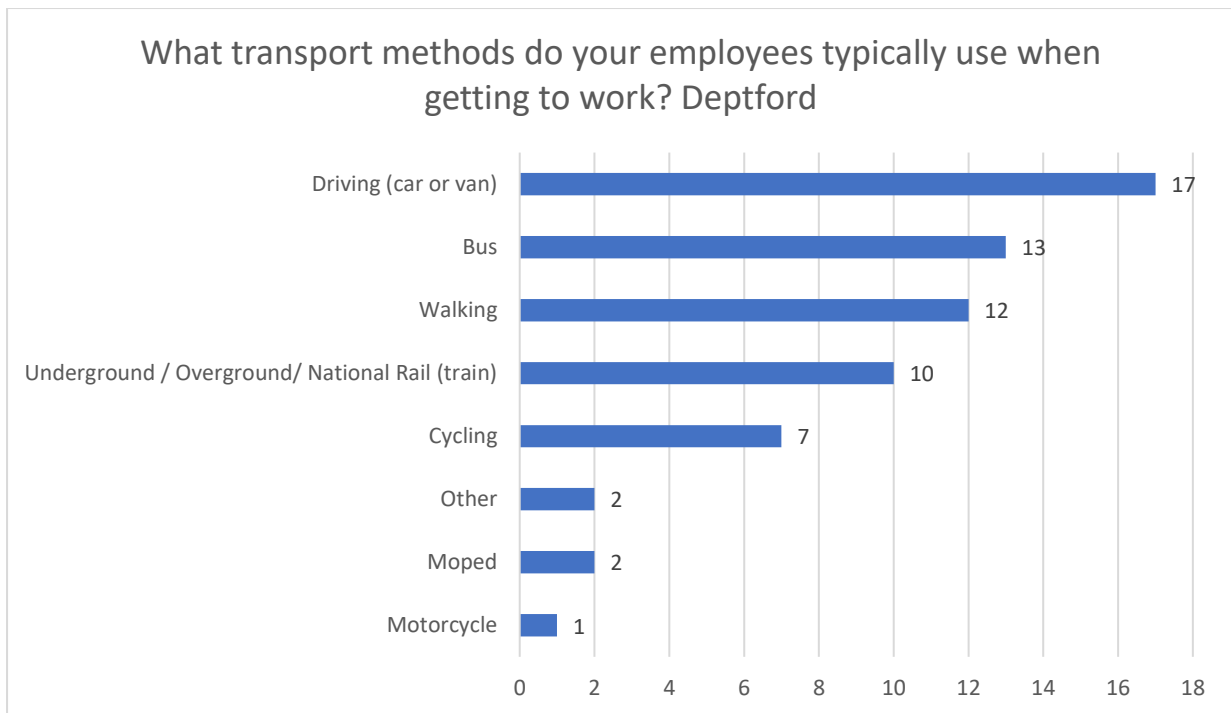
Respondents were asked to provide a rough number of the number of employees at the workplace.



- Most businesses employed a maximum of five people. The remaining were of varied sizes.

What transport methods do your employees typically use when getting to work?

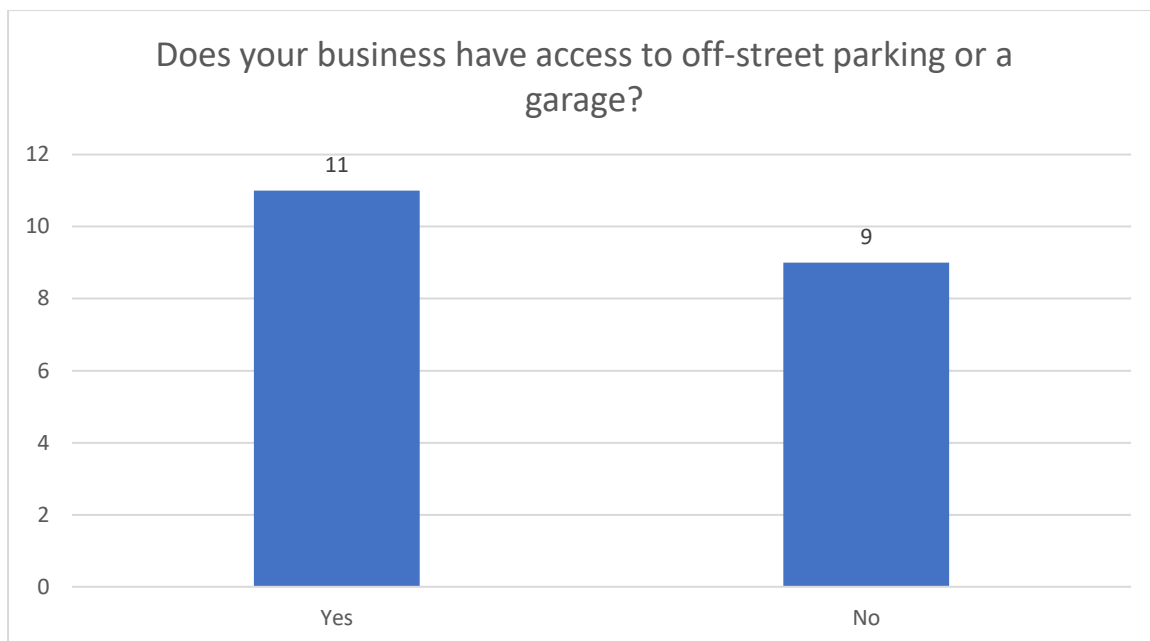
This question asked business respondents to tick all the relevant transport modes which apply regarding transportation methods that staff use for getting to work.



- Nearly all businesses selected they use a car. Other forms of transports were also used quite a lot; however, most businesses were diversified in how they and their staff travelled to their workplace.

Does your business have access to off-street parking or a garage?

This question asked businesses whether they have access to off-street parking or a garage.



- Responses were almost even, with a couple of more businesses saying they do have access to off street parking. This includes businesses such as Abacus Insurance Services and Partybike Ltd. Businesses which do not include the likes of Lomond Coffee, Bench Outreach and Acme Artist Studios.

Business free text responses for Deptford

Several businesses shared their views in response to the final question of the survey, which asked about their situation and the impacts of the proposals on their business operations.

- A total of three businesses were concerned that reduction of parking spaces would impact the ability of staff to come into work and/or deter customers from visiting their business.
- Childers Street was singled out by six businesses as a potential issue with negativity towards the pay by phone parking space, and the number of

residents living in the new developments. It was suggested that more residential parking spaces are required to satisfy demand, and that housing developments should consider underground parking solutions.

- Five businesses said they were generally unaffected by the changes. Two businesses said they were in favour of the programme goals of encouraging more sustainable modes of transport.
- Three businesses also suggested that a dedicated space for loading adjacent to Childers Street and on Rolt Street would be beneficial.



Qualitative analysis

All respondents were asked the following question: ***'Do you have any other feedback about the proposed changes?'***. In this question, respondents were given the opportunity to provide any supplementary feedback that was not covered in previous inquiries or to elaborate and clarify the reasoning behind their responses. A character limit of 3,000 was set to ensure that respondents could effectively convey their points succinctly, which was necessary for an efficient qualitative analysis. However, this character limit was not applicable to hardcopy responses, and some respondents exceeded the limit enforced in the online version. Nevertheless, any hardcopy responses that contained free text beyond the limit were manually included in the dataset.

All feedback received was analysed using NVivo software which allows analysts to interpretively 'code' words and sentences into multiple themes. This involved highlighting specific portions of the text and coding them under a theme that encapsulates their thoughts. A thematic framework was developed and refined multiple times in order to develop a comprehensive list of themes could account for the ideas suggestions and feedback respondents raised. Approximately 200,000 words were analysed in total as part of the qualitative analysis.

This section presents the most popular themes to emerge from the dataset. The themes will be divided by respondents based in whether they were responding from Deptford or Catford.

Catford free text comments

General sentiment

- 46 respondents left a **generally supportive** comment towards the proposals. These respondents did not specify any substantive reason for their response.
- 430 respondents left a **generally negative** comment towards the proposals, mostly in reference to the parking restrictions rather than other changes. These respondents did not specify any reason for their sentiment.

Parking-related comments

- 454 respondents made comments about **permit charges** being too expensive. These comments were mainly costs it would be to themselves, but also mentioned visitors and businesses.
- 240 respondents made comments about **visitor parking** concerned about people being discouraged to visit them especially due to additional costs associated with visitor permits. Many respondents also mentioned they would experience social isolation as a result, while others pointed out they require visits from carers, tradesman, deliveries etc.
- 179 respondents said the proposals would **worsen the situation** where the current arrangement works fine.

- 145 respondents made comments about the harm parking restrictions poses to **local business and services**. These comments mentioned how the parking proposals would discourage visitors from elsewhere placing emphasis on the need to pay to park.
- 95 respondents said **alternative modes of travel are no substitute** to using a car and the flexibility it offers and how it caters to their particular circumstances. Comments such as this one was often tied to those also suggesting improvements to public transport ought to be made.
- 50 respondents made suggestions relating to **timings** of parking restrictions such as hours or days of operation. Some respondents gave specific times that would cater to their circumstances.
- 35 respondents mentioned comments relating to **car clubs**. Majority of these were negative with many saying there is no need for them, while only a few of them were positive.
- 27 respondents mentioned that they could be forced to **convert driveways**. Majority of these were negative with many saying there is no need for them, while only a few of them were positive.
- 21 respondents said the proposals would **improve** the area with some specifically mentioning their ability to park would be enhanced by discouraging commuters.

- 20 respondents left comments relating to **enforcement**. Most mainly criticised the policing effort it would require enforcing parking restrictions.
- 12 respondents made comments about **school parking** on staff and parents dropping children off.

Comments about Electric Vehicles

- 83 respondents mentioned **supportive of EV proposals** explaining they were happy to see EV infrastructure being adopted.
- 24 respondents mentioned they were **against EV proposals** with some stating it would encourage traffic, unsuitable for the roads, cause safety issues or not needed.
- 23 respondents made **specific suggestions about EVs**. This often ranged from commenting about the location of particular EV's, number of EVs proposed and specific designs about chargepoints.
- 12 respondents said **EVs were too expensive** to consider there for the proposals.

Comments about public transport

- 45 respondents left comments about **improving public transport services** especially in relation to time, frequency, and connectivity. A few respondents explicitly mentioned that any restrictions on parking were conditional on an improved public transportation system.
- Eight respondents said **public transport is too expensive** therefore would not encourage people to give up their car usage.

Comments about cycling infrastructure

- 40 people said they **object to cycle parking infrastructure** primarily due to current cycle hangers being underutilised and some residents saying they have space in their own properties.
- 40 people said they **support cycle parking infrastructure** with some people demanding further infrastructure to keep up with demands.
- 29 respondents said they would like to see **cycle lanes** and improvements believing this should have been a part of the proposals.
- 24 people left **other comments about cycle usage** ranging from suggestions about e-bike schemes or saying they were too frightened to cycle.

Comments about greenery

- 104 people were **negative towards greenery**. Quite a few of these comments mentioned trees can lead to subsidence, while others mentioned there were already lots of trees, require maintenance or hinder mobility.
- 120 people said they were **positive about greenery**. Some of these mentioned the environmental benefit it would bring while others suggested it was long overdue or even more trees were required.

Comments directed towards Lewisham Borough Council

- 287 people said the proposals were purely a **money-making scheme** with no benefit to people only raising revenue for the council.
- 99 people said they were upset about the **lack of evidence, transparency, and consultation process**. Comments mainly centred around their being no meaningful consultation with criticism directed towards the reasons for the proposals, advertisement, and lack of information.
- 25 people left comments about the **questionnaire design** saying there was missing information or biased.

Other comments

- 87 people mentioned **speeding issues** suggesting this was a big issue in their area and more provisions were needed to bring car speeds down.
- 56 people mentioned **crossings and junctions** suggesting more needs to be done to improve pedestrian safety.
- 50 people mentioned **mobility issues** implying proposals are discriminatory towards those who have limited mobility and rely on cars. Due to this they can never make use of alternative modes of travel by train or bike.
- 45 people made comments about **safety**. Some of these comments were directed towards specific changes while others were general in nature or about specific safety issues (anti-social behaviour).
- 41 people made comments about **traffic flow, suggestions, and issues**. Comments were diverse ranging from concerns about traffic to suggestions about how to improve by implementing features such as one-way systems.
- 36 people made comments about **pavement and road improvements**. Some comments mentioned these were a more pressing concern than other proposals put forward in the consultation.

- 23 people made comments about **scheme area**. A few of these comments queried about the extent of the area and how some of the proposals were not fit for purpose in the area.
- 12 people made comments about there being **too much litter and fly tipping** in the area.

Locational based analysis

- Nine people made comments about **time suggestions** specifically located on **Grierson Road**. Nearby on Ballina Street three people made comments about the same issue. Most residents mentioned varied times however many agreed that times should be focused on preventing commuters and being as short as possible such as for two-hour periods rather than the whole day.
- 14 people made comment about **speeding** on Codrington Hill, eight people made similar comments from **Bexhill Road** while six located on **Grierson Road**. A couple of respondents requested speed-calming measures such speed bumps as a solution.
- 11 people made comments about the **condition of pavements** and potholes on **Bankhurst Road**.
- Seven people were supportive on **EV chargepoints** based in Grierson Road, five people were in **Montacute Road, Stillness Road, Salehurst Road** and four people based in **Bexhill Road** and **Crofton Park Road**.
- Six people were supportive of further **cycling parking hubs** on **Montacute Road**.

- Four people said they were opposed to further cycle parking hubs on **Stondon Park** and **Ebsworth Road** saying there are already enough and not utilised.



Deptford free text comments

General sentiment

- 71 respondents left a **generally negative** comment towards the proposals, mostly in reference to the parking restrictions. These respondents did not specify any reason for their sentiment.
- 23 respondents left a **generally supportive** comment towards the proposals, mostly in reference to the parking restrictions. These respondents did not specify any substantive reason for their response.

Parking-related comments

- 86 respondents mentioned **parking charges** as an issue mentioning it's a financial burden especially during a cost-of-living crisis.
- 81 respondents felt that introduction of parking permits would **worsen the current parking situation**. Many commented that plans include insufficient parking spaces for resident demand, particularly due to large residential developments in the area. Some respondents were particularly concerned about how paid parking on Childers Street would affect residents' ability to park.
- 32 respondents expressed concern about the implementation of **visitor permits**. Worry that friends and family will be unable to visit residents as easily, particularly for the elderly or disabled people who may be

more reliant on visitor assistance from paid or unpaid carers. Other issues included tradesman / delivery driver access and time restrictions on visitors.

- 31 respondents mentioned impact on **local businesses and services**, referencing how permits may impact the ability of businesses to function and how easily people would be able to visit businesses and community groups.
- 30 respondents commented that they had no **alternative modes of travel are no substitute** some or all of the time. Reasons for car use included convenient way to travel with children, constraints associated with nature of job and no viable alternative.
- 19 respondents made comments about **enforcement**. They desired clarity on how the proposed permit scheme would be enforced, citing current instances of pavement parking and parking on double yellow lines.
- 13 respondents felt that parking permits would **improve residents' experiences of parking in the area**.
- Nine respondents commented on the proposals surrounding **car clubs**. Most respondents felt that car clubs were not a good alternative, while a few felt they were a useful addition.

- Four respondents made comments about the **timing of parking permits**. These included varied suggestions with some saying it should be applied weekdays or certain time periods especially for visitors.

Comments about Electric Vehicles

- 10 respondents mentioned **supportive of EV proposals** explaining they were happy to see EV charging points being introduced.
- Seven respondents mentioned they were **against EV proposals** with some stating it would encourage traffic or brought about other nuisances such as safety issues and noise pollution.
- Eight respondents said **EVs were too expensive** to consider there for the proposals.
- Four respondents made **suggestions about EV chargepoints** mostly related to the number and placement of chargepoints. This included those arguing for more chargepoints and those saying not to implement too many.
- Four respondents made **suggestions about EV chargepoints** mostly related to the number and placement of chargepoints. This included those arguing for more chargepoints and those saying not to implement too many.

Comments about public transport

- 13 respondents left comments about **improving public transport services** mostly in relation to time, frequency, and connectivity.
- Five respondents said **public transport is too expensive** therefore would not encourage people to give up their car usage.

Comments about cycling infrastructure

- 13 people said they **support cycle parking infrastructure** as it would be used by those who cycle.
- 12 people said they **object to cycle parking infrastructure** with quite a few people saying it would encourage theft or sufficient provisions in place.
- 13 people left **other comments about cycle usage** with many suggesting there should be bike hire schemes and more done to encourage cycling.
- Seven people said they would like to see **cycle lanes** as part of the proposals as this would encourage cyclists.

Comments about greenery

- 35 people said they were **positive about greenery** and the addition of more trees.
- Eight people were **negative towards greenery**, with many respondents believing they were unnecessary and damaging to the area.

Comments directed towards Lewisham Borough Council

- 30 people said the proposals were purely a **money-making scheme** with no benefit to people only raising revenue for the council.
- 13 people said they were upset about the **lack of evidence, transparency, and consultation process**. Comments mainly centred around their being no evidence-backed surveys for the proposals and not proper consultation process. Some also commented they felt like they were being ignored.
- Four people left comments about the **questionnaire design** saying it was biased and skewed.

Other comments

- 21 people made comments about there being **too much litter** in the area with suggestions that more bins would help keep the area cleaner and tidy.
- 20 people mentioned the proposals would have a disproportionate effect on those with **mobility issues** implying proposals are discriminatory towards those who have limited mobility and rely on cars.
- 17 people mentioned **speeding issues** suggesting this was a big issue in their area and more provisions were needed to bring car speeds down.
- 17 people made comments about **scheme area**. Some people queried the extent of the area confused why particular areas and streets were excluded from the zones marked out for changes.
- 13 people made comments about **safety**. Some of these comments were directed towards safety issues arising from traffic, while others were general in nature or about specific safety issues (anti-social behaviour).
- 12 people mentioned **crossings and junctions** suggesting more needs to be done to improve pedestrian safety.
- 12 people made comments about **traffic flow, suggestions, and issues**. Comments were diverse ranging from concerns about congestion build

up to suggestions about how to improve traffic flow by implementing one-way systems.

- 11 people made comments about **pedestrianisation**. Many wanted more roads closed to traffic with quite a few mentioning Deptford High Street.
- Nine people made comments about **pedestrian and road improvements**. These comments mainly centred around improving the condition of roads and pavements.

Location-specific comments

- Four people objected to **cycle parking** hubs on **Amersham Grove / Valley Road** will make it a magnet for thieves.
- Three people said they would be in favour of further **cycle parking hubs** on **Childers Street**.
- Four people were in favour of the addition of **EV charging points** on **Moulding Lane**.
- Three people mentioned **speeding** was an issue on **Creekside**.

Key analysis findings – Catford

Key findings

- A high number of respondents were in opposition to proposals which involve reduction in parking spaces and require permits for residents and charges for visitors. Approximately 1564 respondents are strongly opposed / opposed to parking permits.
- Most respondents (1496 respondents) said they do not have access to off street parking such as a garage.
- With regard to EV chargers in Catford, almost 900 current car owners who responded suggested they would consider purchasing an EV for their next vehicle. This, combined with the strong support for more EV chargers and comments about EV charging infrastructure requiring rollout to increase adoption, suggests there is strong rationale for the introduction of further EV chargers in Catford now and into the future.
- A high rate of opposition for the introduction of parking permits was evident in almost every street within the area, with exceptions to this in Grierson Road and Ballina Street, likely due to proximity to the railway station, and a cluster of streets near Ravensbourne Park.
- Other aspects of the programme such as trees and planting, as well as safer junctions, were supported.
- Frustration was expressed during face-to-face pop-up sessions, where the primary concerns reported were the financial impacts on visitors and residents, and a perception the proposals were designed to generate revenue for the council.

Participant profile

- A total of 2,028 respondents responded to the survey (including multiple members of the same household), comprising 1,555 unique households took part in the survey.
- Women and those aged in their 30s and 40s were more likely to respond, and White British people were the highest responding ethnicity.

Support for parking permits on Grierson Road and Ballina Street

- The southern and northern sections of Grierson Road near the train station, had support for parking permits. This was mainly due to commuter parking being a concern for residents living here.
- Nearby, Ballina Street also had strong support for the introduction of permit parking.

Local business concerns

- 13 business responses were received, with most situated on Brockley Rise, while the remaining were scattered throughout the consultation area.
- Concerns about discouraging visitors to the area due to parking costs was the main theme of responses from businesses.
- Many people commented that businesses were already struggling post-covid and in a cost-of-living crisis, and such restrictions would place an extra burden on businesses.

Visitor parking

- One of the most common concerns raised in Catford was a perception that family and friends would not be able to visit residents in Catford. This concern was particularly prevalent among elderly and disabled residents, some of whom mentioned requiring additional care.
- The cost for visitor permits was criticised by many respondents, who stated they occasionally require tradesmen and deliveries at their households, and it would be inconvenient to arrange and use visitor permits each time.
- The one-hour length of visitor passes was also criticised as being too short.

Concerns about parking displacement

- Many respondents were concerned it would lead to reduction in parking spaces and cause additional parking pressure on their own road and other roads nearby.

Key analysis findings - Deptford

Overall proposals

- Just over half of respondents opposed the introduction of parking permits (342 respondents), although there was significant support for the proposals (244 respondents).
- Strong support was found for parking permits in a number of individual streets and clustered areas.
- Areas with high rates of opposition, such as Creekside, Dacca Street, Moulding Lane, and Glenville Grove, are within car-free developments.
- Other aspects of the programme such as disabled parking bays, safer junctions and trees/planting received a high level of support.
- Many respondents in Deptford were also in favour of more walking and cycling infrastructure.

Participant profile

- A total of 663 respondents responded to the surveys, comprising 545 unique households.
- There was almost an even split between men and women, and White British people were most likely to respond compared with other ethnicities. Most respondents were aged in their 30s.

Car-free developments

- **The majority of areas with high levels of opposition corresponded with car-free developments. This includes:**
 - **Moulding Lane / Childers Street**

- **Dacca Street area**
- **Cofferdam Way area**

Cycle parking

- Many respondents stated they were happy to see increased cycle storage, however some respondents also raised concerns regarding the placement of cycle storage.

Parking charges

- The costs associated with parking permits for residents and visitors were highlighted as a concern by respondents.

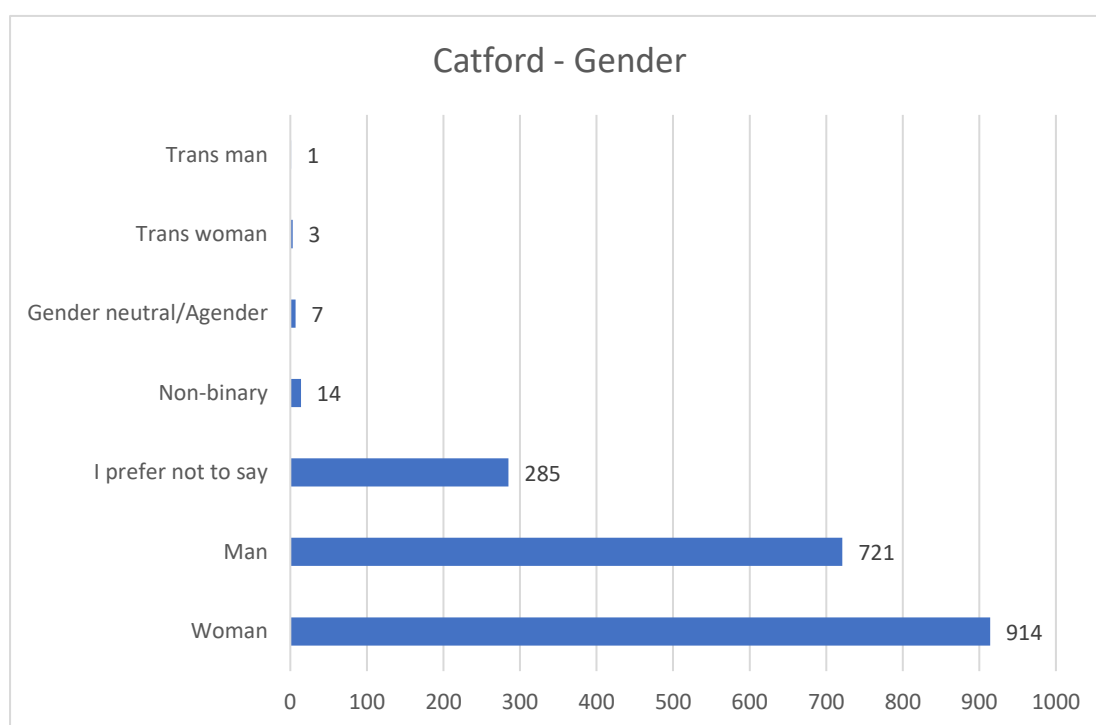


Equalities monitoring

The following section shows the survey responses for all equalities questions such as demographic data.

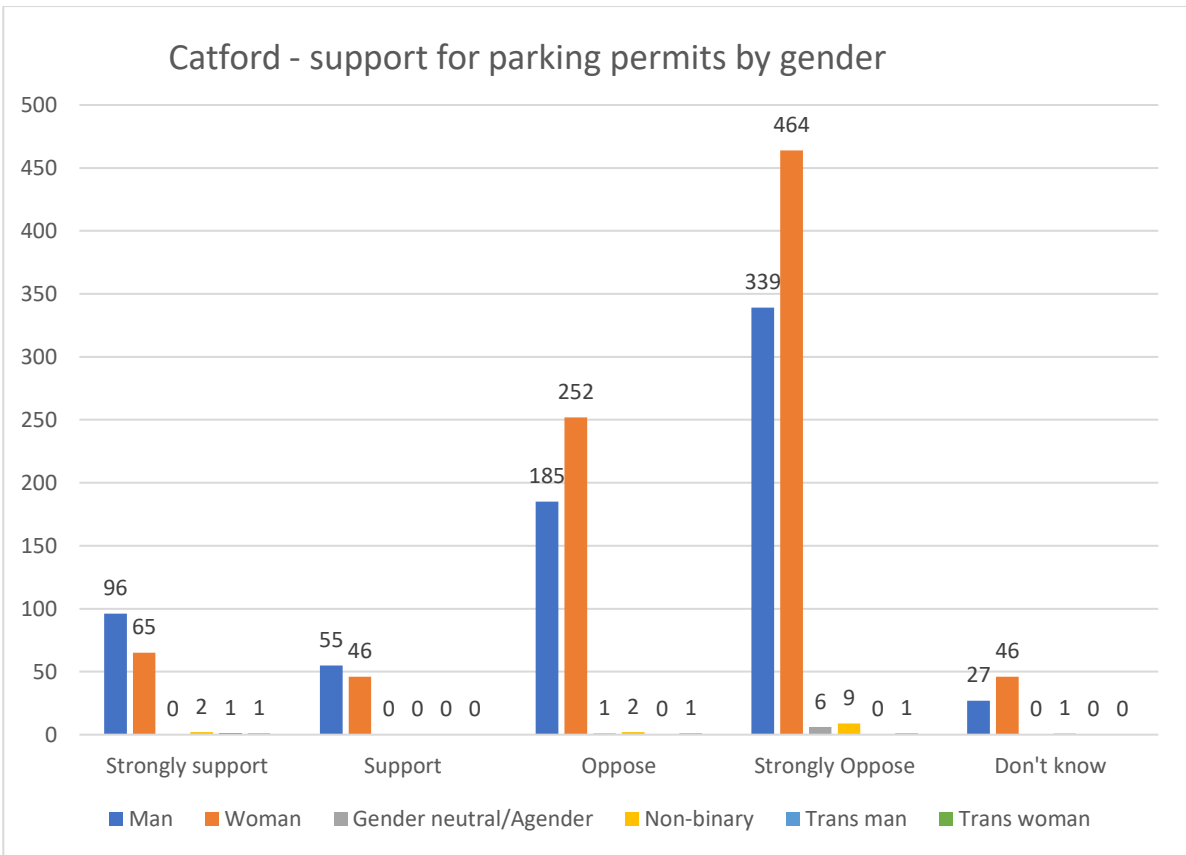
Catford

Please tell us your gender



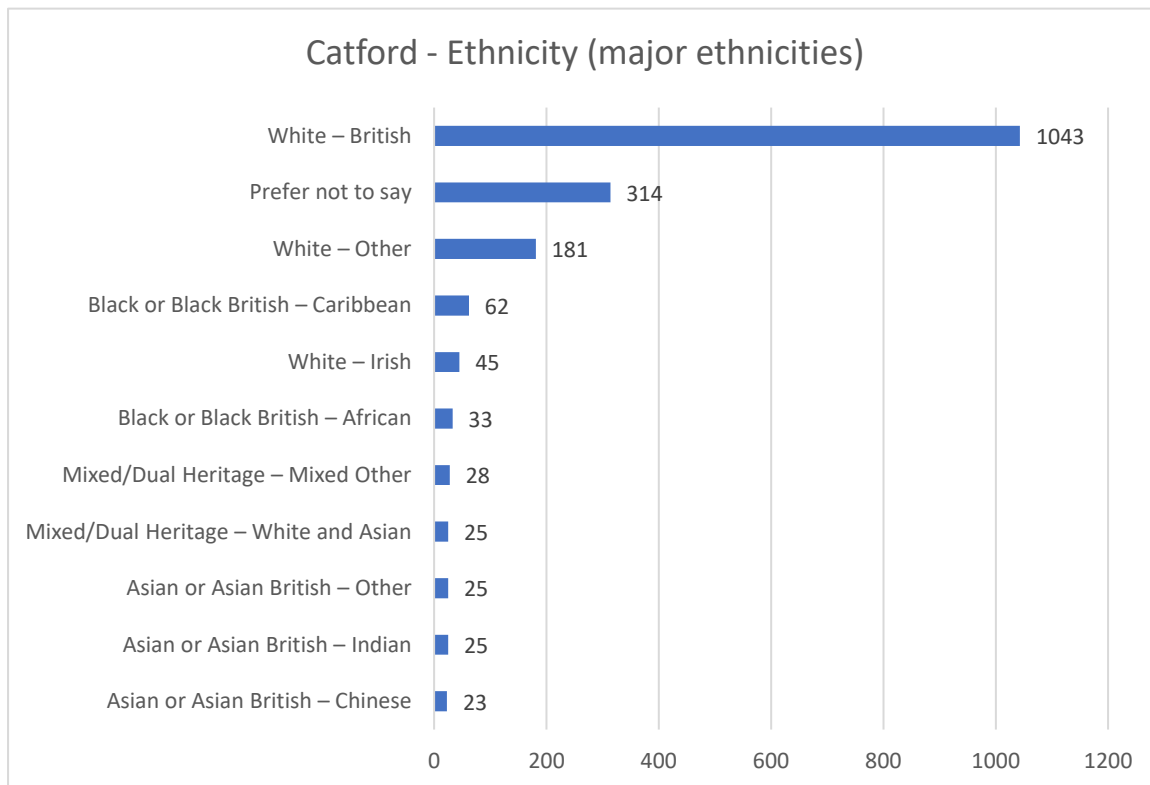
- Women outnumbered men in Catford with about 10% more women than men replying to the survey.
- A significant number of people preferred not to say.

Breakdown of support for parking measure by gender

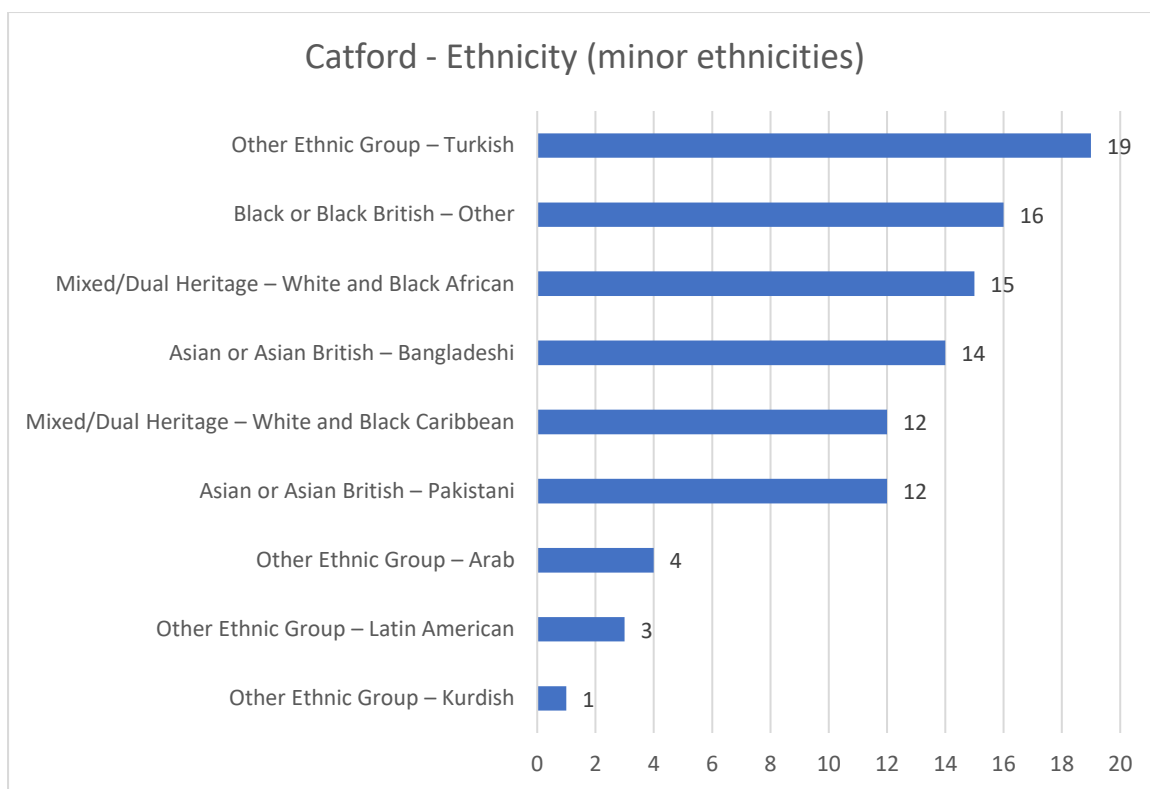


- Although both men and women were largely opposed to parking restrictions, men were more likely to support permit restrictions compared to women.

Please tell us your ethnic group



- White British was the most common ethnicity followed by White - other, and White Irish. The remaining ethnicities were a mix ranging from Black, Mixed and Asian.
- A significant segment of respondents decided not to state their ethnicity.



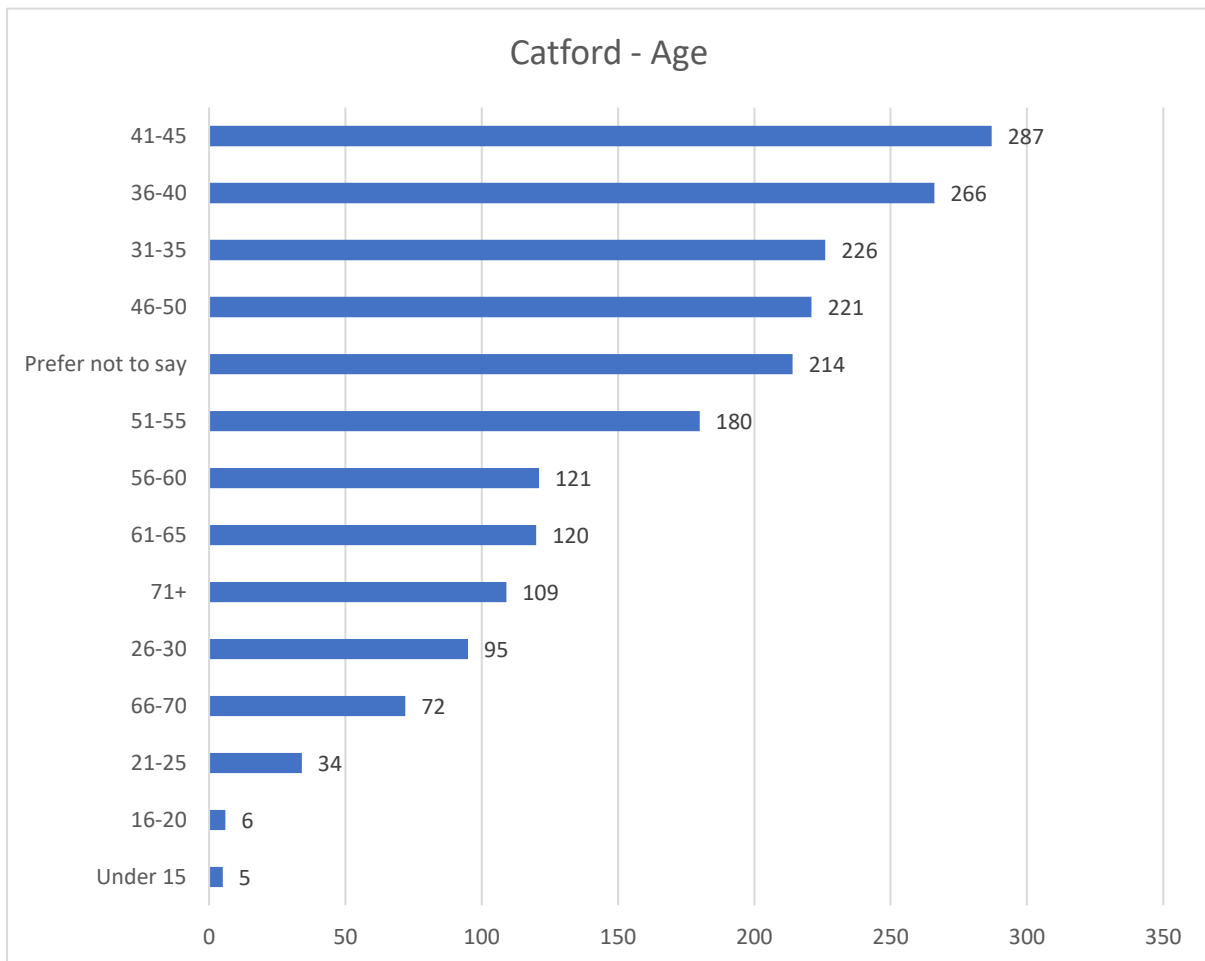
Breakdown of support for parking measures by ethnicity

Catford						
Ethnicity	Strongly support	Support	Oppose	Strongly Oppose	Don't know	Total
Asian or Asian British – Bangladeshi	0	0	3	7	0	10
Asian or Asian British – Chinese	7	0	6	10	0	23
Asian or Asian British – Indian	3	0	1	18	1	23
Asian or Asian British – Other	3	2	4	15	1	25
Asian or Asian British – Pakistani	0	1	3	7	0	11
Black or Black British – African	2	1	6	22	0	31
Black or Black British – Caribbean	3	2	13	38	2	58
Black or Black British – Other	0	0	4	10	1	15
Gypsy, Roma or Irish Traveller	0	0	0	0	0	0
Mixed/Dual Heritage – Mixed Other	3	2	4	18	0	27
Mixed/Dual Heritage – White and Asian	1	2	5	16	0	24

Mixed/Dual Heritage – White and Black African	2	2	2	7	0	13
Mixed/Dual Heritage – White and Black Caribbean	2	1	2	7	0	12
Other Ethnic Group – Arab	0	1	1	2	0	4
Other Ethnic Group – Kurdish	0	0	1	0	0	1
Other Ethnic Group – Latin American	0	1	1	0	0	2
Other Ethnic Group – Turkish	1	1	4	9	3	18
Prefer not to say	13	12	69	204	9	307
White – British	109	71	306	478	50	1014
White – Irish	2	2	10	27	1	42
White – Other	28	10	48	79	13	178



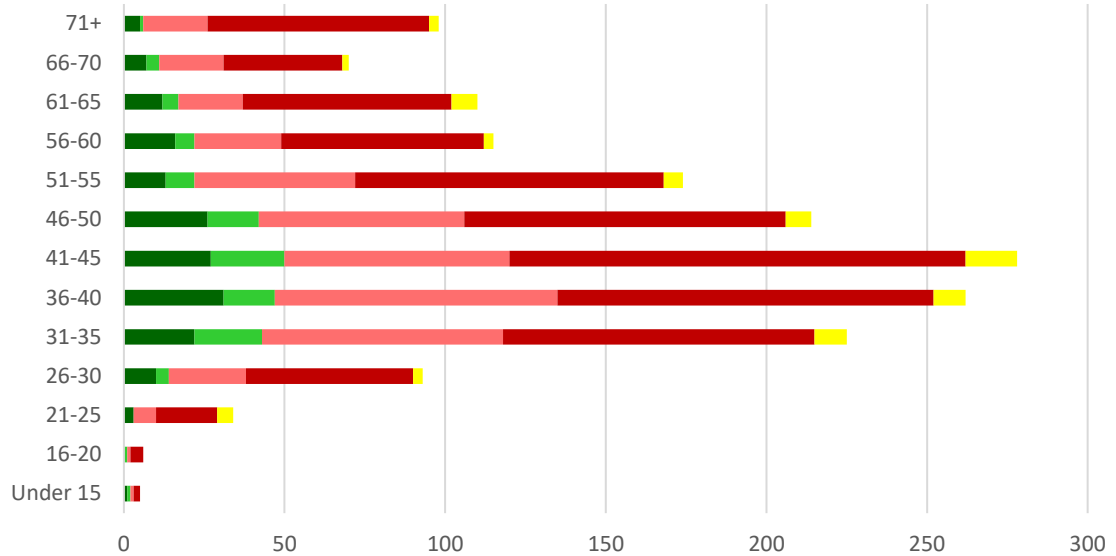
What is your age?



- Respondents aged in their 30s and 40s were the most popular age groups that responded to the survey.
- The age groups that were younger and older tended to have far fewer response rate.

Breakdown of support for parking measures by age groups

Catford - support for parking permit by age group

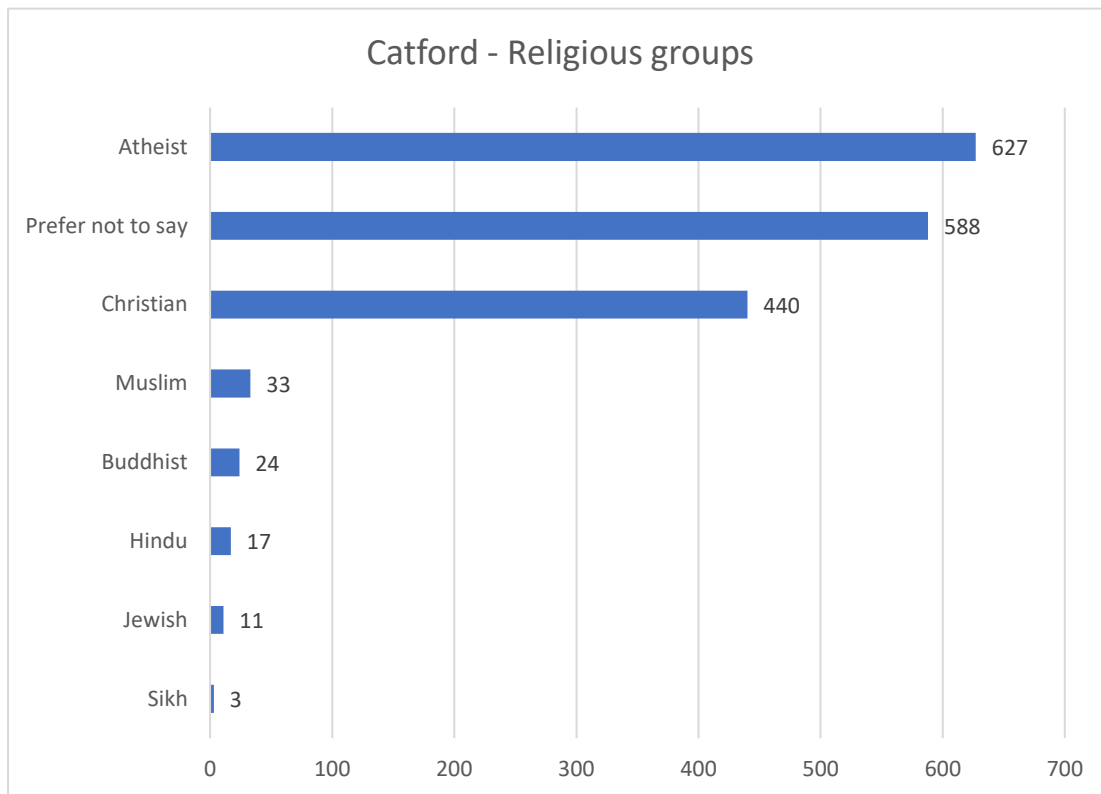


	Under 15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71+
Strongly support	1	0	3	10	22	31	27	26	13	16	12	7	5
Support	1	1	0	4	21	16	23	16	9	6	5	4	1
Oppose	1	1	7	24	75	88	70	64	50	27	20	20	20
Strongly Oppose	2	4	19	52	97	117	142	100	96	63	65	37	69
Don't know	0	0	5	3	10	10	16	8	6	3	8	2	3

■ Strongly support
 ■ Support
 ■ Oppose
 ■ Strongly Oppose
 ■ Don't know

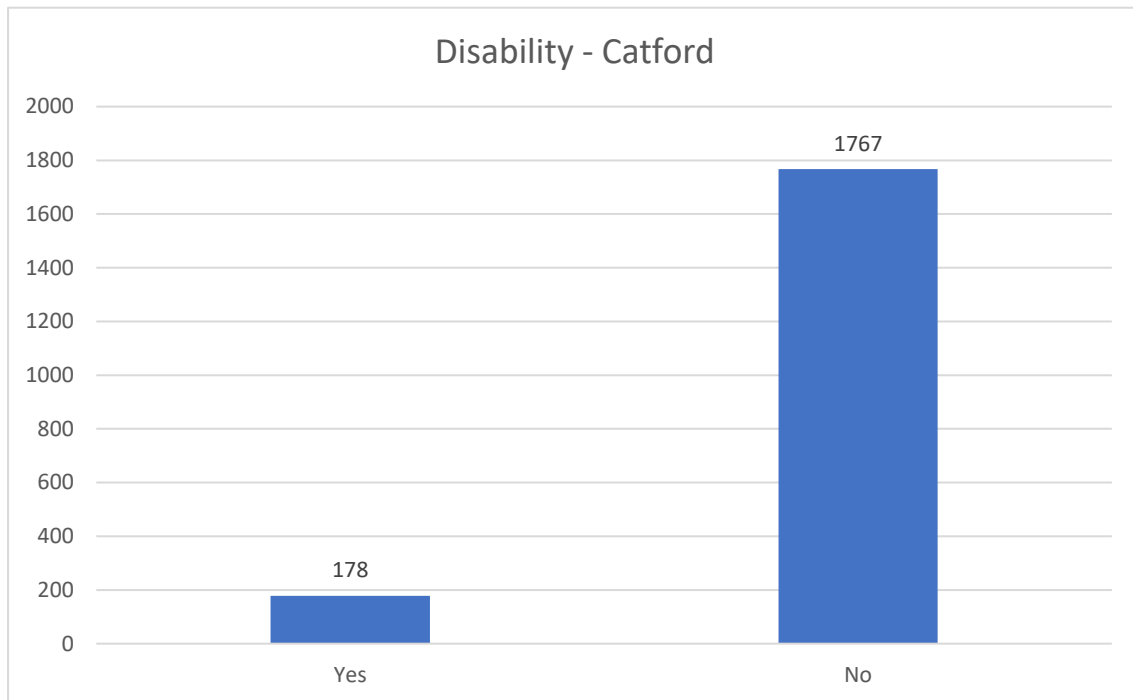
- There was very minimal difference in levels of support across age ranges that had a good level of response.

How would you describe your faith or belief?



- Those who identified as Atheist were the most prominent group followed by Christians.
- A significant number of respondents again chose not to respond to the question.

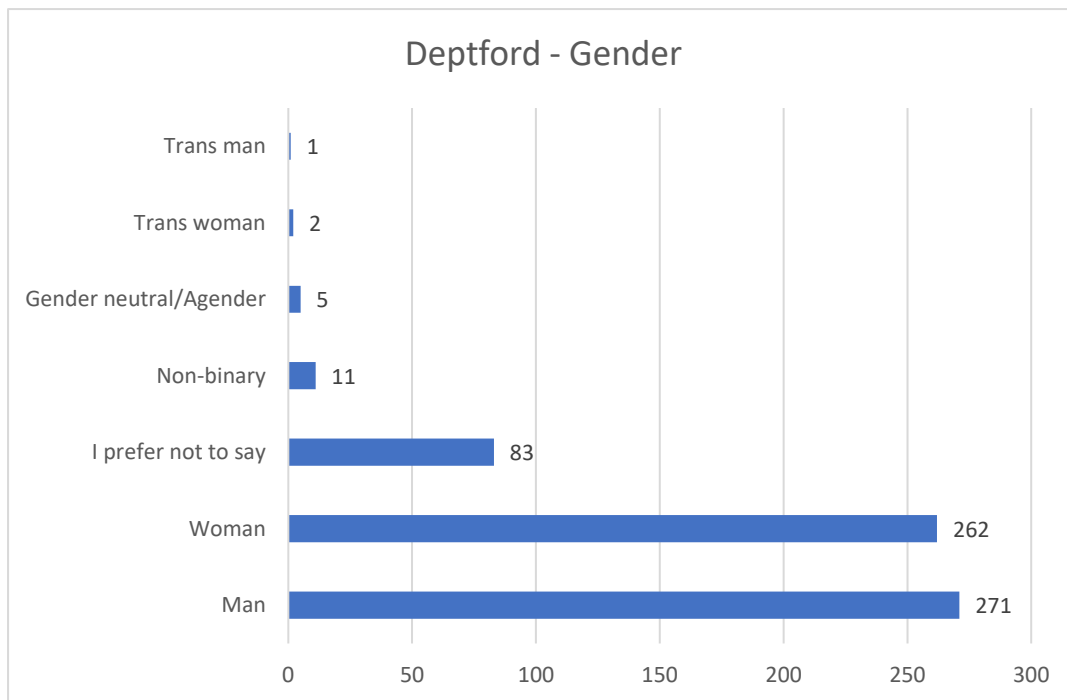
Do you consider yourself to be disabled as defined by the Equality Act 2010?



- Vast majority of respondents said they were not disabled; however, a small minority did say they were as defined by the Equality Act 2010.

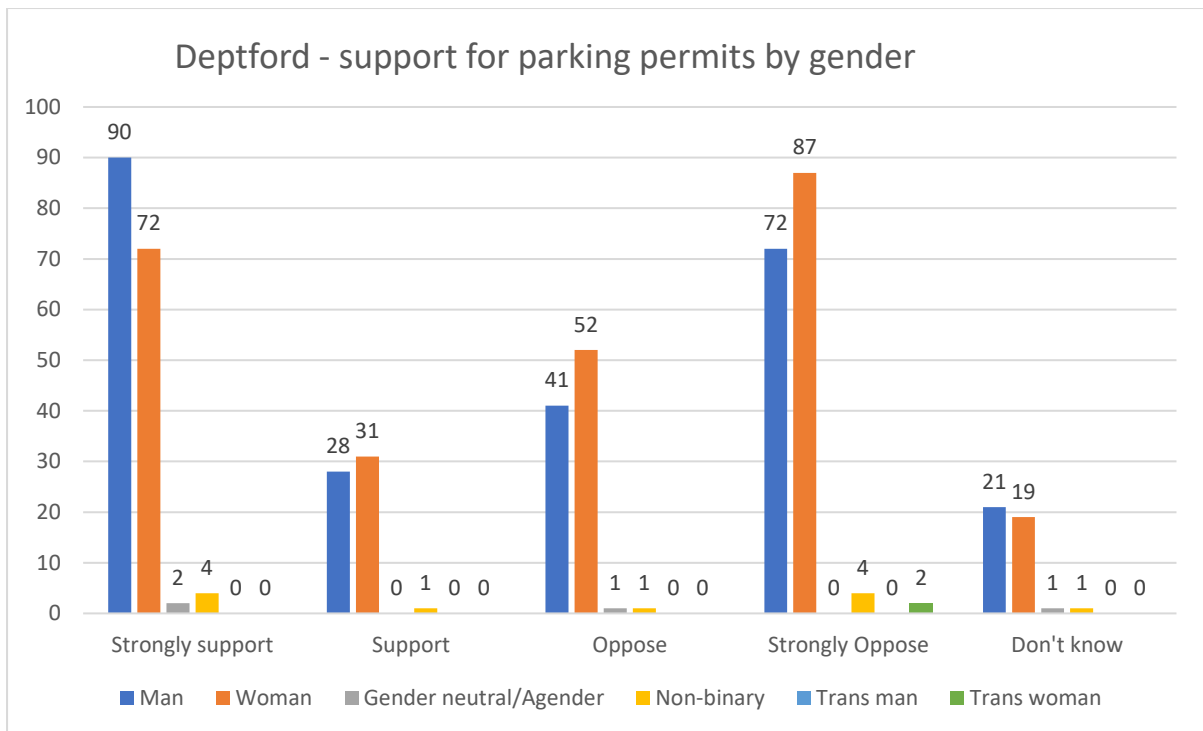
Deptford

Please tell us your gender



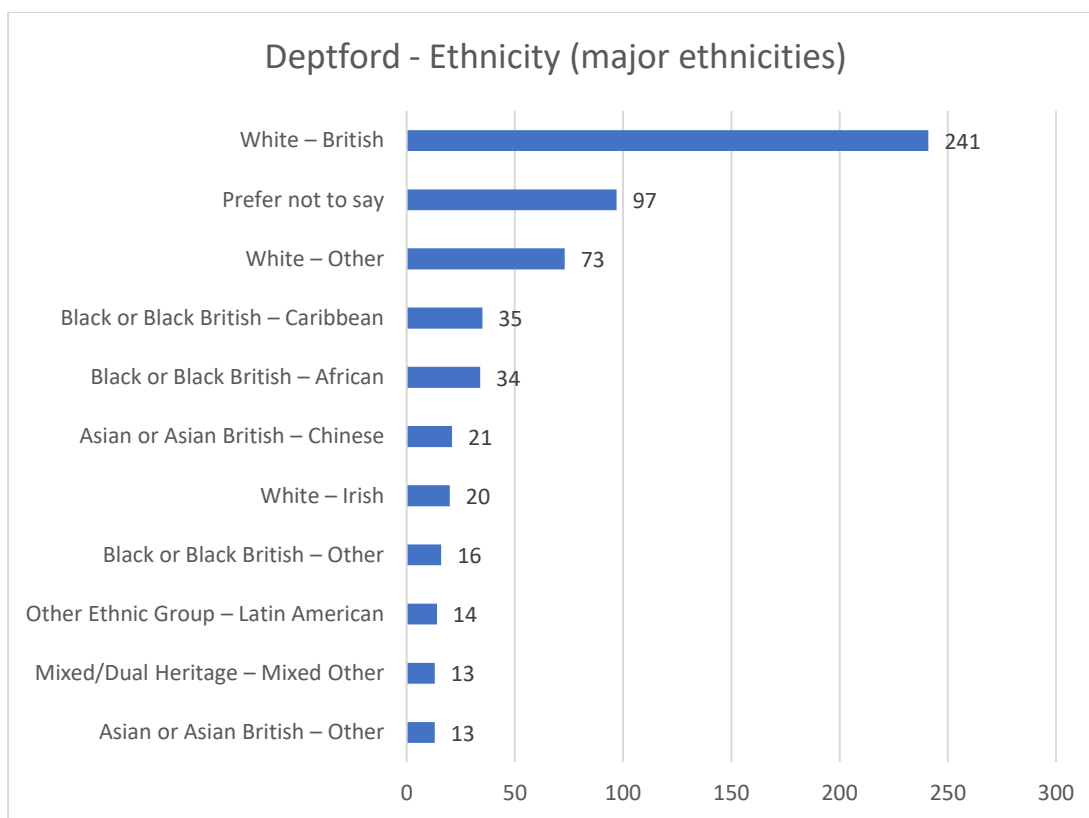
- The gender differences were almost with women slightly outnumbering men. A considerable number of respondents chose I prefer not to say, while tiny minorities identified as non-binary, gender neutral or trans.

Breakdown of support for parking measure by gender



- Very minimal differences across men and women, with men slightly more likely to support the changes.

Please tell us your ethnic group



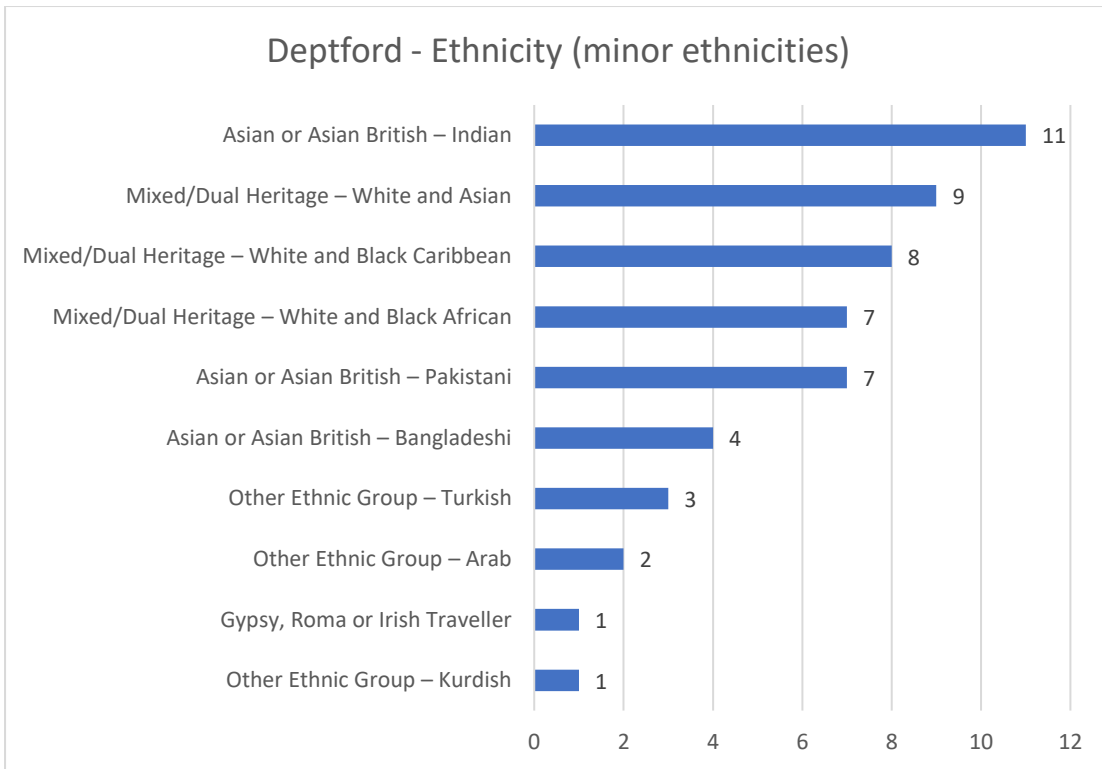
- White British outnumbered all other ethnicities by a large margin, followed by White - Other.
- A significant number of respondents again said they preferred not to state an answer.

Breakdown of support for parking measures by ethnicity

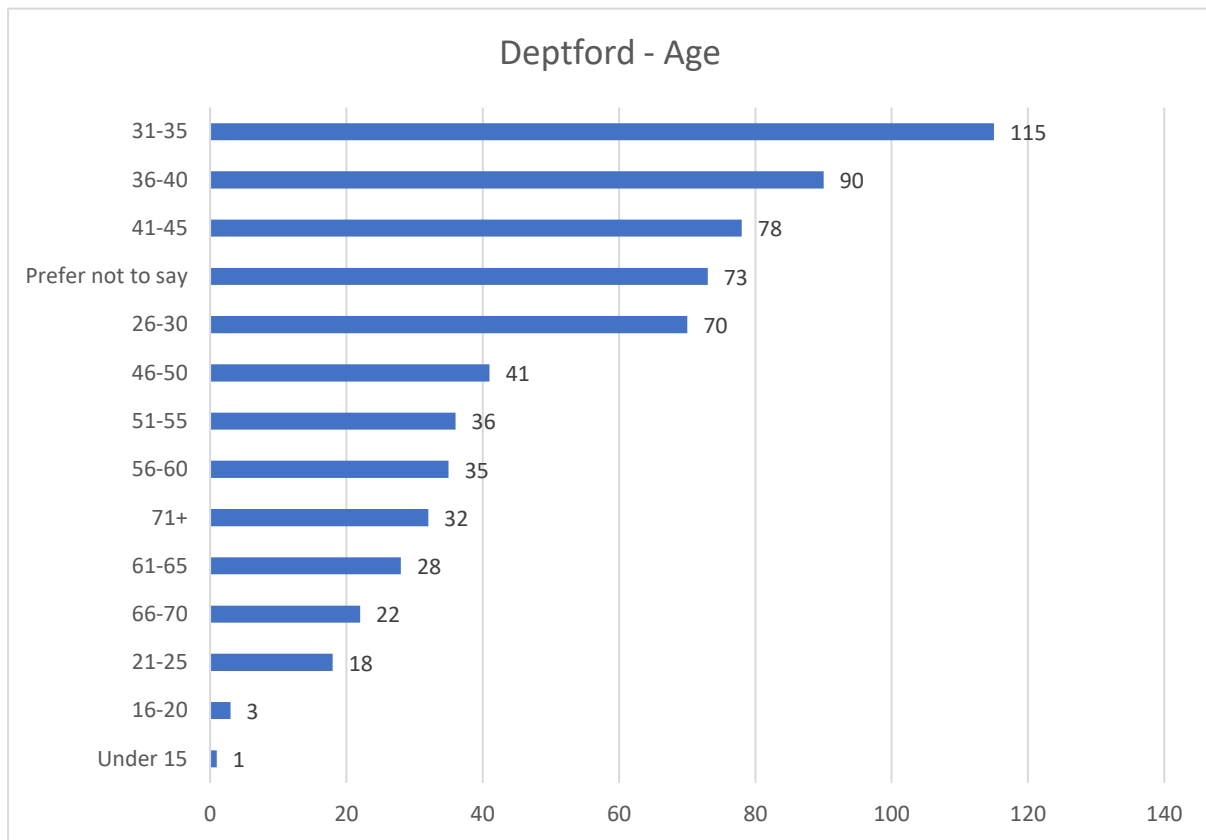
Deptford						
	Strongly support	Support	Oppose	Strongly Oppose	Don't know	Total
Asian or Asian British - Bangladeshi	2	1	1	0	0	4
Asian or Asian British - Chinese	5	2	6	7	0	20
Asian or Asian British - Indian	3	1	3	3	0	10
Asian or Asian British - Other	4	1	3	5	0	13
Asian or Asian British - Pakistani	0	0	1	6	0	7

Black or Black British – African	7	1	7	16	1	32
Black or Black British – Caribbean	8	1	6	14	2	31
Black or Black British – Other	9	3	2	2	0	16
Gypsy, Roma or Irish Traveller	1	0	0	0	0	1
Mixed/Dual Heritage – Mixed Other	7	1	2	1	2	13
Mixed/Dual Heritage – White and Asian	0	3	2	4	0	9
Mixed/Dual Heritage – White and Black African	4	1	0	2	0	7
Mixed/Dual Heritage – White and Black Caribbean	5	0	1	1	1	8
Other Ethnic Group – Arab	2	0	0	0	0	2
Other Ethnic Group – Kurdish	0	0	0	1	0	1
Other Ethnic Group – Latin American	4	3	3	4	0	14
Other Ethnic Group – Turkish	0	0	0	3	0	3
Prefer not to say	11	7	17	53	4	92
White – British	69	28	41	68	27	233
White – Irish	10	2	2	3	2	19
White – Other	24	11	13	17	6	71

Deptford - Ethnicity (minor ethnicities)

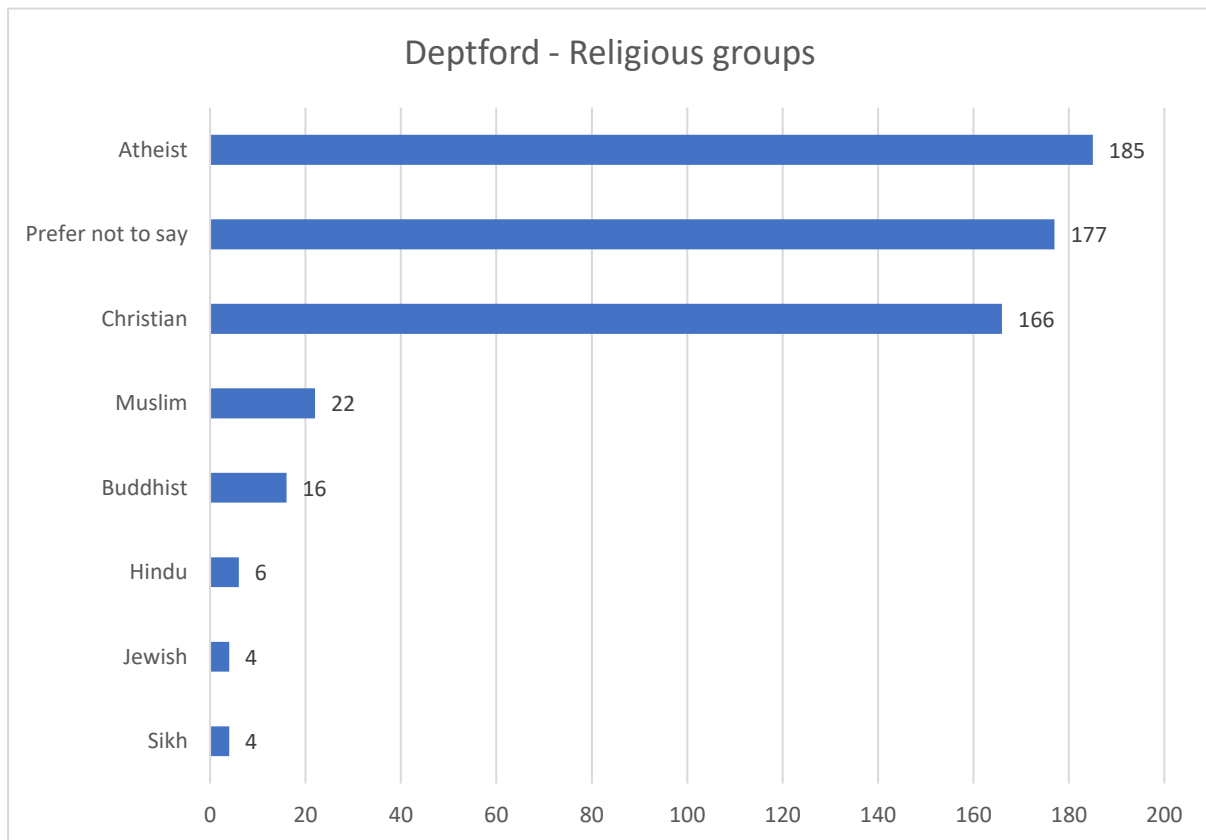


What is your age?



- Those aged in their 30s formed the biggest age groups responding to the survey. This was followed by people in their late 20s (26-30) and 40s which formed a large segment of the responses.
- Age groups outside these age bracket formed a small minority of respondents.

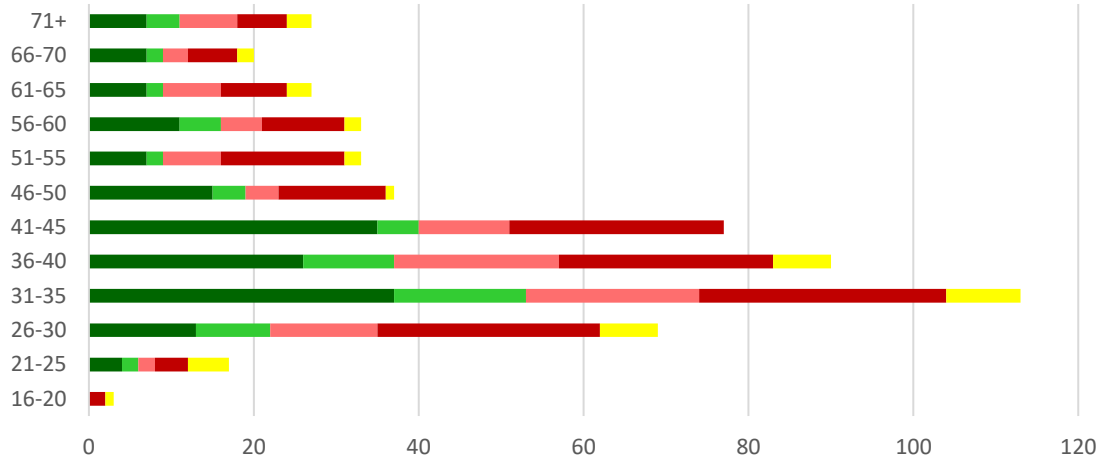
How would you describe your faith or belief?



- Atheists and Christians formed the largest respondents when considering religious beliefs and faith. All other religious groups were a minority.
- A significant number of respondents also chose not to respond.

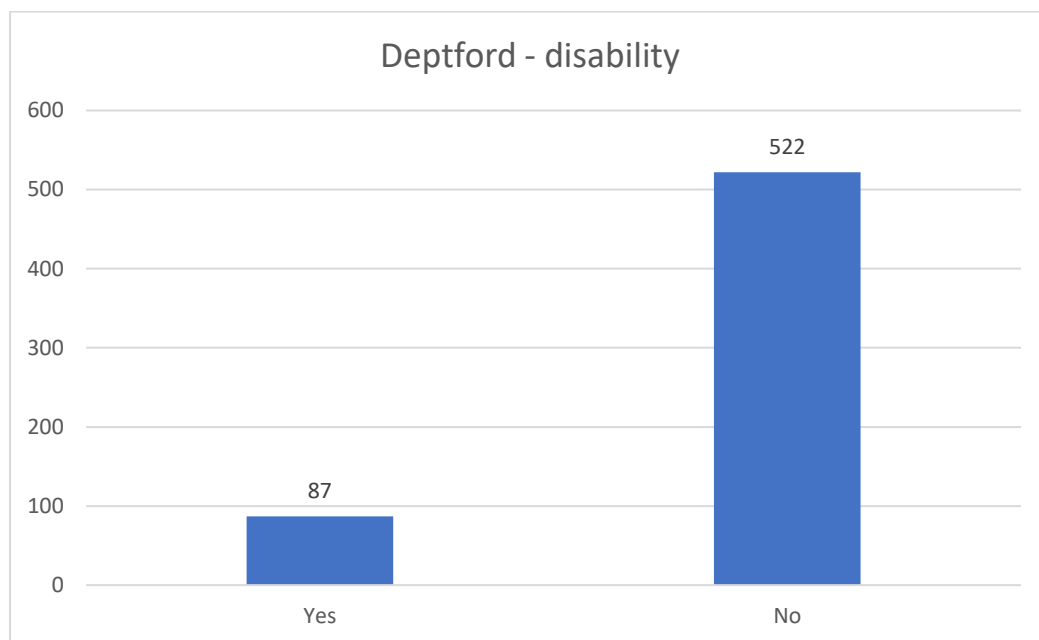
Breakdown of support for parking measures by age groups

Deptford - support for parking permit by age group



- There was very minimal difference in the proportion of support for parking permits between different age ranges.

Do you consider yourself to be disabled as defined by the Equality Act 2010?



- Vast majority of respondents said they were not disabled; however, a significant minority did consider themselves disabled.

Appendix A: Leaflet (front / back)

Complete the survey by Sunday 5 March 2023

Online: lewisham.gov.uk/SustainableStreets



In person pop-up sessions:

- Friday 3 February 2:30pm - 4:30pm at St William of York Catholic Primary School, SE23 1PS
- Sunday 5 February 12noon - 2pm at Ackroyd Community Centre, SE23 1DL
- Tuesday 7 February 2:15pm - 4:15pm at Stillness Primary School, SE23 1NH
- Wednesday 8 February 4:30pm - 6:30pm at Honor Oak Station, SE23 1EB
- Friday 17 February 10:30am - 12:30pm at St Saviours Church, SE23 1JN

How to get involved

Local people know their neighbourhood best and we want you to help us create the streets you need. Residents and businesses in your area are being asked to consider proposals for their streets and provide feedback via a survey. Responses to the survey will help us understand if local people want proposed changes to car parking, so more space can be created for sustainable measures.

Scan the QR code

Frequently Asked Questions

Why are parking permits proposed?

We believe parking should be prioritised for local people. The introduction of parking permits will help to prevent commuters from parking on residential streets and leaving their cars for long periods of time.

Without a valid permit, commuters will be less likely to drive to these areas and are more likely to use more sustainable modes of transport, helping reduce local congestion and air pollution and improving road safety.

How much will a parking permit cost me?

In line with our emissions-based parking charges, permits for those with the least polluting vehicles will be cheaper than for vehicles with higher emissions.

The cost of a 12-month resident permit starts at £70 for petrol vehicles and £120 for diesel vehicles. The cost of a 12-month business permit starts at £350 for petrol vehicles and £400 for diesel vehicles.

In areas where new parking permit schemes are implemented, we will give all residents and businesses a 15% discount on their annual permit for the first year. There are additional concessions available for certain groups.

To calculate out the cost of your permit and find out if you would be eligible for a discount, go to lewisham.gov.uk/SustainableStreets.

Will people still be able to visit me by car?

Yes - you can give your visitors a parking permit so they can still park near your home or business.

When residents and businesses apply for a parking permit, they will receive a book of ten one-hour visitor permits for free. After this, a book of ten one-hour visitor passes can be purchased for £16. Residents can also purchase half-day, daily or weekly permits for visitors.

A book of ten one-hour visitor passes will also be provided free of charge to any residents over 60 and in receipt of Council Tax support.

How will this impact local shops and high streets?

The improvements we are proposing will make it easier for people to walk, cycle or use public transport to get to local shops and high streets.

The permit scheme will also discourage people from using parking spaces near local shops and high streets for non-shopping purposes, making it easier for other residents to visit local shops and high streets.

We want businesses to take part in the consultation, so we can better understand their needs and make sure we're creating spaces that support thriving high streets.

For more information and to check the cost of your permit, please visit lewisham.gov.uk/SustainableStreets

Sustainable streets for your area




-  CAR CLUB
-  RESIDENT PERMIT
-  CYCLE HANGAR
-  ELECTRIC VEHICLE HANGAR
-  DISABLED PARKING

Our aim is for 80% of all journeys in Lewisham to be made by walking, cycling or public transport by 2041. This will help to improve air quality and road safety, reduce noise and congestion and make our neighbourhoods greener, healthier and more enjoyable places to live, work and play.

Complete the survey by Sunday 5 March 2023.



Scan the QR code

Appendix B: Leaflet (plans / proposals)

What is proposed?

We want to make better use of pavements and road space to improve road safety and air quality, reduce noise and congestion and help more people to walk, cycle and use public transport.

Improvements to sustainable travel and changes to parking are proposed in Catford and the surrounding area to ensure our streets meet the needs of the local community.

Our proposals incorporate requests from the local community and include:

Improved safety at junctions

In the last four years, road collisions in Lewisham have resulted in over 400 serious injuries and nine deaths, and busy junctions are a major factor in road collisions. Double yellow lines will be introduced at junctions across your area to help improve road safety. By restricting car parking at either side of junctions, people crossing the road and vehicles turning can see oncoming traffic more easily.

More trees

We are committed to planting more street trees across the borough. Our proposals include planting an additional 237 trees across the wider area.

Car Clubs

Our proposals include dedicated car parking spaces for car club vehicles (e.g. Zipcar). New car club bays will be installed in phases as demand for car clubs and shared vehicle parking spaces increase.

Better cycle storage

We know many residents want to see more cycle parking and secure storage on their streets. Our proposals include an additional 49 cycle storage hangars across the wider area.

Access to electric vehicle (EV) charging points

As part of our Low Emission Vehicle Charging Strategy, we want to ensure there is an EV charging point available within 250m of every home and business in Lewisham. Across the wider area, we have included 64 EV charging points in line with this strategy.

Changes to parking

We can only introduce more trees, cycle storage and EV charging points, if road space is available. In Lewisham, nearly half of households don't have access to a car, yet around 60% of all road space is currently used for on-street parking. This is a huge amount of space which could be used differently and changing

the way car parking is used will enable us to introduce these measures. The changes proposed in your area include a parking permit scheme for residents and businesses and short stay parking areas. This will help ensure car parking in local streets is prioritised for residents and businesses, as well as encouraging more people to walk, cycle or use public transport. A permit scheme will also reduce the likelihood of people parking unsafely or in other locations they aren't supposed to (e.g. in front of driveways and close to junctions).

Blue badges

The permit scheme we are proposing will make parking easier for blue badge holders, as parking space will be prioritised for local residents. Blue badge holders and carers in the permit areas will receive a free 12-month parking permit.

Blue badge holders can apply for a disabled bay to be installed near their home. Where we have received eligible applications, new disabled bays across have been included in the proposals.

For a detailed view of proposals on your street, see the plan overleaf.

Example changes to Lessing Street, Catford



Before - Lessing Street, Catford

After - Lessing Street, Catford

PROPOSED PLAN 2/10: LESSING STREET
Note: Refer to the street hierarchy for more



Appendix C: Reported car ownership of respondents in Catford

Catford car ownership by road						
Road name	Nobody owns a car	Yes, 1 – 2 cars	Yes, 1 car	Yes, 2 + cars	Ownership %	Grand Total
Ackroyd Road	9	3	19		69%	32
Agnew Road	4	5	24	5	89%	38
Austin Close	1	1	1		67%	3
Ballina Street	5	2	17		79%	24
Bankhurst Road	10	9	35	2	82%	56
Beadnell Road	6	1	11		67%	18
Bexhill Road	6	10	36	4	88%	57
Blythe Close	5	1	10		69%	16
Blythe Hill	6	3	20		79%	29
Blythe Hill Lane	9	5	20	3	76%	37
Bovill Road	13	11	54		82%	79
Brightling Road	2		7		70%	10
Brockley Park	5	5	12		77%	22
Brockley Rise	8	20	48	5	90%	81
Brockley View	4	5	17		85%	26
Casslee Road	1	4	22		93%	28
Chilthorne Close	1	2	6		89%	9
Codrington Hill	12	8	52	3	84%	75
Courtrai Road		2	14		100%	16
Crofton Park Road	4	5	40		92%	49
Dalmain Road	2	3	10	1	88%	16
Duncombe Hill	9	4	32	3	80%	49
Ebsworth Street	6		33		85%	39
Ewart Road	9	2	14	1	63%	27
Ewhurst Road	2	5	6		85%	13
Faversham Road	6	4	10		70%	20
Firs Close	1	1	8	2	92%	12
Gabriel Street	5	1	25		84%	31
Garthorne Road	7	4	30		81%	42
Gladiator Street	2	1	6		78%	9
Grierson Road	9	5	73		89%	88
Grove Close	3		1		25%	4
Herschell Road		4	15		100%	19
Holmesley Road	5	4	25		85%	34
Honor Oak Park	4	6	13		83%	23
Iona Close	1	1	1		67%	3
Kilgour Road	3	3	19	1	88%	26
Lessing Street	3	4	5	2	79%	14
Lowther Hill	5	15	28	4	90%	52

Maclean Road	3	4	26		88%	34
Malham Road	1	3	8		92%	12
Manwood Road	2		5		71%	7
Montacute Road	5	10	27	2	89%	44
Montem Road	12	5	19		65%	37
Montrose Way	1				0%	1
Osborn Lane	1				0%	1
Owens Way		2	4	1	100%	7
Parbury Road	8	3	19	1	74%	31
Park Rise			1		100%	1
Polsted Road	7	11	25		84%	43
Ravensbourne Park	3		6		67%	9
Ravensbourne Park Crescent	7		15		68%	22
Ravensbourne Road	7	2	37	2	85%	48
Riseldine Road	6	12	26		86%	44
Rockbourne Mews			2		100%	2
Rockbourne Road	5	9	23	3	88%	40
Rojack Road			5		100%	5
Salehurst Road	7	13	50	1	90%	71
Segal Close			2		100%	2
St Germans Road	4	5	15	1	84%	25
Stanstead Grove		2			100%	2
Stanstead Road	11	3	24	1	72%	39
Steucers Lane			1		100%	1
Stillness Road	5	19	40	1	92%	65
Stondon Park	8	5	38		84%	51
Sunderland Road			1		100%	1
Tatnell Road	3	12	20	1	92%	36
Waldram Park Road	2		4		67%	6
Wastdale Road	4		14		78%	18
Whatman Road	10	4	18		69%	32
Windsor Mews			3		100%	3
Winterbourne Road	1	3	14		94%	18
Winterstoke Road		1	6		100%	7
Wyleu Street	4		12		75%	16
Grand Total	320	297	1329	50	N/A	2007

Appendix D: Reported car ownership in Deptford

Deptford car ownership by road						
Road name	Nobody owns a car	Yes, 1 – 2 cars	Yes, 1 car	Yes, 2 + cars	Ownership %	Grand Total
Abinger Grove	12	6	33	1	71%	56
Admiralty Close				1	100%	1
Adolphus Street	2		2		50%	4
Albury Street		1	6		88%	8
Alverton Street	1		4		67%	6
Amersham Grove	4		3		43%	7
Amersham Vale	1	1	4	1	86%	7
Arklow Road	9	2	8		53%	19
Baildon Street	6		3		33%	9
Barnes Terrace		1	1		100%	2
Blackhorse Road	2		4		67%	6
Bronze Street	4		3		43%	7
Carriage Way	2		2		50%	4
Childers Street	8	4	28	1	80%	41
Clyde Street			1		100%	1
Cofferdam Way	4	2	8		71%	14
Comet Street	2		2		50%	4
Creative Road	1				0%	1
Creekside	9	1	9		53%	19
Czar Street		2	2		100%	4
Dacca Street	7	5	24		81%	36
Deptford Broadway	1		1		50%	2
Deptford Church Street	5	1	3		44%	9
Deptford High Street	10	1	6	2	43%	21
Dorking Close	1		1		50%	2
Douglas Way	1		2	1	75%	4
Dryfield Walk		1	2		100%	3
Edward Place		1	1		100%	2
Edward Street	6	2	4		46%	13
Elgar Close		3		1	100%	4
Etta Street	11	3	12	3	62%	29
Evelyn Street	2	2	11	2	88%	17
Ffinch Street	1				0%	1
Glenville Grove	14	2	12	1	50%	30
Gosterwood Street	14	5	27	2	71%	48
Grove Street	3	2	4		67%	9
Hamilton Street	1				0%	1
Hereford Place					0%	1
Idonia Street	1	1	1		67%	3
Kerry Road	1	1			50%	2

Lamerton Street	1				0%	1
Larch Close			1		100%	1
Lynch Walk	3	3	10		81%	16
Mary Ann Gardens	3		2		40%	5
Mornington Road	2	1			33%	3
Moulding Lane	20	2	35	1	66%	58
Napier Close	1		2		67%	3
New Butt Lane	2				0%	2
New Cross Road	3		2		40%	5
New King Street	4	1			20%	5
Octavius Street	1		1		50%	2
Payne Street			2		100%	2
Pilot Close	1		1		50%	2
Prince Street			1		100%	1
Reginald Place	3				0%	3
Reginald Road	1				0%	1
Reginald Square	2		2		50%	4
Resolution Way			1		100%	1
Rochdale Way	2	1	1		50%	4
Rolt Street	8	3	6		47%	19
Royal Close				3	100%	3
Sayes Court Street			1		100%	1
Speedwell Street	1		1		50%	2
Staunton Street	1		1		50%	2
Taylor Close	1		3		75%	4
Trim Street			2		100%	2
Valley Road	15	1	14		50%	30
Vaughan Williams Close	2		1		33%	3
Walnut Close		1	1		100%	2
Warwickshire Path			3		100%	3
Watergate Street	1				0%	1
Watsons Street	4	1	3		50%	8
Wycombe Street	2	1	4		71%	7
Grand Total	230	65	335	20	N/A	663

Appendix E: Street by street analysis of all measures (Catford)

See below for a breakdown of support level for all measures street by street in Catford.

Road name	Cycle storage					Grand Total
	Support	Against	Don't know	Mixed	No response	
Ackroyd Road	12	7		2	2	23
Agnew Road	12	11	1	2	1	27
Austin Close	3					3
Ballina Street	10	8	2			20
Bankhurst Road	19	11	1	7	1	39
Beadnell Road	4	1	1	5	1	12
Bexhill Road	24	12	2	6	1	45
Blythe Close	4	7	2		1	14
Blythe Hill	17	8	2			27
Blythe Hill Lane	15	14	1	1		31
Bovill Road	25	15	6	9		55
Brightling Road	8	5				13
Brockley Park	11	6		1	1	19
Brockley Rise	26	27	3	4	10	70
Brockley View	7	9		2		18
Casslee Road	3	8	2	5	1	19
Chilthorne Close	3	2	1	1		7
Codrington Hill	22	16	7	9	1	55
Courtrai Road	3	4		3		10
Crofton Park Road	17	17		3	4	41
Dalmain Road	6	4	1	1	1	13
Duncombe Hill	17	11	6	2	5	41
Ebsworth Street	14	10	2	4	1	31
Ewart Road	12	6	1	2	1	22
Ewhurst Road	7	2			1	10
Faversham Road	7	8	3			18
Firs Close	6	3			1	10
Gabriel Street	18	5	1	2		26
Garthorne Road	18	9	3	3		33
Gladiator Street	3	4		1		8
Grierson Road	30	16	6	12	1	65
Grove Close	1	1			1	3
Herschell Road	4	5		2	1	12
Holmesley Road	16	7	1	2		26
Honor Oak Park	6	9	2	2	2	21
Iona Close	2	1				3
Kilgour Road	6	6	3	4		19

Lessing Street	7	1	3		1	12
Lowther Hill	15	15	2	5	1	38
Maclean Road	15	6	4		2	27
Malham Road	7	4				11
Manwood Road	5	1				6
Montacute Road	16	9	1	5		31
Montem Road	20	8	3	1		32
Montrose Way		1				1
Osborn Lane		1				1
Owens Way		5	1			6
Parbury Road	7	13		2		22
Park Rise	1					1
Polsted Road	6	15	1	6	2	30
Ravensbourne Park	5	1	2			8
Ravensbourne Park Crescent	11	3	1	1	1	17
Ravensbourne Road	22	7	5	2		36
Riseldine Road	11	15	2	4		32
Rockbourne Mews	2					2
Rockbourne Road	15	10	1	3		29
Rojack Road	1	1	1	1		4
Salehurst Road	25	18	2	6		51
Segal Close	1		1			2
St Germans Road	16	3	1	1		21
Stanstead Grove		1				1
Stanstead Road	20	7	2	2	1	32
Steucers Lane	1					1
Stillness Road	19	16	4	4	1	44
Stondon Park	26	8	6	3	2	45
Sunderland Road	1					1
Tatnell Road	9	13		3	1	26
Waldram Crescent					1	1
Waldram Park Road	3	3				6
Wastdale Road	10	2	2			14
Whatman Road	16	8	2	1	1	28
Windsor Mews	2				1	3
Winterbourne Road	7	3		1	1	12
Winterstoke Road	5			1		6
Wyleu Street	8	4			1	13

New Trees						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Ackroyd Road	19	1	1		2	23
Agnew Road	22	3		1	1	27
Austin Close	3					3
Ballina Street	18	2				20
Bankhurst Road	30	5		3	1	39
Beadnell Road	12					12
Bexhill Road	35	5		4	1	45
Blythe Close	6	6	1	1		14
Blythe Hill	22	4			1	27
Blythe Hill Lane	25	5		1		31
Bovill Road	42	4		8	1	55
Brightling Road	7	4	1		1	13
Brockley Park	15	2		2		19
Brockley Rise	49	11	1	3	6	70
Brockley View	12	3	1	2		18
Casslee Road	12	3		2	2	19
Chilthorne Close	5	1	1			7
Codrington Hill	36	8	3	8		55
Courtrai Road	7	3				10
Crofton Park Road	26	9	2	2	2	41
Dalmain Road	11	1			1	13
Duncombe Hill	32	4		3	2	41
Ebsworth Street	25	5		1		31
Ewart Road	16	3	1		2	22
Ewhurst Road	10					10
Faversham Road	16	2				18
Firs Close	9				1	10
Gabriel Street	19	5	1	1		26
Garthorne Road	27	3	2	1		33
Gladiator Street	6	1		1		8
Grierson Road	52	5	2	3	3	65
Grove Close	2	1				3
Herschell Road	3	3		5	1	12
Holmesley Road	17	4	1	3	1	26
Honor Oak Park	12	4	3		2	21
Iona Close	3					3
Kilgour Road	16	1	1	1		19
Lessing Street	9	1	2			12
Lowther Hill	28	8		2		38
Maclean Road	18	5	1	1	2	27
Malham Road	9	1			1	11
Manwood Road	5		1			6

Montacute Road	21	5	1	3	1	31
Montem Road	26	3	1	2		32
Montrose Way		1				1
Osborn Lane	1					1
Owens Way	3	1	1	1		6
Parbury Road	14	5	1	2		22
Park Rise		1				1
Polsted Road	15	6	2	4	3	30
Ravensbourne Park	5	2		1		8
Ravensbourne Park Crescent	13	3		1		17
Ravensbourne Road	32	2	1	1		36
Riseldine Road	23	8		1		32
Rockbourne Mews	2					2
Rockbourne Road	21	4		4		29
Rojack Road	3		1			4
Salehurst Road	46	3		2		51
Segal Close	2					2
St Germans Road	20	1				21
Stanstead Grove	1					1
Stanstead Road	23	5	1	2	1	32
Steucers Lane	1					1
Stillness Road	35	5	1	3		44
Stondon Park	36	5	2		2	45
Sunderland Road	1					1
Tatnell Road	13	11		2		26
Waldram Crescent					1	1
Waldram Park Road	4	2				6
Wastdale Road	12	2				14
Whatman Road	24	2		1	1	28
Windsor Mews	2		1			3
Winterbourne Road	11			1		12
Winterstoke Road	6					6
Wyleu Street	9	2		1	1	13
EV chargepoints						
Road name	Support	Against	Mixed	Don't know	No response	Grand Total
Ackroyd Road	16	5			2	23
Agnew Road	16	4	6	1		27
Austin Close	3					3

Ballina Street	13	5	1	1		20
Bankhurst Road	25	5	7	1	1	39
Beadnell Road	7	1	2	1	1	12
Bexhill Road	31	7	4	2	1	45
Blythe Close	5	6	1	2		14
Blythe Hill	16	7		3	1	27
Blythe Hill Lane	20	7	2	2		31
Bovill Road	36	7	9	3		55
Brightling Road	9	3		1		13
Brockley Park	12	6		1		19
Brockley Rise	45	10	4	2	9	70
Brockley View	11	4	2	1		18
Casslee Road	9	4	4	1	1	19
Chilthorne Close	5	1		1		7
Codrington Hill	36	9	8	2		55
Courtrai Road	6	3			1	10
Crofton Park Road	22	8	2	5	4	41
Dalmain Road	9	1	2		1	13
Duncombe Hill	28	5	1	4	3	41
Ebsworth Street	19	8	2	1	1	31
Ewart Road	10	4	4	2	2	22
Ewhurst Road	7	2			1	10
Faversham Road	9	5		4		18
Firs Close	7	2			1	10
Gabriel Street	19	1	2	2	2	26
Garthorne Road	30	1		1	1	33

Gladiator Street	5	2		1		8
Grierson Road	39	11	9	3	3	65
Grove Close	2				1	3
Herschell Road	8	2	1		1	12
Holmesley Road	20	1	1	3	1	26
Honor Oak Park	9	6	1	2	3	21
Iona Close	3					3
Kilgour Road	13	3	2	1		19
Lessing Street	8	2		1	1	12
Lowther Hill	26	7	3		2	38
Maclean Road	22	1	1	1	2	27
Malham Road	7	2		1	1	11
Manwood Road	5			1		6
Montacute Road	23	5	3			31
Montem Road	20	10	2			32
Montrose Way		1				1
Osborn Lane		1				1
Owens Way	3	2		1		6
Parbury Road	13	5	3		1	22
Park Rise		1				1
Polsted Road	13	9	4	2	2	30
Ravensbourne Park	7			1		8
Ravensbourne Park Crescent	9	2	2	3	1	17
Ravensbourne Road	21	8	5	2		36

Riseldine Road	19	6	4	3		32
Rockbourne Mews	2					2
Rockbourne Road	18	5	5	1		29
Rojack Road	3			1		4
Salehurst Road	40	2	5	3	1	51
Segal Close	1			1		2
St Germans Road	12	5	2		2	21
Stanstead Grove	1					1
Stanstead Road	22	5	2	3		32
Steucers Lane	1					1
Stillness Road	28	4	5	6	1	44
Stondon Park	31	6	4	2	2	45
Sunderland Road	1					1
Tatnell Road	18	4	2	1	1	26
Waldram Crescent					1	1
Waldram Park Road	3	3				6
Wastdale Road	10	2	1	1		14
Whatman Road	19	5	2	1	1	28
Windsor Mews	1	2				3
Winterbourne Road	6	2	2		2	12
Winterstoke Road	5		1			6
Wyleu Street	7	2	2	1	1	13

Car club bays						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total

Ackroyd Road	10	8		3	2	23
Agnew Road	7	10	3	4	3	27
Austin Close	2	1				3
Ballina Street	9	10		1		20
Bankhurst Road	16	11	2	8	2	39
Beadnell Road	5	2		4	1	12
Bexhill Road	18	13	6	6	2	45
Blythe Close	6	6	1	1		14
Blythe Hill	9	15	3			27
Blythe Hill Lane	11	12	2	4	2	31
Bovill Road	19	21	5	9	1	55
Brightling Road	6	5	2			13
Brockley Park	6	9	2	1	1	19
Brockley Rise	24	27	2	7	10	70
Brockley View	5	11		2		18
Casslee Road	4	9	1	4	1	19
Chilthorne Close	3	2	1	1		7
Codrington Hill	14	19	5	13	4	55
Courrai Road	6	3		1		10
Crofton Park Road	13	18	3	3	4	41
Dalmain Road	2	9		1	1	13
Duncombe Hill	17	12	5	3	4	41
Ebsworth Street	7	15	4	2	3	31
Ewart Road	8	8	2	1	3	22
Ewhurst Road	6	3			1	10
Faversham Road	8	5	4	1		18
Firs Close	4	4	1		1	10
Gabriel Street	10	8	5	2	1	26
Garthorne Road	8	14	6	4	1	33
Gladiator Street	2	5		1		8
Grierson Road	27	20	6	9	3	65
Grove Close	1			1	1	3
Herschell Road	2	6		3	1	12
Holmesley Road	8	12	1	4	1	26
Honor Oak Park	3	10	4	1	3	21
Iona Close	2				1	3
Kilgour Road	4	10	2	3		19
Lessing Street	3	3	3	2	1	12
Lowther Hill	12	15	2	5	4	38
Maclean Road	9	10	3	3	2	27
Malham Road	4	4	1	1	1	11
Manwood Road	2	3		1		6
Montacute Road	9	13	4	5		31
Montem Road	11	15	2	4		32

Montrose Way		1				1
Osborn Lane	1					1
Owens Way	2	4				6
Parbury Road	3	13	2	3	1	22
Park Rise	1					1
Polsted Road	2	17	3	5	3	30
Ravensbourne Park	5		2	1		8
Ravensbourne Park Crescent	8	5	2	1	1	17
Ravensbourne Road	16	12	4	4		36
Riseldine Road	9	17	3	3		32
Rockbourne Mews	2					2
Rockbourne Road	11	15	1	2		29
Rojack Road	2	2				4
Salehurst Road	16	22	3	10		51
Segal Close		2				2
St Germans Road	8	9	1	2	1	21
Stanstead Grove	1					1
Stanstead Road	18	12		1	1	32
Steucers Lane			1			1
Stillness Road	14	18	7	4	1	44
Stondon Park	16	16	6	2	5	45
Sunderland Road	1					1
Tatnell Road	5	15	2	3	1	26
Waldram Crescent					1	1
Waldram Park Road	2	4				6
Wastdale Road	4	7	2	1		14
Whatman Road	9	13	1	3	2	28
Windsor Mews	1	2				3
Winterbourne Road	4	5		1	2	12
Winterstoke Road	4	1		1		6
Wyleu Street	6	5	1		1	13

Safer crossings and junctions

Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Ackroyd Road	18	2		1	2	23
Agnew Road	20	2	2	1	2	27
Austin Close	3					3
Ballina Street	15	3	1	1		20
Bankhurst Road	32	2		4	1	39
Beadnell Road	11				1	12
Bexhill Road	39		1	3	2	45
Blythe Close	8	2	1	2	1	14

Blythe Hill	22	4	1			27
Blythe Hill Lane	27	1	1	1	1	31
Bovill Road	40	1	4	8	2	55
Brightling Road	8	3	2			13
Brockley Park	15	4				19
Brockley Rise	54	7	1	1	7	70
Brockley View	14	1		3		18
Casslee Road	13	4		1	1	19
Chilthorne Close	5	1	1			7
Codrington Hill	44	5	1	4	1	55
Courtrai Road	7	2		1		10
Crofton Park Road	32	2	3	1	3	41
Dalmain Road	10	1			2	13
Duncombe Hill	33	2	2	2	2	41
Ebsworth Street	22	4	2	2	1	31
Ewart Road	16	1	2	3		22
Ewhurst Road	9	1				10
Faversham Road	13	3		1	1	18
Firs Close	9	1				10
Gabriel Street	22	2	1		1	26
Garthorne Road	31	1		1		33
Gladiator Street	6	1		1		8
Grierson Road	53	3	3	4	2	65
Grove Close	2				1	3
Herschell Road	9			2	1	12
Holmesley Road	20	2	1	2	1	26
Honor Oak Park	12	4	2		3	21
Iona Close	3					3
Kilgour Road	15	2	1		1	19
Lessing Street	10		2			12
Lowther Hill	28	3	3	3	1	38
Maclean Road	16	1	6	1	3	27
Malham Road	10		1			11
Manwood Road	6					6
Montacute Road	25	4		2		31
Montem Road	26	2	1	1	2	32
Montrose Way		1				1
Osborn Lane	1					1
Owens Way	4	1	1			6
Parbury Road	16	1		3	2	22
Park Rise	1					1
Polsted Road	14	6	3	5	2	30
Ravensbourne Park	7		1			8
Ravensbourne Park Crescent	11	3	1	1	1	17

Ravensbourne Road	29	5		2		36
Riseldine Road	20	8	1	3		32
Rockbourne Mews	2					2
Rockbourne Road	24	1		4		29
Rojack Road	4					4
Salehurst Road	46		1	3	1	51
Segal Close	2					2
St Germans Road	20	1				21
Stanstead Grove	1					1
Stanstead Road	28	1	2	1		32
Steucers Lane	1					1
Stillness Road	32	4	2	5	1	44
Stondon Park	39	2	2		2	45
Sunderland Road	1					1
Tatnell Road	19	2	2	2	1	26
Waldram Crescent					1	1
Waldram Park Road	4	2				6
Wastdale Road	10	2		1	1	14
Whatman Road	23	1	3		1	28
Windsor Mews	3					3
Winterbourne Road	8	2			2	12
Winterstoke Road	3	2		1		6
Wyleu Street	9	2	1		1	13

Disabled parking bays						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Ackroyd Road	12	6		2	3	23
Agnew Road	9	4	7	6	1	27
Austin Close	2				1	3
Ballina Street	7	10	3			20
Bankhurst Road	15	7	5	11	1	39
Beadnell Road	7	3	1	1		12
Bexhill Road	19	7	9	7	3	45
Blythe Close	8	6				14
Blythe Hill	14	9	3		1	27
Blythe Hill Lane	12	8	9	1	1	31
Bovill Road	27	11	6	9	2	55
Brightling Road	7	4	1		1	13

Brockley Park	6	6	3	2	2	19
Brockley Rise	28	16	9	7	10	70
Brockley View	6	6	4	2		18
Casslee Road	8	5	2	3	1	19
Chilthorne Close	4		2	1		7
Codrington Hill	24	12	8	8	3	55
Courtrai Road	4	3		3		10
Crofton Park Road	16	10	6	5	4	41
Dalmain Road	6	3	1	2	1	13
Duncombe Hill	21	9	4	3	4	41
Ebsworth Street	7	14	5	3	2	31
Ewart Road	11	6	2	1	2	22
Ewhurst Road	5	2	1	1	1	10
Faversham Road	9	6	3			18
Firs Close	5	3	1		1	10
Gabriel Street	15	4	4	1	2	26
Garthorne Road	15	6	8	4		33
Gladiator Street	2	4		1	1	8
Grierson Road	27	15	10	10	3	65
Grove Close	1			1	1	3
Herschell Road	4	3		3	2	12
Holmesley Road	11	6	1	6	2	26
Honor Oak Park	5	6	4	2	4	21
Iona Close	1	1	1			3
Kilgour Road	6	6	1	3	3	19
Lessing Street	6	2	1	2	1	12
Lowther Hill	17	7	7	4	3	38
Maclean Road	8	4	10	2	3	27
Malham Road	4	2	3	1	1	11
Manwood Road	3	1	2			6
Montacute Road	12	7	5	7		31
Montem Road	17	8	5	2		32
Montrose Way		1				1

Osborn Lane	1					1
Owens Way	2	3	1			6
Parbury Road	6	8	2	4	2	22
Park Rise		1				1
Polsted Road	4	10	7	7	2	30
Ravensbourne Park	6	1	1			8
Ravensbourne Park Crescent	8	3	5	1		17
Ravensbourne Road	17	9	7	3		36
Riseldine Road	11	15	3	3		32
Rockbourne Mews	1		1			2
Rockbourne Road	17	6	2	4		29
Rojack Road	3		1			4
Salehurst Road	22	12	6	11		51
Segal Close	2					2
St Germans Road	18	2		1		21
Stanstead Grove				1		1
Stanstead Road	21	5	2	2	2	32
Steucers Lane	1					1
Stillness Road	19	10	8	6	1	44
Stondon Park	26	9	5	2	3	45
Sunderland Road		1				1
Tatnell Road	8	10	2	5	1	26
Waldram Crescent					1	1
Waldram Park Road	2	3	1			6
Wastdale Road	7	1	4	2		14
Whatman Road	12	7	5	2	2	28
Windsor Mews	2	1				3
Winterbourne Road	6	3		2	1	12
Winterstoke Road	3	1	2			6

Wyleu Street	5	6	1		1	13
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Loading bays						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Ackroyd Road	18	2		1	2	23
Agnew Road	20	2	2	1	2	27
Austin Close	3					3
Ballina Street	15	3	1	1		20
Bankhurst Road	32	2		4	1	39
Beadnell Road	11				1	12
Bexhill Road	39		1	3	2	45
Blythe Close	8	2	1	2	1	14
Blythe Hill	22	4	1			27
Blythe Hill Lane	27	1	1	1	1	31
Bovill Road	40	1	4	8	2	55
Brightling Road	8	3	2			13
Brockley Park	15	4				19
Brockley Rise	54	7	1	1	7	70
Brockley View	14	1		3		18
Casslee Road	13	4		1	1	19
Chilthorne Close	5	1	1			7
Codrington Hill	44	5	1	4	1	55
Courtrai Road	7	2		1		10
Crofton Park Road	32	2	3	1	3	41
Dalmain Road	10	1			2	13
Duncombe Hill	33	2	2	2	2	41
Ebsworth Street	22	4	2	2	1	31
Ewart Road	16	1	2	3		22
Ewhurst Road	9	1				10
Faversham Road	13	3		1	1	18
Firs Close	9	1				10
Gabriel Street	22	2	1		1	26
Garthorne Road	31	1		1		33
Gladiator Street	6	1		1		8
Grierson Road	53	3	3	4	2	65
Grove Close	2				1	3
Herschell Road	9			2	1	12
Holmesley Road	20	2	1	2	1	26
Honor Oak Park	12	4	2		3	21
Iona Close	3					3
Kilgour Road	15	2	1		1	19
Lessing Street	10		2			12
Lowther Hill	28	3	3	3	1	38

Maclean Road	16	1	6	1	3	27
Malham Road	10		1			11
Manwood Road	6					6
Montacute Road	25	4		2		31
Montem Road	26	2	1	1	2	32
Montrose Way		1				1
Osborn Lane	1					1
Owens Way	4	1	1			6
Parbury Road	16	1		3	2	22
Park Rise	1					1
Polsted Road	14	6	3	5	2	30
Ravensbourne Park	7		1			8
Ravensbourne Park Crescent	11	3	1	1	1	17
Ravensbourne Road	29	5		2		36
Riseldine Road	20	8	1	3		32
Rockbourne Mews	2					2
Rockbourne Road	24	1		4		29
Rojack Road	4					4
Salehurst Road	46		1	3	1	51
Segal Close	2					2
St Germans Road	20	1				21
Stanstead Grove	1					1
Stanstead Road	28	1	2	1		32
Steucers Lane	1					1
Stillness Road	32	4	2	5	1	44
Stondon Park	39	2	2		2	45
Sunderland Road	1					1
Tatnell Road	19	2	2	2	1	26
Waldram Crescent					1	1
Waldram Park Road	4	2				6
Wastdale Road	10	2		1	1	14
Whatman Road	23	1	3		1	28
Windsor Mews	3					3
Winterbourne Road	8	2			2	12
Winterstoke Road	3	2		1		6
Wyleu Street	9	2	1		1	13

Parking permits						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Ackroyd Road	5	15	1		2	23

Agnew Road		24	1		2	27
Austin Close	1	2				3
Ballina Street	7	10	1	2		20
Bankhurst Road	2	34		3		39
Beadnell Road		9	1	2		12
Bexhill Road	5	33	2	3	2	45
Blythe Close		10	1		3	14
Blythe Hill	4	19	2		2	27
Blythe Hill Lane	7	19	4		1	31
Bovill Road	7	41	3	3	1	55
Brightling Road	5	8				13
Brockley Park	4	13	1		1	19
Brockley Rise	7	51	1	3	8	70
Brockley View	2	15	1			18
Casslee Road		18			1	19
Chilthorne Close	4	3				7
Codrington Hill	7	40	2	6		55
Courtrai Road	1	6	1	2		10
Crofton Park Road	7	32			2	41
Dalmain Road		11		1	1	13
Duncombe Hill	5	32	1		3	41
Ebsworth Street	1	29		1		31
Ewart Road	4	16	1		1	22
Ewhurst Road	3	5		2		10
Faversham Road	5	13				18
Firs Close		9			1	10
Gabriel Street	3	23				26
Garthorne Road	5	26	1	1		33
Gladiator Street	2	6				8
Grierson Road	29	28	2	4	2	65
Grove Close		2			1	3
Herschell Road		10		1	1	12
Holmesley Road	1	20	2	1	2	26
Honor Oak Park	2	15	1		3	21
Iona Close	1	1	1			3
Kilgour Road		15	1	2	1	19
Lessing Street	2	9	1			12
Lowther Hill	5	31			2	38
Maclean Road	1	22	1	1	2	27
Malham Road	2	8			1	11
Manwood Road	1	5				6
Montacute Road	1	24	1	4	1	31
Montem Road	4	24	4			32
Montrose Way		1				1

Osborn Lane		1				1
Owens Way		5	1			6
Parbury Road	1	19		1	1	22
Park Rise		1				1
Polsted Road	1	29				30
Ravensbourne Park	4	1	2	1		8
Ravensbourne Park Crescent	2	12	1	1	1	17
Ravensbourne Road	9	23	2	1	1	36
Riseldine Road	1	30			1	32
Rockbourne Mews	1	1				2
Rockbourne Road	3	23	2	1		29
Rojack Road		4				4
Salehurst Road	1	45	2	2	1	51
Segal Close	1	1				2
St Germans Road	5	14	1	1		21
Stanstead Grove		1				1
Stanstead Road	5	22	4	1		32
Steucers Lane		1				1
Stillness Road	8	31	2	3		44
Stondon Park	9	29	2	1	4	45
Sunderland Road		1				1
Tatnell Road	5	18	1	2		26
Waldram Crescent					1	1
Waldram Park Road	2	4				6
Wastdale Road	2	12				14
Whatman Road	5	22			1	28
Windsor Mews	1	2				3
Winterbourne Road		9		2	1	12
Winterstoke Road	2	4				6
Wyleu Street	4	8		1		13

Appendix F: Street by street analysis of all measures (Deptford)

See below for a breakdown of support level by street and response rate in Deptford.

Cycle storage						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	11	13	1	4	4	33
Admiralty Close		1				1
Adolphus Street	1	3				4
Albury Street	5	1	1		1	8
Alverton Street	1	4			1	6
Amersham Grove	3	2				5
Amersham Vale	4	2				6
Arklow Road	8	1		2	1	12
Baildon Street	6	1	2			9
Barnes Terrace	2					2
Blackhorse Road	1			1	1	3
Bronze Street	4				1	5
Carriage Way	2	1				3
Childers Street	5	24	2	1		32
Clyde Street	1					1
Cofferdam Way	4	5	1	1	1	12
Comet Street	1	1	1			3
Creative Road	1					1
Creekside	15	1	2			18
Czar Street		1	2			3
Dacca Street	12	10	7	1		30
Deptford Broadway	2					2
Deptford Church Street	9					9
Deptford High Street	12	3	3		2	20
Dorking Close	1	1				2
Douglas Way	4					4
Dryfield Walk			2			2
Edward Place		2				2
Edward Street	6	3	1		1	11
Elgar Close		4				4
Etta Street	10	9	1	1	2	23
Evelyn Street	6	4	2	1	1	14
Ffinch Street	1					1
Glenville Grove	15	10	1		2	28
Gosterwood Street	9	26	3	2	1	41
Grove Street	4	2	1		1	8

Hamilton Street	1					1
Hereford Place			1			1
Idonia Street	1	2				3
Kerry Road	2					2
Lamerton Street	1					1
Larch Close		1				1
Lynch Walk	1	2	3	2		8
Mary Ann Gardens	3			1		4
Mornington Road	2	1				3
Moulding Lane	28	8	5	5	1	47
Napier Close	1	1			1	3
New Butt Lane	2					2
New Cross Road	3	2				5
New King Street	4	1				5
Octavius Street				1		1
Payne Street				1		1
Pilot Close		1			1	2
Prince Street	1					1
Reginald Place	3					3
Reginald Road	1					1
Reginald Square	1	2	1			4
Resolution Way		1				1
Rochdale Way	2	1	1			4
Rolt Street	5	5		1	3	14
Royal Close				1		1
Sayes Court Street			1			1
Speedwell Street	2					2
Staunton Street	2					2
Taylor Close	4					4
Trim Street		2				2
Valley Road	17	4		2	1	24
Vaughan Williams Close	2	1				3
Walnut Close	1	1				2
Warwickshire Path	1	1			1	3
Watergate Street	1					1
Watsons Street	7				1	8
Wycombe Street	2	1	2	1		6

New Trees						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	21	3	2	3	4	33
Admiralty Close	1					1
Adolphus Street	1	3				4
Albury Street	5	1	1		1	8
Alverton Street	3	2			1	6
Amersham Grove	4	1				5
Amersham Vale	5	1				6
Arklow Road	11	1				12
Baildon Street	8		1			9
Barnes Terrace	2					2
Blackhorse Road	2			1		3
Bronze Street	4				1	5
Carriage Way	3					3
Childers Street	29	3				32
Clyde Street	1					1
Cofferdam Way	10	1	1			12
Comet Street	3					3
Creative Road	1					1
Creekside	17	1				18
Czar Street	1	2				3
Dacca Street	23	3	2	2		30
Deptford Broadway	2					2
Deptford Church Street	9					9
Deptford High Street	16	2			2	20
Dorking Close	2					2
Douglas Way	4					4
Dryfield Walk	2					2
Edward Place	2					2

Edward Street	10				1	11
Elgar Close		3	1			4
Etta Street	17	5		1		23
Evelyn Street	12	1			1	14
Ffinch Street	1					1
Glenville Grove	22	3	3			28
Gosterwood Street	34	4	1	2		41
Grove Street	6	1			1	8
Hamilton Street	1					1
Hereford Place	1					1
Idonia Street	2	1				3
Kerry Road	2					2
Lamerton Street	1					1
Larch Close	1					1
Lynch Walk	7	1				8
Mary Ann Gardens	3	1				4
Mornington Road	3					3
Moulding Lane	44	2		1		47
Napier Close	2				1	3
New Butt Lane	2					2
New Cross Road	4	1				5
New King Street	5					5
Octavius Street				1		1
Payne Street	1					1
Pilot Close		1			1	2
Prince Street	1					1
Reginald Place	3					3
Reginald Road	1					1
Reginald Square	4					4
Resolution Way	1					1

Rochdale Way	3	1				4
Rolt Street	10	1			3	14
Royal Close				1		1
Sayes Court Street	1					1
Speedwell Street	2					2
Staunton Street	2					2
Taylor Close	2	1			1	4
Trim Street	1				1	2
Valley Road	20	2		1	1	24
Vaughan Williams Close	3					3
Walnut Close	2					2
Warwickshire Path	3					3
Watergate Street	1					1
Watsons Street	6	1			1	8
Wycombe Street	6					6

EV chargepoints						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	10		5	4	14	33
Admiralty Close	1					1
Adolphus Street	2	2				4
Albury Street	2			1	5	8
Alverton Street				1	5	6
Amersham Grove	1		1		3	5
Amersham Vale	2				4	6
Arklow Road	2	1	2	1	6	12
Baildon Street	1	4			4	9

Barnes Terrace					2	2
Blackhorse Road					3	3
Bronze Street				1	4	5
Carriage Way					3	3
Childers Street	9	1	2		20	32
Clyde Street					1	1
Cofferdam Way	2	1		2	7	12
Comet Street		1			2	3
Creative Road					1	1
Creekside	4	2	1		11	18
Czar Street	2				1	3
Dacca Street	7	12	3		8	30
Deptford Broadway	1				1	2
Deptford Church Street		1			8	9
Deptford High Street	4	2		2	12	20
Dorking Close	1	1				2
Douglas Way					4	4
Dryfield Walk		1			1	2
Edward Place					2	2
Edward Street		1		1	9	11
Elgar Close	4					4
Etta Street	9	1	3		10	23
Evelyn Street	2	2		1	9	14
Ffinch Street					1	1
Glenville Grove	7	1		2	18	28
Gosterwood Street	11		4	1	25	41
Grove Street	2			1	5	8
Hamilton Street					1	1
Hereford Place					1	1
Idonia Street	2				1	3
Kerry Road					2	2
Lamerton Street					1	1

Larch Close					1	1
Lynch Walk	1	2	1		4	8
Mary Ann Gardens		1			3	4
Mornington Road					3	3
Moulding Lane	3	2	3	2	37	47
Napier Close				1	2	3
New Butt Lane		1			1	2
New Cross Road	2				3	5
New King Street					5	5
Octavius Street					1	1
Payne Street					1	1
Pilot Close				1	1	2
Prince Street					1	1
Reginald Place					3	3
Reginald Road		1				1
Reginald Square					4	4
Resolution Way	1					1
Rochdale Way		1			3	4
Rolt Street	1	3	2	2	6	14
Royal Close					1	1
Sayes Court Street		1				1
Speedwell Street					2	2
Staunton Street					2	2
Taylor Close				1	3	4
Trim Street	2					2
Valley Road	1	1	2		20	24
Vaughan Williams Close		1			2	3
Walnut Close	1			1		2
Warwickshire Path					3	3

Watergate Street				1		1
Watsons Street				1	7	8
Wycombe Street			1		5	6

Car club bays						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	10	12		6	5	33
Admiralty Close		1				1
Adolphus Street	2	2				4
Albury Street	5	1	1		1	8
Alverton Street	2	3			1	6
Amersham Grove	3	2				5
Amersham Vale	1	4		1		6
Arklow Road	6	2	1	2	1	12
Baildon Street	3	1	5			9
Barnes Terrace		2				2
Blackhorse Road	2	1				3
Bronze Street	2		1	1	1	5
Carriage Way	1	1		1		3
Childers Street	23	8		1		32
Clyde Street	1					1
Cofferdam Way	4	5	1	1	1	12
Comet Street	2				1	3
Creative Road	1					1
Creekside	14	2	2			18
Czar Street		3				3
Dacca Street	6	8	12	3	1	30
Deptford Broadway		2				2

Deptford Church Street	5	1	3			9
Deptford High Street	9	5	4		2	20
Dorking Close	1	1				2
Douglas Way	3	1				4
Dryfield Walk	1		1			2
Edward Place	1	1				2
Edward Street	6	2	1		2	11
Elgar Close		4				4
Etta Street	4	12	3	2	2	23
Evelyn Street	7	4	2		1	14
Ffinch Street	1					1
Glenville Grove	14	8	3		3	28
Gosterwood Street	15	19	4	2	1	41
Grove Street	3	4			1	8
Hamilton Street	1					1
Hereford Place	1					1
Idonia Street	2	1				3
Kerry Road		1	1			2
Lamerton Street	1					1
Larch Close			1			1
Lynch Walk	1	4	1	2		8
Mary Ann Gardens	2	2				4
Mornington Road	2	1				3
Moulding Lane	21	15	5	5	1	47
Napier Close	1	1			1	3
New Butt Lane	2					2
New Cross Road	2	3				5
New King Street	4		1			5
Octavius Street				1		1
Payne Street		1				1
Pilot Close		1			1	2

Prince Street	1					1
Reginald Place	3					3
Reginald Road	1					1
Reginald Square	4					4
Resolution Way		1				1
Rochdale Way	2	1	1			4
Rolt Street	7	1	3		3	14
Royal Close		1				1
Sayes Court Street	1					1
Speedwell Street	1				1	2
Staunton Street	1	1				2
Taylor Close	1	1	1		1	4
Trim Street		2				2
Valley Road	16	4	1	2	1	24
Vaughan Williams Close	2	1				3
Walnut Close			1		1	2
Warwickshire Path	2	1				3
Watergate Street					1	1
Watsons Street	6	1			1	8
Wycombe Street	3	2		1		6

Safer crossings and junctions						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	20	4		5	4	33
Admiralty Close	1					1
Adolphus Street	2	1	1			4
Albury Street	4	1	1		2	8
Alverton Street	5				1	6
Amersham Grove	4			1		5
Amersham Vale	6					6
Arklow Road	10		1	1		12

Baildon Street	7		2			9
Barnes Terrace	2					2
Blackhorse Road	2			1		3
Bronze Street	4				1	5
Carriage Way	3					3
Childers Street	28	2		2		32
Clyde Street	1					1
Cofferdam Way	10	2				12
Comet Street	2				1	3
Creative Road	1					1
Creekside	16	2				18
Czar Street	3					3
Dacca Street	28	1	1			30
Deptford Broadway	2					2
Deptford Church Street	9					9
Deptford High Street	17	1			2	20
Dorking Close	2					2
Douglas Way	4					4
Dryfield Walk	1				1	2
Edward Place	2					2
Edward Street	9	1			1	11
Elgar Close	1	1	2			4
Etta Street	18	2	2	1		23
Evelyn Street	12	1			1	14
Ffinch Street	1					1
Glenville Grove	19	2	5		2	28
Gosterwood Street	30	7	1	2	1	41
Grove Street	8					8
Hamilton Street	1					1
Hereford Place	1					1
Idonia Street	3					3
Kerry Road	2					2
Lamerton Street	1					1
Larch Close	1					1
Lynch Walk	8					8
Mary Ann Gardens	3				1	4
Mornington Road	3					3
Moulding Lane	45		1	1		47
Napier Close	2				1	3
New Butt Lane	2					2
New Cross Road	5					5
New King Street	5					5
Octavius Street	1					1
Payne Street				1		1

Pilot Close	1				1	2
Prince Street	1					1
Reginald Place	3					3
Reginald Road			1			1
Reginald Square	4					4
Resolution Way	1					1
Rochdale Way	3		1			4
Rolt Street	11	1			2	14
Royal Close	1					1
Sayes Court Street	1					1
Speedwell Street	1				1	2
Staunton Street	2					2
Taylor Close	3				1	4
Trim Street	2					2
Valley Road	18	1		4	1	24
Vaughan Williams Close	3					3
Walnut Close	1	1				2
Warwickshire Path	2				1	3
Watergate Street					1	1
Watsons Street	8					8
Wycombe Street	6					6

Disabled parking bays

Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	17	6	1	6	3	33
Admiralty Close		1				1
Adolphus Street	3		1			4
Albury Street	4	1	1		2	8
Alverton Street	3	2			1	6
Amersham Grove	3	1		1		5
Amersham Vale	4	2				6
Arklow Road	6		2	3	1	12
Baildon Street	5	1	3			9
Barnes Terrace	1	1				2

Blackhorse Road	2			1		3
Bronze Street	5					5
Carriage Way	2	1				3
Childers Street	5	23	1	3		32
Clyde Street	1					1
Cofferdam Way	2	4	3	2	1	12
Comet Street	2				1	3
Creative Road	1					1
Creekside	7	3	7	1		18
Czar Street	2	1				3
Dacca Street	20	4	2	3	1	30
Deptford Broadway	1	1				2
Deptford Church Street	6	1	2			9
Deptford High Street	12	4	2		2	20
Dorking Close	1	1				2
Douglas Way	4					4
Dryfield Walk	2					2
Edward Place	1	1				2
Edward Street	4	5	1		1	11
Elgar Close		2	2			4
Etta Street	9	8	2	3	1	23
Evelyn Street	10		3	1		14
Ffinch Street	1					1
Glenville Grove	16	9			3	28
Gosterwood Street	17	18	1	3	2	41
Grove Street	4	2	1		1	8
Hamilton Street	1					1
Hereford Place		1				1
Idonia Street	1	2				3
Kerry Road	2					2
Lamerton Street	1					1
Larch Close	1					1
Lynch Walk	5	1	1	1		8

Mary Ann Gardens	1	1	1	1		4
Mornington Road	3					3
Moulding Lane	23	11	7	5	1	47
Napier Close	2				1	3
New Butt Lane	1	1				2
New Cross Road	3	2				5
New King Street	3		2			5
Octavius Street				1		1
Payne Street				1		1
Pilot Close	1	1				2
Prince Street	1					1
Reginald Place	3					3
Reginald Road			1			1
Reginald Square	3		1			4
Resolution Way		1				1
Rochdale Way	3		1			4
Rolt Street	7	3	1	2	1	14
Royal Close				1		1
Sayes Court Street	1					1
Speedwell Street	1				1	2
Staunton Street	1	1				2
Taylor Close	2	1			1	4
Trim Street		2				2
Valley Road	11	6	3	3	1	24
Vaughan Williams Close	2		1			3
Walnut Close	1	1				2
Warwickshire Path	3					3
Watergate Street	1					1

Watsons Street	6	1			1	8
Wycombe Street	2	4				6

Loading bays						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	20	4		5	4	33
Admiralty Close	1					1
Adolphus Street	2	1	1			4
Albury Street	4	1	1		2	8
Alverton Street	5				1	6
Amersham Grove	4			1		5
Amersham Vale	6					6
Arklow Road	10		1	1		12
Baildon Street	7		2			9
Barnes Terrace	2					2
Blackhorse Road	2			1		3
Bronze Street	4				1	5
Carriage Way	3					3
Childers Street	28	2		2		32
Clyde Street	1					1
Cofferdam Way	10	2				12
Comet Street	2				1	3
Creative Road	1					1
Creekside	16	2				18
Czar Street	3					3
Dacca Street	28	1	1			30
Deptford Broadway	2					2
Deptford Church Street	9					9
Deptford High Street	17	1			2	20
Dorking Close	2					2
Douglas Way	4					4
Dryfield Walk	1				1	2
Edward Place	2					2
Edward Street	9	1			1	11
Elgar Close	1	1	2			4
Etta Street	18	2	2	1		23
Evelyn Street	12	1			1	14
Ffinch Street	1					1
Glenville Grove	19	2	5		2	28
Gosterwood Street	30	7	1	2	1	41
Grove Street	8					8

Hamilton Street	1					1
Hereford Place	1					1
Idonia Street	3					3
Kerry Road	2					2
Lamerton Street	1					1
Larch Close	1					1
Lynch Walk	8					8
Mary Ann Gardens	3				1	4
Mornington Road	3					3
Moulding Lane	45		1	1		47
Napier Close	2				1	3
New Butt Lane	2					2
New Cross Road	5					5
New King Street	5					5
Octavius Street	1					1
Payne Street				1		1
Pilot Close	1				1	2
Prince Street	1					1
Reginald Place	3					3
Reginald Road			1			1
Reginald Square	4					4
Resolution Way	1					1
Rochdale Way	3		1			4
Rolt Street	11	1			2	14
Royal Close	1					1
Sayes Court Street	1					1
Speedwell Street	1				1	2
Staunton Street	2					2
Taylor Close	3				1	4
Trim Street	2					2
Valley Road	18	1		4	1	24
Vaughan Williams Close	3					3
Walnut Close	1	1				2
Warwickshire Path	2				1	3
Watergate Street					1	1
Watsons Street	8					8
Wycombe Street	6					6

Parking permits						
Road name	Support	Against	Don't know	Mixed	No response	Grand Total
Abinger Grove	4	18	1	5	5	33

Admiralty Close		1				1
Adolphus Street	1	3				4
Albury Street	2	4			2	8
Alverton Street		5			1	6
Amersham Grove	3	2				5
Amersham Vale	3	3				6
Arklow Road	4	6	1	1		12
Baildon Street	6	1	2			9
Barnes Terrace		2				2
Blackhorse Road	1	1		1		3
Bronze Street	4		1			5
Carriage Way	3					3
Childers Street	18	11	1	2		32
Clyde Street	1					1
Cofferdam Way	4	6		1	1	12
Comet Street	1	1			1	3
Creative Road			1			1
Creekside	6	10	1	1		18
Czar Street	1	1	1			3
Dacca Street	2	26		2		30
Deptford Broadway		1	1			2
Deptford Church Street	6	1	2			9
Deptford High Street	7	8	2	1	2	20
Dorking Close	1	1				2
Douglas Way	1	3				4
Dryfield Walk	1	1				2
Edward Place		2				2
Edward Street	6	3	1		1	11
Elgar Close		4				4
Etta Street	9	10	1	2	1	23
Evelyn Street	1	13				14
Ffinch Street	1					1
Glenville Grove	8	15	2		3	28
Gosterwood Street	17	20	1	2	1	41
Grove Street	5	2			1	8
Hamilton Street	1					1
Hereford Place			1			1
Idonia Street	2	1				3
Kerry Road	1	1				2
Lamerton Street	1					1
Larch Close		1				1
Lynch Walk		6		2		8
Mary Ann Gardens	2	1		1		4
Mornington Road	2	1				3

Moulding Lane	9	30	3	4	1	47
Napier Close	1	1			1	3
New Butt Lane		2				2
New Cross Road	3	2				5
New King Street	2	3				5
Octavius Street		1				1
Payne Street				1		1
Pilot Close		1			1	2
Prince Street	1					1
Reginald Place	3					3
Reginald Road			1			1
Reginald Square	2	2				4
Resolution Way		1				1
Rochdale Way	2	2				4
Rolt Street	8	1	2		3	14
Royal Close		1				1
Sayes Court Street	1					1
Speedwell Street					2	2
Staunton Street	1		1			2
Taylor Close	1	2			1	4
Trim Street		2				2
Valley Road	10	13	1			24
Vaughan Williams Close	3					3
Walnut Close	1	1				2
Warwickshire Path	2		1			3
Watergate Street	1					1
Watsons Street	3	2	3			8
Wycombe Street	3	3				6

Appendix G: Response rate (Catford)

Catford - response rate			
Road Name	Total households responded	Total households on road	Response rate
Ackroyd Road	23	83	28%
Agnew Road	27	82	33%
Austin Close	3	7	43%
Ballina Street	20	60	33%
Bankhurst Road	39	68	57%
Beadnell Road	12	85	14%
Bexhill Road	43	83	52%
Blythe Close	14	27	52%
Blythe Hill	27	205	13%
Blythe Hill Lane	31	73	42%
Bovill Road	55	250	22%
Brightling Road	13	28	46%
Brockley Park	19	127	15%
Brockley Rise	70	405	17%
Brockley View	18	76	24%
Casslee Road	19	36	53%
Chilthorne Close	7	28	25%
Codrington Hill	55	155	35%
Courtraï Road	9	23	39%
Crofton Park Road	40	137	29%
Dalmain Road	13	92	14%
Duncombe Hill	41	127	32%
Ebsworth Street	31	59	53%
Ewart Road	22	111	20%
Ewhurst Road	10	34	29%
Faversham Road	18	129	14%
Firs Close	10	70	14%
Gabriel Street	26	108	24%
Garthorne Road	33	122	27%
Gladiator Street	8	34	24%
Grierson Road	65	148	44%
Grove Close	3	42	7%
Herschell Road	12	44	27%

Holmesley Road	26	64	41%
Honor Oak Park	20	207	10%
Iona Close	3	54	6%
Kilgour Road	19	46	41%
Lessing Street	12	70	17%
Lowther Hill	38	101	38%
Maclean Road	27	50	54%
Malham Road	11	165	7%
Manwood Road	6	21	29%
Montacute Road	31	78	40%
Montem Road	32	179	18%
Montrose Way	1	10	10%
Osborn Lane	1	7	14%
Owens Way	6	36	17%
Parbury Road	22	54	41%
Park Rise	1	73	1%
Polsted Road	30	50	60%
Ravensbourne Park	8	147	5%
Ravensbourne Park Crescent	17	59	29%
Ravensbourne Road	36	155	23%
Riseldine Road	32	63	51%
Rockbourne Mews	2	4	50%
Rockbourne Road	29	98	30%
Rojack Road	4	24	17%
Salehurst Road	51	105	49%
Segal Close	2	8	25%
St Germans Road	21	220	10%
Stanstead Grove	1	9	11%
Stanstead Road	32	596	5%
Steuers Lane	1	20	5%
Stillness Road	44	123	36%
Stondon Park	45	267	17%
Sunderland Road	1	58	2%
Tatnell Road	26	53	49%
Waldram Park Road	6	116	5%
Wastdale Road	14	123	11%
Whatman Road	27	100	27%
Windsor Mews	3	11	27%
Winterbourne Road	12	40	30%
Winterstoke Road	6	59	10%
Wyleu Street	13	46	28%

Total	1552	6925	
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Appendix H: Response rate (Deptford)

Deptford - response rate			
Road Name	Total households responded	Total households on road	Response rate
Abinger Grove	32	378	8%
Admiralty Close	1	40	3%
Adolphus Street	4	68	6%
Albury Street	8	84	10%
Alverton Street	5	72	7%
Amersham Grove	5	34	15%
Amersham Vale	6	74	8%
Arklow Road	12	223	5%
Baildon Street	9	96	9%
Barnes Terrace	2	13	15%
Blackhorse Road	3	61	5%
Bronze Street	5	70	7%
Carriage Way	3	71	4%
Childers Street	32	242	13%
Clyde Street	1	36	3%
Cofferdam Way	12	57	21%
Comet Street	3	30	10%
Creative Road	1	237	0%
Creekside	18	242	7%
Czar Street	3	58	5%
Dacca Street	30	94	32%
Deptford Broadway	2	86	2%
Deptford Church Street	9	307	3%
Deptford High Street	20	600	3%
Dorking Close	2	82	2%
Douglas Way	4	53	8%
Dryfield Walk	2	15	13%
Edward Place	2	88	2%
Edward Street	10	328	3%
Elgar Close	4	27	15%
Etta Street	23	125	18%
Evelyn Street	14	485	3%
Ffinch Street	1	29	3%
Glenville Grove	28	190	15%

Gosterwood Street	41	219	19%
Grove Street	8	343	2%
Hamilton Street	1	25	4%
Hereford Place	1	28	4%
Idonia Street	3	94	3%
Kerry Road	2	46	4%
Lamerton Street	1	20	5%
Larch Close	1	11	9%
Lynch Walk	8	15	53%
Mary Ann Gardens	4	59	7%
Mornington Road	3	33	9%
Moulding Lane	47	423	11%
Napier Close	3	26	12%
New Butt Lane	2	29	7%
New Cross Road	5	339	1%
New King Street	5	99	5%
Octavius Street	1	65	2%
Payne Street	1	43	2%
Pilot Close	2	78	3%
Prince Street	1	36	3%
Reginald Place	3	N/A	N/A
Reginald Road	1	1	100%
Reginald Square	4	42	10%
Resolution Way	1	46	2%
Rochdale Way	4	155	3%
Rolt Street	14	129	11%
Royal Close	1	129	1%
Sayes Court Street	1	15	7%
Speedwell Street	2	22	9%
Staunton Street	2	54	4%
Taylor Close	4	96	4%
Trim Street	2	31	6%
Valley Road	24	71	34%
Vaughan Williams Close	3	53	6%
Walnut Close	2	11	18%
Warwickshire Path	3	73	4%
Watergate Street	1	26	4%
Watsons Street	8	88	9%
Wycombe Street	6	18	33%
Total	542	7786	

Quality

It is the policy of Project Centre to supply Services that meet or exceed our clients' expectations of Quality and Service. To this end, the Company's Quality Management System (QMS) has been structured to encompass all aspects of the Company's activities including such areas as Sales, Design and Client Service.

By adopting our QMS on all aspects of the Company, Project Centre aims to achieve the following objectives:

- Ensure a clear understanding of customer requirements;
- Ensure projects are completed to programme and within budget;
- Improve productivity by having consistent procedures;
- Increase flexibility of staff and systems through the adoption of a common approach to staff appraisal and training;
- Continually improve the standard of service we provide internally and externally;
- Achieve continuous and appropriate improvement in all aspects of the company;

Our Quality Management Manual is supported by detailed operational documentation. These relate to codes of practice, technical specifications, work instructions, Key Performance Indicators, and other relevant documentation to form a working set of documents governing the required work practices throughout the Company.

All employees are trained to understand and discharge their individual responsibilities to ensure the effective operation of the Quality Management System.



Award Winning



Certifications



Accreditations



Memberships

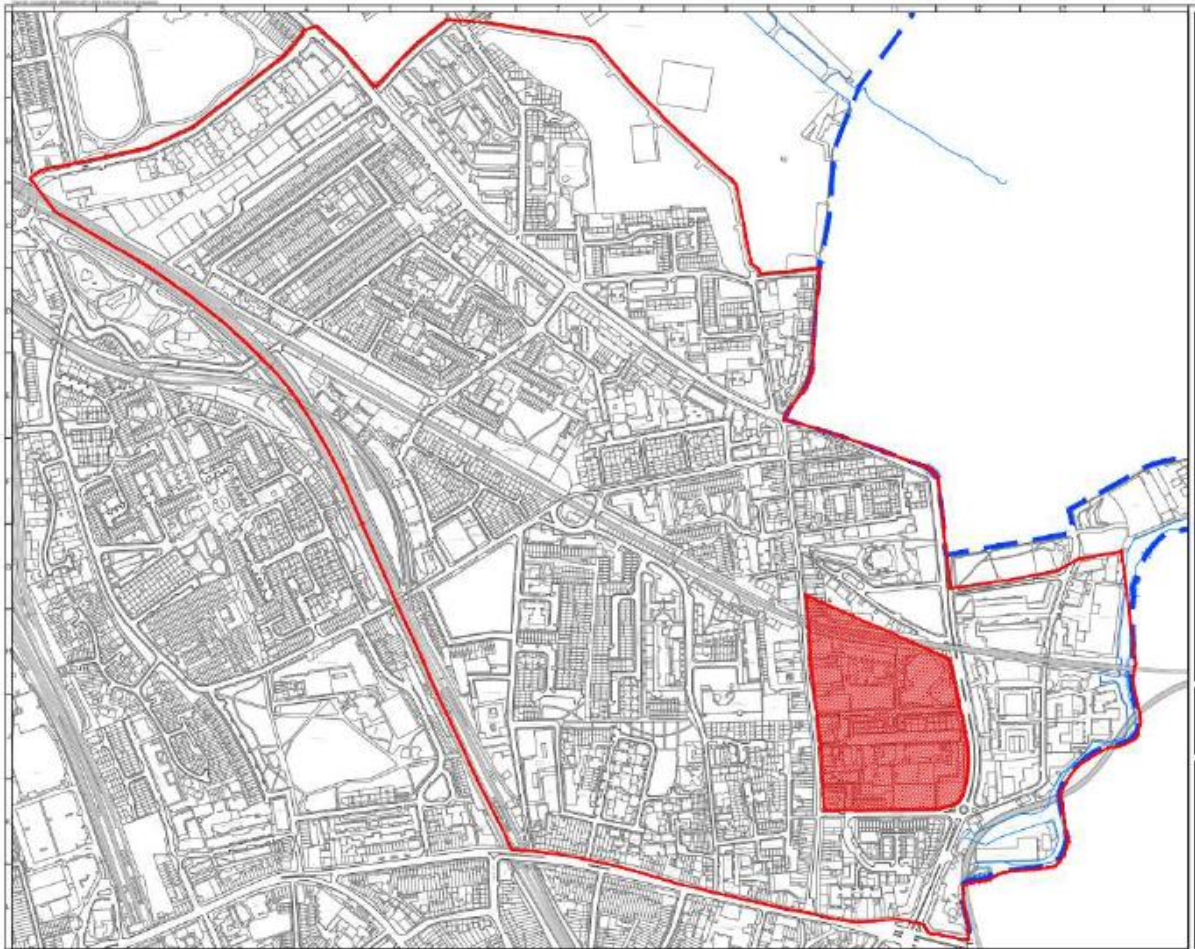


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Appendix B – Proposed Sustainable Streets zone in Deptford



Deptford – roads in Sustainable Streets area		
Abinger Grove	Decca Street	Larch Close
Adolphus Street	Deptford High Street	Mary Ann Gardens
Albury Street	Deptford Church Street	Mornington Road
Alverton Street	Dorking Close	Napier Close
Amersham Grove	Douglas Way	Octavius Street
Amersham Vale	Edward Place	Payne Street
Arklow Road	Edward Street	Prince Street
Baildon Street	Elgar Close	Reginald Square
Barnes Terrace	Etta Street	Rochdale Way
Beech Close	Evelyn Street	Rolt Street
Blackhorse Road	Ffinch Street	Royal Close
Bronze Street	Glenville Street	Royal Naval Place
Childers Street	Gosterwood Street	Sayes Court Street
Clyde Street	Grinling Place	Speedwell Street
Coffey Street	Grove Street	Stanley Street
Comet Place	Hamilton Street	Staunton Street
Comet Street	Hyde Street	Trim Street
Crossfield Street	Idonia Street	Violet Close
Creekside	Kerry Road	Walnut Close
Czar Street	Lamerton Street	Watsons Street

Appendix C – Proposed Sustainable Streets zone in Honor Oak Park



Honor Oak Park – roads in Sustainable Streets area

Grierson Road (up to junction of Parbury Road)
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Ballina Street

Appendix D – Proposed Sustainable Streets zone in Ravensbourne Park



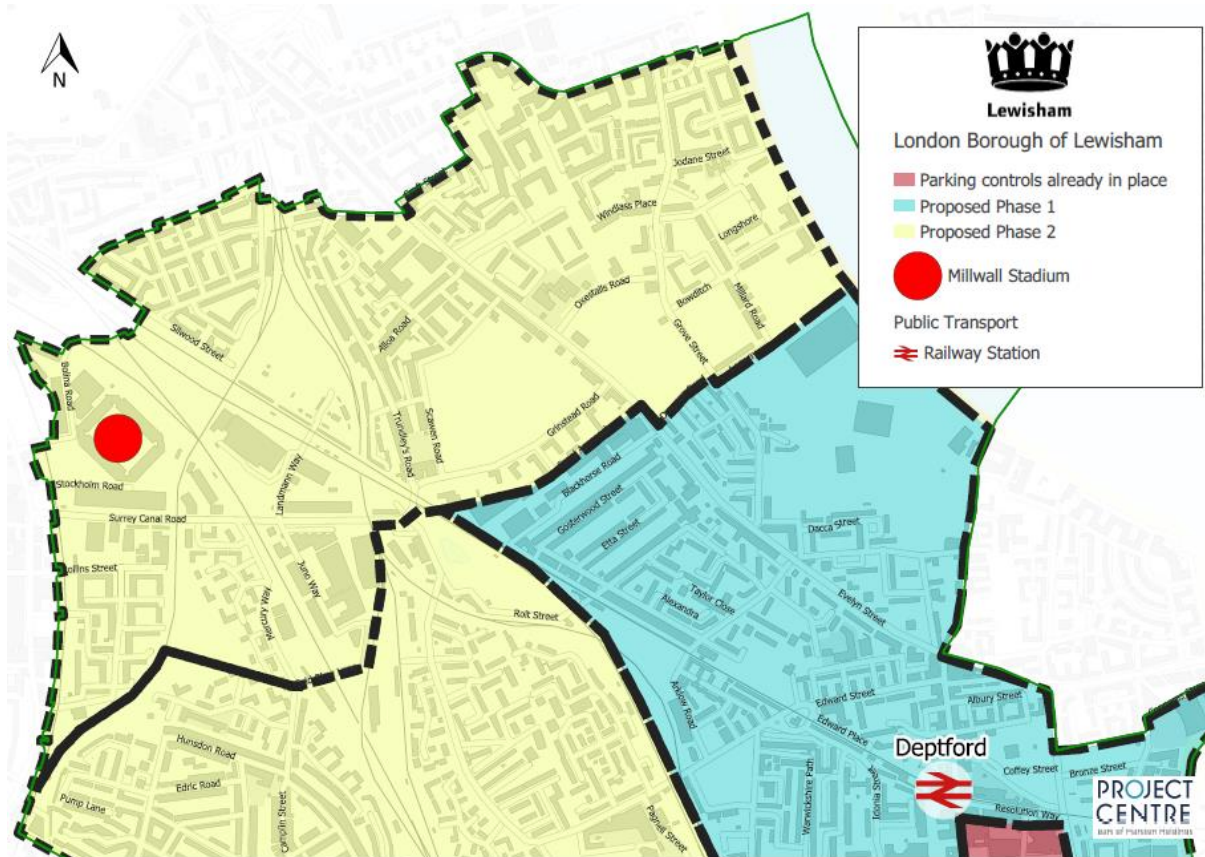
Ravensbourne Park – roads in Sustainable Streets area
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Chilthorne Close

Ravensbourne Park

Ravensbourne Park Crescent

Appendix E – Phase 2 Evelyn consultation area



Evelyn - roads in consultation area		
Bollina Road	Grinstead Road	Leeway
Stockholm Road	Canal Approach	Windlass Place
Surrey Canal Road	Trundley's Road	Bowditch
Rollins Road	Alloa Road	Millard Road
Mercury Way	Evelyn Street	Longshore
Cold Bow Lane	Oxestalls Road	Jodane Street
Juno Way	Grove Street	
Landmann Way	Dragoon Road	

Appendix F – Existing CPZ review Zone B

Existing CPZ review - roads in Zone B			
Albion Way	Conington Road	Lee Terrace	Romborough Gardens
Algernon Road	Courthill Road	Legge Street	Romborough Way
Atlas Mews	Cressingham Road	Lewis Grove	Salisbury Yard
Bankside Avenue	Curness Street	Lewisham High Street	Saxton Close
Barnstaple Lane	Dermody Gardens	Lewisham Hill	Silk Mills Path
Belmont Grove	Dermody Road	Lewisham Road	Silver Road
Belmont Hill	Eastdown Park	Limes Grove	Slaithwaite Road
Belmont Park	Elder Walk	Lingards Road	Somerset Gardens
Belmont Park Close	Eliot Hill	Loampit Hill	St Austell Road
Bertrand Street	Eliot Park	Loampit Vale	St Stephen's Grove
Biscoe Way	Elmira Street	Lockmead Road	Station Road
Blackheath Rise	Elswick Road	Longbridge Way	Steele Road
Blessington Road	Engate Street	Marischal Road	Sunninghill Road
Bonfield Road	Freshfield Close	Mead Way	The Squirrels
Boyne Road	Gilmore Road	Mercator Road	Thurston Road
Brandram Road	Granville Grove	Mercia Grove	Trinity Close
Branscombe Street	Granville Park	Middleton Way	Vian Street
Brookbank Road	Greenbanks Close	Molesworth Street	Viney Road
Campshill Place	Guyscliff Road	Morley Road	Walerand Road
Campshill Road	Hither Green Lane	Mounts Pond Road	Wat Tyler Road
Caterham Road	Holly Hedge Terrace	Myron Place	Waterway Avenue
Cedars Close	Jerrard Street	Oakcroft Road	Weardale Road
Church Grove	John Wooley Close	Odell Walk	Wearside Road
Church Terrace	Junction Approach	Oppenheim Road	Whitburn Road
Clarendon Rise	Kings Hall Mews	Pascoe Road	William Close
Claybank Grove	Ladywell Road	Pine Tree Way	Wisteria Road
Clipper Way	Leahurst Road	Princes Rise	Woodpecker Mews
College Park Close	Lee High Road	Rennell Street	Yew Tree Close

Appendix G – Existing CPZ review Zone BHA

Existing CPZ review – roads in Zone BHA			
Aberdeen Terrace	Dartmouth Grove	Lee Road	Prince Charles Road
All Saints Drive	Dartmouth Hill	Lee Terrace	Prince Of Wales Road
Allison Close	Dartmouth Row	Lethbridge Close	Quentin Place
Arne Walk	Dartmouth Terrace	Lewisham Hill	Quentin Road
Baizdon Road	Duke Humphrey Road	Lewisham Road	Quince Road
Belmont Grove	Eliot Place	Lloyd's Place	Robinscroft Mews
Belmont Park	Eliot Vale	Lock Chase	Royal Parade
Belmont Park Close	Eton Grove	Lourdes Close	Royal Parade Mews
Bennett Park	Fludyer Street	Lynch Close	Ryculff Square
Birchmere Row	Forbury Road	Macauley Mews	Shearman Road
Blackheath Grove	Foxwood Road	Merchants Place	Shooters Hill Road
Blackheath Rise	Glenton Road	Michaels Close	Silverwood Place
Blackheath Vale	Goffers Road	Montpelier Row	Smiles Place
Blackheath Village	Granville Park	Montpelier Vale	South Row
Boone Street	Grote's Buildings	Morden Hill	Southvale Road
Boones Road	Grote's Place	Morden Lane	Sparta Street
Brandram Road	Halley Gardens	Morden Road	St Joseph's Vale
Brigade Street	Hare And Billet Road	Mounts Pond Road	Stratheden Road
Callaghan Close	Hatcliffe Close	Nesbit Close	Talbot Place
Camden Row	Haynes Close	Oppenheim Road	The Glebe
Cedars Close	Heath Lane	Orchard Drive	The Meadway
Celestial Gardens	Heathlee Road	Pagoda Gardens	The Orchard
Church Terrace	Hillside Avenue	Paragon Place	The Paragon
Collins Street	Hurren Close	Parkside Avenue	Tranquil Vale
Coppelia Road	Independents Road	Parkside Square	Tristan Square
Copperwood Place	Kingswood Place	Paynell Court	Wat Tyler Road
Cresswell Park	Lawn Terrace	Perks Close	Wemyss Road
Dacre Gardens	Lawnside	Pond Road	Windmill Close
Dacre Park	Lee Church Street	Prendergast Road	
Dacre Place	Lee Park	Primrose Way	

Appendix H – Existing CPZ review Zone E

Existing CPZ review - roads in Zone E		
Albacore Crescent	Felday Road	Patrol Place
Blagdon Road	Hawstead Road	Scrooby Street
Bradgate Road	Holbeach Road	Silvermere Road
Brookdale Road	Medusa Road	Thomas' Lane
Catford Broadway	Morena Street	Wildfell Road
Doggett Road	Nelgarde Road	Winston Way

Equalities Analysis Assessment – Sustainable Transport and Parking Improvements Programme

Author		Directorate	Place
Date		Service	Highways and Strategic Transport

1. The activity or decision that this assessment is being undertaken for

Lewisham Council wants 80 per cent of all journeys to be made by walking, cycling and public transport by 2041. This will help to improve air quality and road safety, reduce noise and congestion, and make neighbourhoods greener, healthier, and more enjoyable places to live, work and play. Reducing car use is critical to playing a part in tackling the climate crisis.

The Sustainable Streets programme proposes to make better use of road space and pavements in the borough by installing electric vehicle charging points, cycle hangars, and street trees, as well as improving road safety and ensuring better management of on-street parking.

The Sustainable Streets programme will also support Lewisham’s delivery against several borough and London-wide strategies and policies including:

- Lewisham Corporate Strategy 2022-2026
- Future Lewisham 2021
- Climate Emergency Action Plan 2019
- Air Quality Action Plan 2022 – 2027
- Transport Strategy and Local Implementation Plan 2019 – 2041
- Mayor of London’s Transport Strategy 2018
- Mayor of London’s Vision Zero Action Plan 2021
- Mayor of London’s Cycling Action Plan 2018
- Mayor of London’s Walking Action Plan 2018
- London Environment Strategy 2018

The proposals for Sustainable Streets measures in the Deptford area and the Grierson Road and Ravensbourne Park areas in Catford, as noted in the ‘Sustainable Streets – Phase 1 recommendations and next steps’ report reflect feedback and requests from the Lewisham community over recent years. Residents often request resident parking permits to reduce commuters taking up space, as well as significant numbers of requests for EV charging bays and cycle hangars. At current, these measures cannot be introduced at the rate at which they are requested due to limited funding available.

This EAA will feed into the Mayor and Cabinet Report on the Sustainable Transport and Parking Improvements Programme on the 19th July 2023.

2. The protected characteristics or other equalities factors potentially impacted by this decision

<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Ethnicity/Race	<input type="checkbox"/> Religion or belief	<input type="checkbox"/> Language spoken	<input type="checkbox"/> Other, please define:
<input type="checkbox"/> Gender/Sex	<input type="checkbox"/> Gender identity	<input checked="" type="checkbox"/> Disability	<input type="checkbox"/> Household type	
<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Carer status	<input type="checkbox"/> Sexual orientation	<input type="checkbox"/> Socio Economic	
<input type="checkbox"/> Marriage and Civil Partnership	<input type="checkbox"/> Pregnancy and Maternity	<input type="checkbox"/> Refugee/Migrant/Asylum seeker	<input checked="" type="checkbox"/> Health & Social Care	
<input type="checkbox"/> Nationality	<input type="checkbox"/> Employment	<input type="checkbox"/> Veterans or reservists		

Most groups will have a positive or neutral impact overall as the improvements will help deliver environmental, health and road safety benefits to all residents and visitors to the area.

It is recognised that for some protected groups that must take journeys by motor vehicle, they will be disproportionately negatively impacted. A number of these will be mitigated however by exemptions for blue badge holders, carer permits, availability of visitor permits, discounted resident and business permits in year one and emissions-based permit pricing.

Protected Characteristics and Lewisham’s equality objectives are fully analysed in section 5 – impact summary.

3. The evidence to support the analysis

From 17th January to 5th March 2023, the London Borough of Lewisham delivered a consultation with residents, businesses, and relevant community organisations on Phase 1 of the Sustainable Streets programme. This programme was developed as per Section 4 of the ‘Sustainable Streets – Phase 1 recommendations and next steps’ report.

The Sustainable Streets programme aims to promote a transition towards more sustainable modes of travel. The proposals put forward a package of measures, which included:

- Electric vehicle charging points
- Cycle hangars
- Double yellow lines at all junctions to improve road safety
- Tree planting
- Car clubs
- Permit parking for residents and businesses

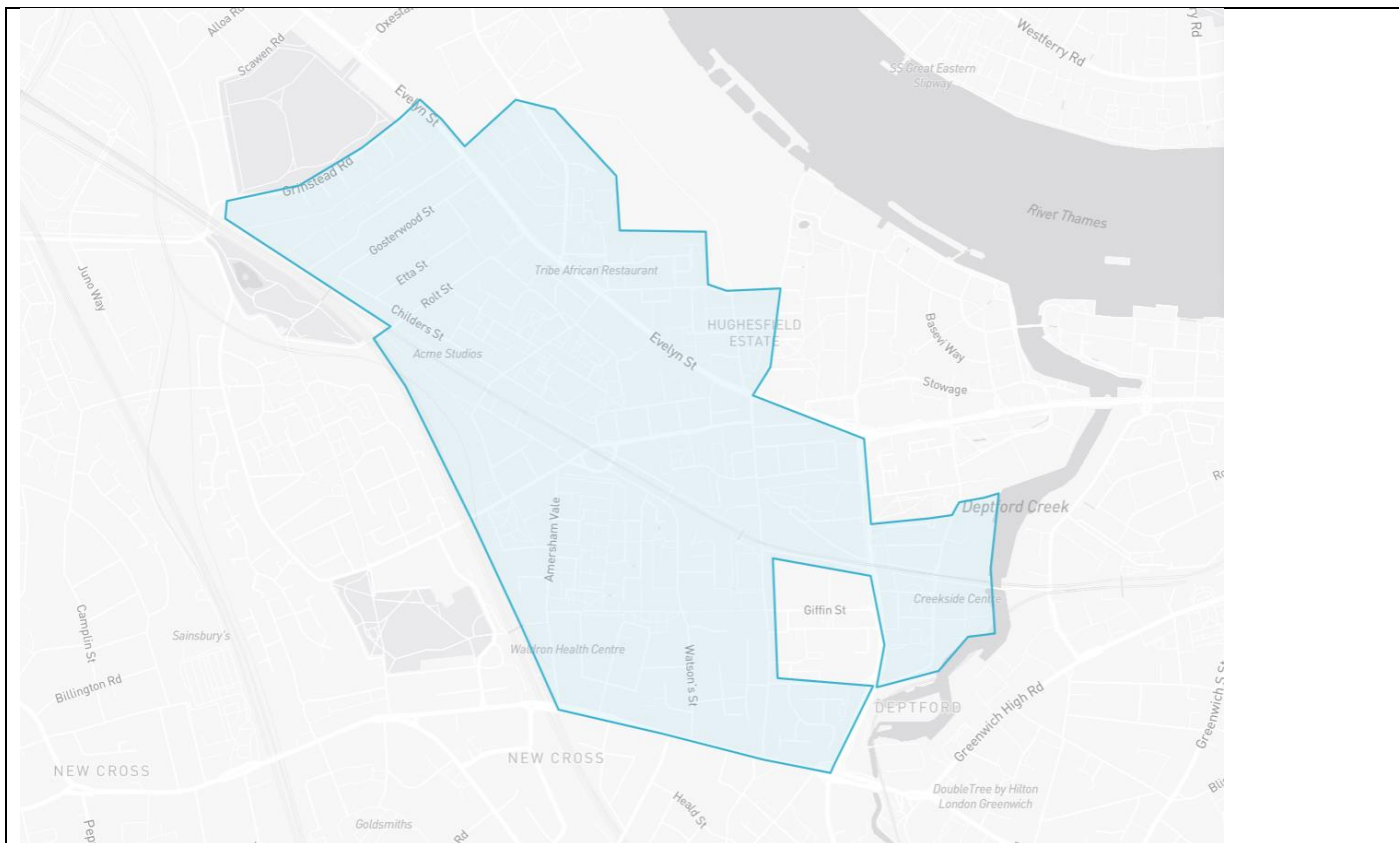
Inclusive communications and engagement

All of the consultation and engagement activities helped shape the development of a robust Equality Impact Assessment (EqIA), demonstrating LBL's compliance with their Public Sector Equality Duty (PSED). Stakeholder and community insights can ensure the EqIA identifies where members of the community may be disproportionately impacted, determine appropriate mitigations, and ensure decision-making processes are more inclusive.

We endeavoured to mitigate against all barriers to participation to encourage and enable everyone in the community to participate. Some ways we did this included:

- Actively monitoring participation demographics and identify ways to encourage participation among less represented people/groups.
- Worked with groups like AgeUK, carer networks and local mobility forums to engage with older and disabled people, and ensure this engagement met accessibility standards.
- Engaged with established forums to connect with people in ways they are already active and comfortable with, reducing reliance on them to engage with less familiar or trusted channels – like Places of Worship and community groups.
- Translated materials into languages other than English where appropriate.
- Made it as easy as possible for people who are time poor to participate, by going to where they are likely to be – schools, markets, and transport hubs.
- Ensure there isn't an overreliance on digital/social media participation to reduce the risk of digital exclusion.

The consultation area in Deptford included areas east of the train tracks, Creekside, and areas north of Evelyn Street from Dragoon Road to Watergate Street. A portion of roads near the Deptford Lounge Library was excluded, as parking restrictions are already in place.



The consultation area in Catford and Crofton Park (henceforth referred to as Catford) covers the area from the east of the railway line up to Ravensbourne Park to the west. To the north all roads are covered up to Courtrai Road in the north-west and Ewhurst Road in the north-east, while the south bordering roads are Stanstead Road and Waldram Park Road.



Consultation programme

The consultation programme was designed to understand public opinion on proposed concept designs and ensure local feedback was considered as a part of the decision-making process. By incorporating feedback gathered during the consultation, changes, and recommendations can be re-designed to reflect the local priorities and needs but also mitigate any potential negative impacts of the proposals that might impact adversely only residents with particular protected characteristics.

Consultation survey

A consultation survey was the formal method used to capture feedback on the proposals. The consultation survey was embedded on the project webpage and linked directly via QR codes on consultation materials (leaflet, lampposts, roll banner).

Hardcopy versions were available on request via the phone service, and available to pick-up from Deptford Lounge Library or Ackroyd Community Centre, as well as complete directly with residents and businesses during door-knocking and pop-up sessions.

A total of 4136 survey responses were received for the overall programme of proposed measures.

- 3897 surveys were completed online during the consultation period.
- 239 hard-copy surveys were entered into the final dataset.

Virtual stakeholder briefings

We reached out to key stakeholder groups during the engagement, including interest groups within Lewisham and those who are potentially impacted by the proposals or representative of communities, such as local businesses, schools and churches.

Two stakeholder meetings lasting 1.5 hours were hosted on Microsoft Teams:

- Tuesday 10th January 2023, 6.30 – 8.00 pm
- Wednesday 11th January 2023, 12.30pm – 2pm

Sustainable Streets Virtual Meeting: 10th January 2023

Seven stakeholder groups confirmed their attendance for this meeting, with two tentative, however out of these sign-ups only four stakeholders attended. The following stakeholders were present at the meeting:

- Lewisham Cyclist Campaign
- Deptford Police, Evelyn Ward
- Lewisham Foodbank
- Living Streets

Sustainable Streets Virtual Meeting: 11th January 2023

18 stakeholder groups confirmed their attendance for this meeting, with two stakeholders a 'maybe'. In total, 20 attended the session with some stakeholders attending despite not responding to confirm. The following stakeholders were present:

- Ackroyd Centre
- Tidemill Academy
- Creekside Centre
- Freedom for Drivers
- Medicos Pharmacy
- St Saviours Church
- Art Hub in Deptford
- Prendergast Ladywell School
- St William of York School
- Creekside Centre
- Living Streets
- Grinling Gibbons Primary School
- Street Trees for Living
- Federation of Small Businesses
- Wavelengths Leisure Centre
- Addey & Stanhope School
- Lewisham Pensioners Forum
- Lewisham Homes

Pop-up sessions

Ten face-to-face pop-up sessions were held throughout the consultation period. Five in the proposed Catford area and five in the proposed Deptford area.

Pop-up sessions were communicated as an opportunity for people to drop in any time and ask any questions about the consultation or complete the survey.

Below is an overview of each pop-up session in Catford including an estimation of the number of attendees.

- St William of York Primary School – Friday 3rd Feb, 14:30 – 16:30
 - 60 – 75 people in attendance

- Ackroyd Community Centre – Sunday 5th Feb, 12:00 – 14:00
 - 100 – 150 people in attendance
- Saint Hilda’s Church – Tuesday 7th Feb, 14:15 – 16:15*
 - 50 – 60 people in attendance
- Saint Hilda’s Church – Wednesday 8th Feb, 16:30 – 18:30*
 - 60 people in attendance
- St Saviours Church – Friday 17th Feb, 10:30 – 12:30
 - 50 – 60 people in attendance

* These pop-up sessions were originally scheduled at Stillness Primary School and Honor Oak Park Station, but were relocated to Saint Hilda’s Church due to concerns about the venue capacity and security. Signposts were placed at both locations to redirect all participants.

Below is an overview of each pop-up session in Deptford including an estimation of the number of attendees and the general sentiment.

- Grinling Gibbons Primary School – Tuesday 31st Jan, 14:30-16:30
 - 10 – 15 attendees
- Deptford Market Yard – Saturday 4th Feb, 10:30-12:30
 - 10-15 attendees
- Deptford Library – Thursday 9th Feb, 16:30 – 18:30
 - 20-25 attendees
- Deptford Library – Saturday 11th Feb, 11:00 – 13:00
 - 30-35 attendees
- Deptford Market Yard – Thursday 16th Feb, 12:30 – 14:30
 - 25 attendees

Business site visits

In the second week of the consultation, businesses were visited to check if leaflets had been received and to encourage them to complete the business section of the survey.

In Catford

- We spoke with 20 businesses on Brockley Rise and Stanstead Road and 11 businesses (55%) were aware of the consultation.
- Many businesses shared concerns about the parking elements of the scheme potentially deterring customers away from their business.

In Deptford:

- We spoke with 27 businesses on Deptford High Street and 13 businesses (48%) were aware of the consultation.
- Many felt temporary parking for up to 30 minutes would suit the needs of customers. However, some businesses were concerned it would affect trade.
- Some businesses were concerned that staff could be affected as they park in nearby roads affected by the proposals.

In instances where businesses were not available to speak during our visit, information about the consultation, including a link to the website, was left with them.

Door knocking

Weekly monitoring of the survey responses allowed LBL to observe consultation response rates, including areas with low or no responses.

Door-to-door visits were carried out on the 28th February in Catford and 1st March in Deptford in areas with low response rates. The outcomes of these door-knocking sessions are summarised below.

Catford	No. of Doors Knocked	Access	
		Yes	No
Grierson Road	38	17	21
Beumaris Mews	5	2	3
Gabriel St	2	0	2
Ballina St	23	7	16
Sienna Place	5	1	4
Honor Oak Park	4	1	3
Blythe Hill Lane	33	5	28
Blythe Close	13	1	12
Total	123	34	89

Deptford	No. of Doors Knocked	Access	
		Yes	No
Diana Close	6	3	3
Staunton Road	4	2	2
Walnut Close	10	3	7
Watson Street	22	7	15
Beach Close	9	3	6
Baildon Street	4	4	0
Edward Street	18	6	12
Grinling Place	4	2	2
Czar Street	19	6	13
Dacca Street	19	16	3
Mornington Rd	8	3	5
Stanley St	7	2	5
Turnpike Close	23	7	16
Napier Close	22	10	12
Reginald Rd	51	17	34
Bronze Street	1	0	1
Creekside	1	0	1
Total	228	91	137

Dedicated project web page

A dedicated webpage built on PCL Engagement Hub included:

- The online survey

- The local street plans downloadable as a PDF document
- Dates and times of all pop-up sessions throughout Catford and Deptford
- Before and after visualisations featuring Etta Street and Lessing Street
- A downloadable frequently asked questions document about the proposals and consultation
- Link to Lewisham’s Parking website to find out eligibility of permit for certain groups and permit cost calculator.
- Contact email address for consultation queries.

Leaflet and lamppost wraps

Distribution of leaflets to all properties in the consultation areas were an important way of increasing awareness. The six-page leaflet contained key information about the proposals, customised maps of proposals on their street and information about how to participate.

Details regarding the pop-up sessions were included in the leaflet, as well as a URL and a QR code that linked directly to the survey. Throughout the consultation period, the QR code on the leaflet was scanned a total of 1348 times.

Posters were placed at both ends of every street in the consultation areas in both Catford and Deptford. These contained information about the pop-up sessions and a QR code link to the survey.

Press release

A press release was published on the launch day of the consultation on Lewisham Council's website informing residents of the consultation. The press release contained a link to PCL's engagement hub website to register feedback.

Social media

Social media posts were accompanied with and regularly scheduled from LBL's Twitter and Facebook accounts. A general-purpose animation about Sustainable Streets for Lewisham was also published as part of the consultation.

4. The analysis

Key analysis findings for Deptford

Overall proposals

- Aspects of the programme such as disabled parking bays, safer junctions and trees/planting received a high level of support.
- Many respondents in Deptford were also in favour of more walking and cycling infrastructure.

Participant profile

- A total of 663 respondents responded to the surveys, comprising 545 unique households. A total of 12120 properties received copies of the consultation materials generating a response rate of 5.5%.
- There was almost an even split between men and women, and White British people were most likely to respond compared with other ethnicities. Most respondents were aged in their 30s.
- This correlates with the most recent Deptford Ward Profile which reported 50.3% of residents were male and 49.7% as female (unfortunately ONS population statistics do not include estimates for nonbinary gender identities). The Deptford Ward Profile also reported an average age of 34.

Car-free developments

- The majority of areas with high levels of opposition to residents permit parking corresponded with car-free developments. This included:
 - Moulding Lane / Childers Street
 - Cofferdam Way area

Cycle parking

- Many respondents stated they were happy to see increased cycle storage, however some respondents also raised concerns regarding the placement of cycle storage.

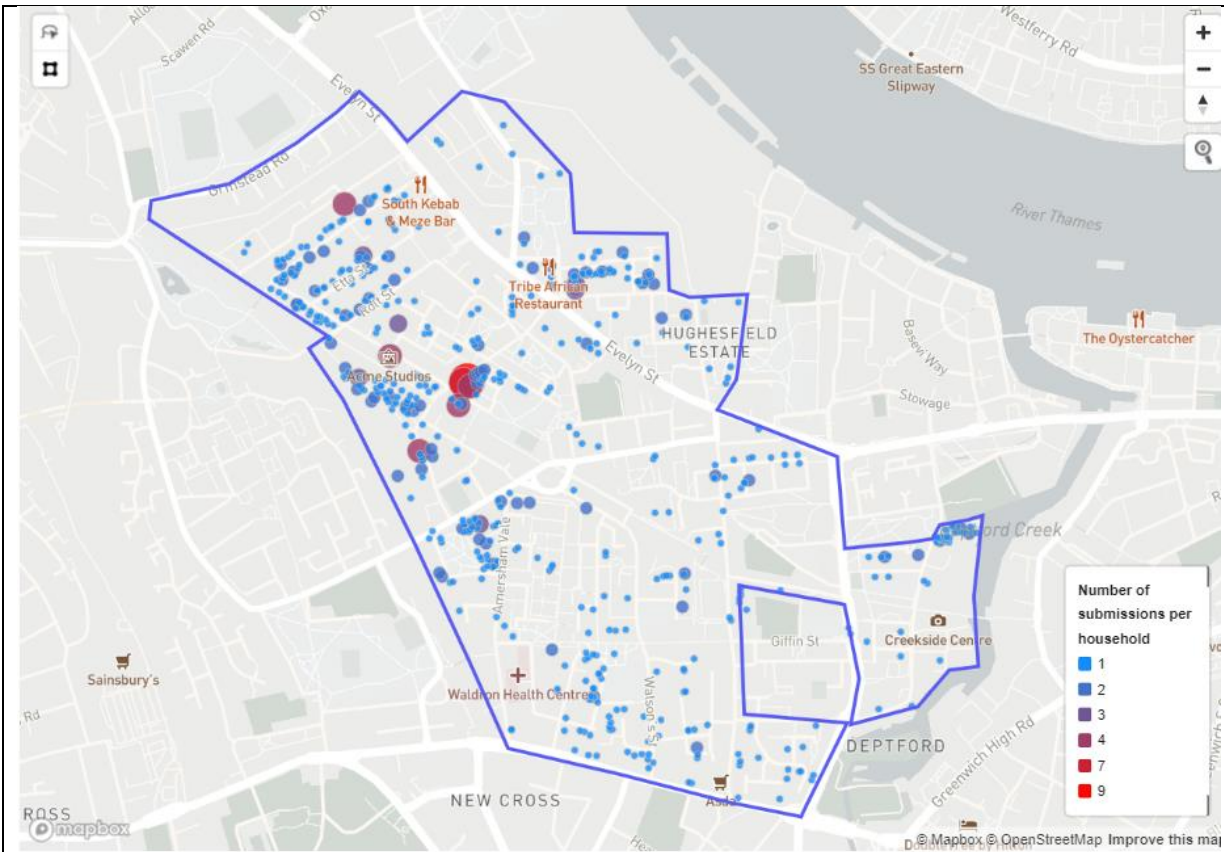
Parking charges

- The costs associated with parking permits for residents and visitors were highlighted as a concern by a number of respondents.

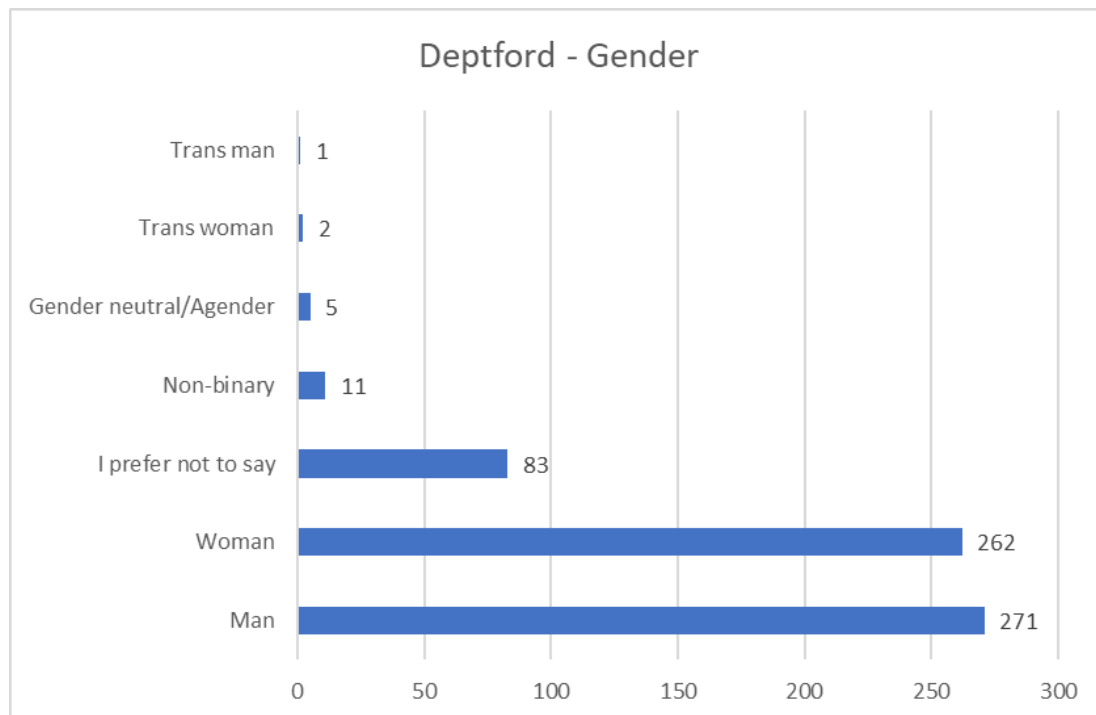
Analysis of Deptford consultation responses

The map below shows the geographical distribution of household responses in Deptford. Multiple submissions were often made from the same household (i.e. family members), these households have been visualised as bigger circles with contrasting colours.

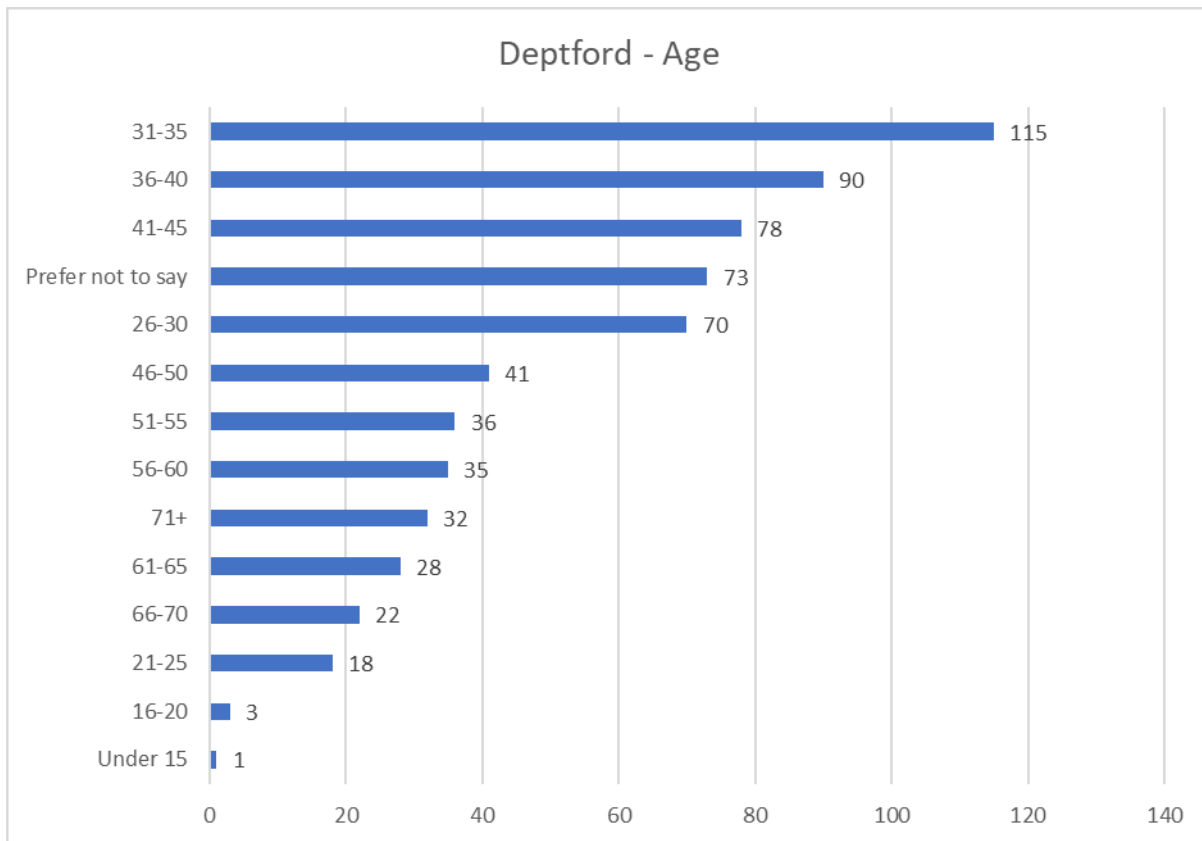
A large portion of responses were made from north-west of the consultation area from places such as Gosterwood Street and Etta Street. The response rate in other areas of Deptford was irregular.



Gender, Age and Ethnicity

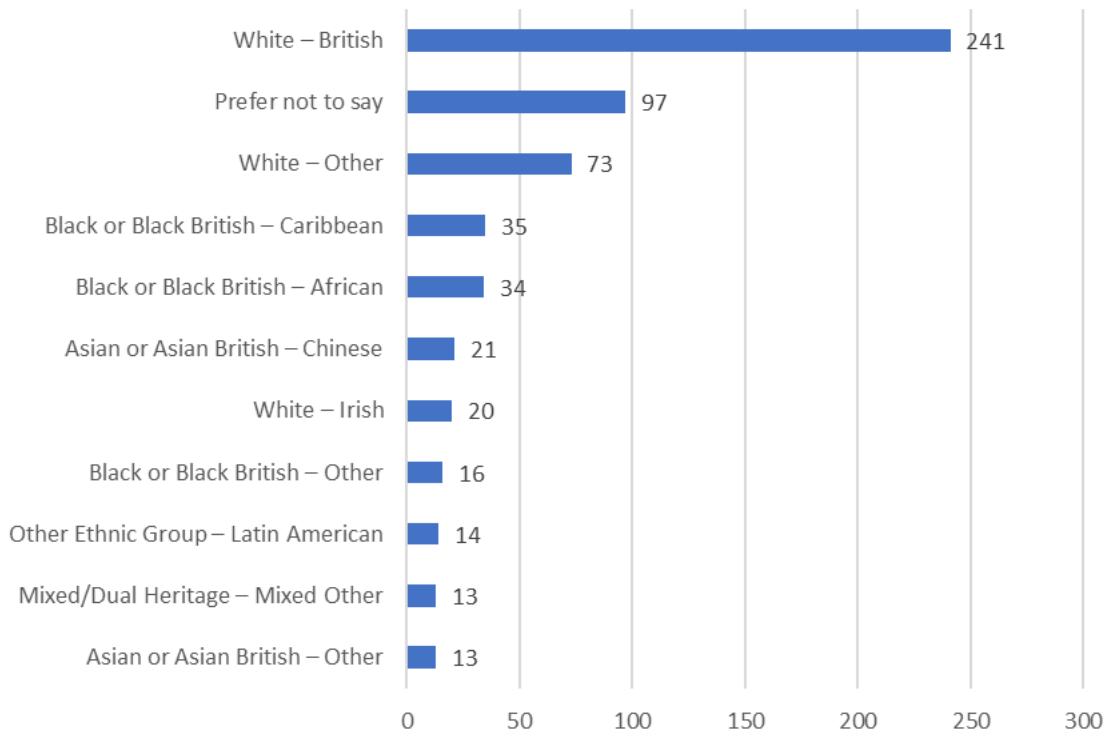


The gender differences were almost identical with men slightly outnumbering women. A considerable number of respondents chose I prefer not to say, while tiny minorities identified as non-binary, gender neutral or trans.



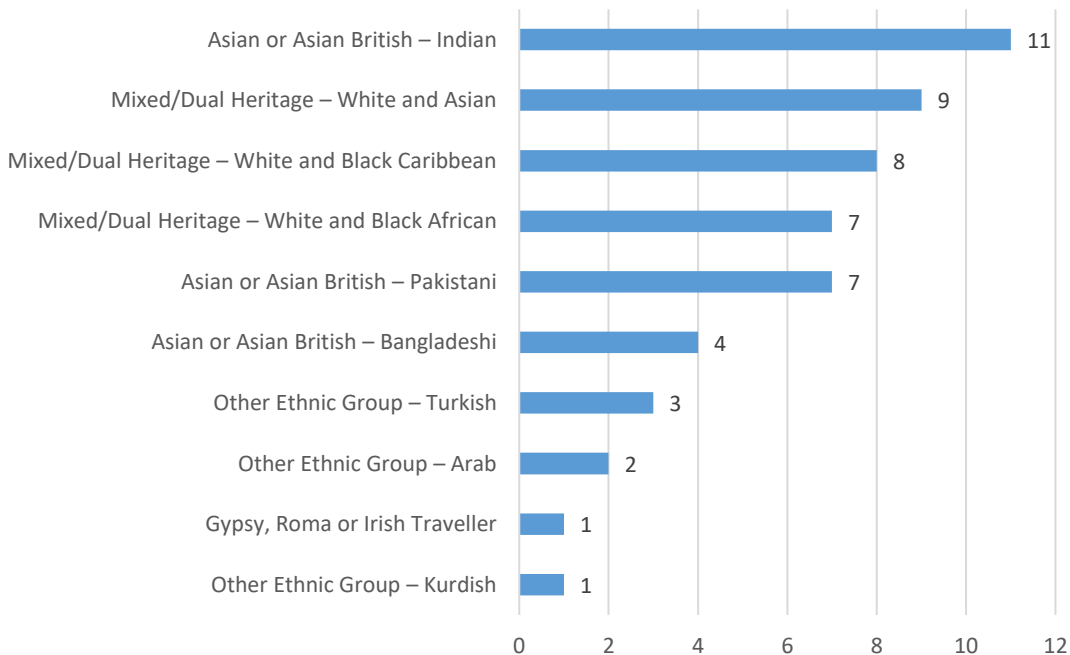
Those aged in their 30s formed the biggest age groups responding to the survey. This was followed by people in their late 20s (26-30) and 40s which formed a large segment of the responses.

Deptford - Ethnicity (major ethnicities)



White British outnumbered all other ethnicities by a large margin in those who responded, followed by White - Other. A significant number of respondents again said they preferred not to state an answer. White - British made up 42% of all respondents, a considerably higher margin than the Deptford Ward Profile which reported 26% of Deptford residents as having an ethnicity of White British.

Deptford - Ethnicity (minor ethnicities)

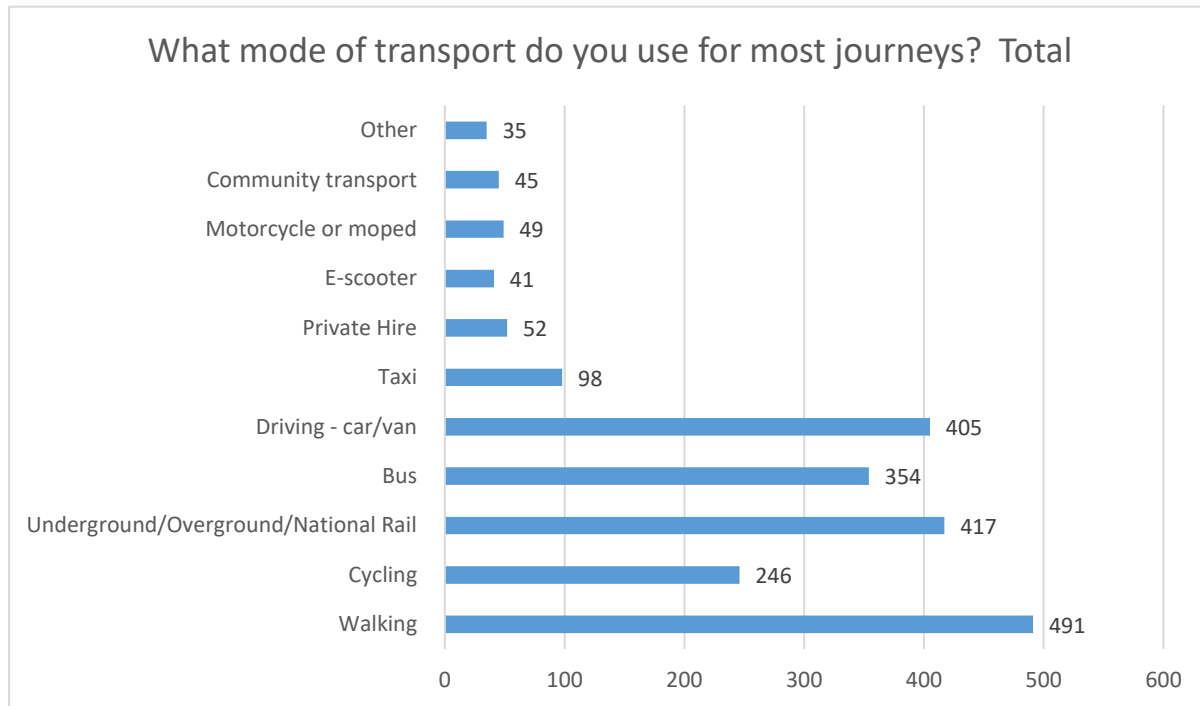


Although the consultation responses reveal the levels of representation of different genders and ethnicities amongst respondents the impact on those characteristics by the measures remains

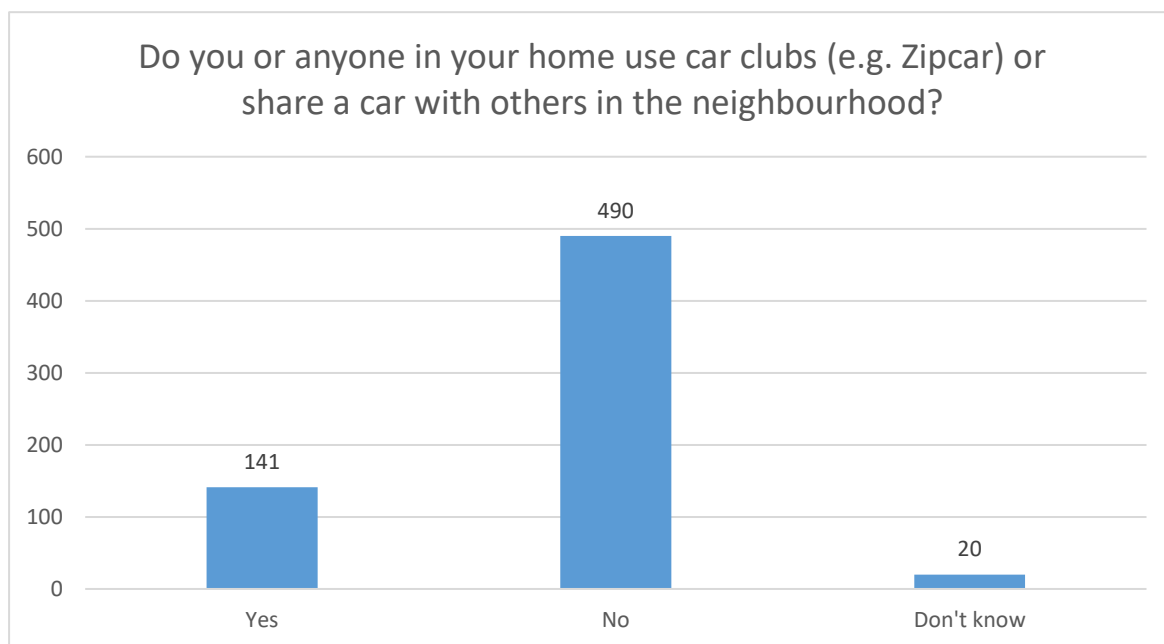
neutral. There is the potential for a negative impact on those who classified themselves in the 66 – 70 and over 71 age groups, and the potential for positive impacts on those from the younger age classifications.

Transport choices

The chart below has tallied the number of people who selected that they used each mode of travel as one of their top three preferences.



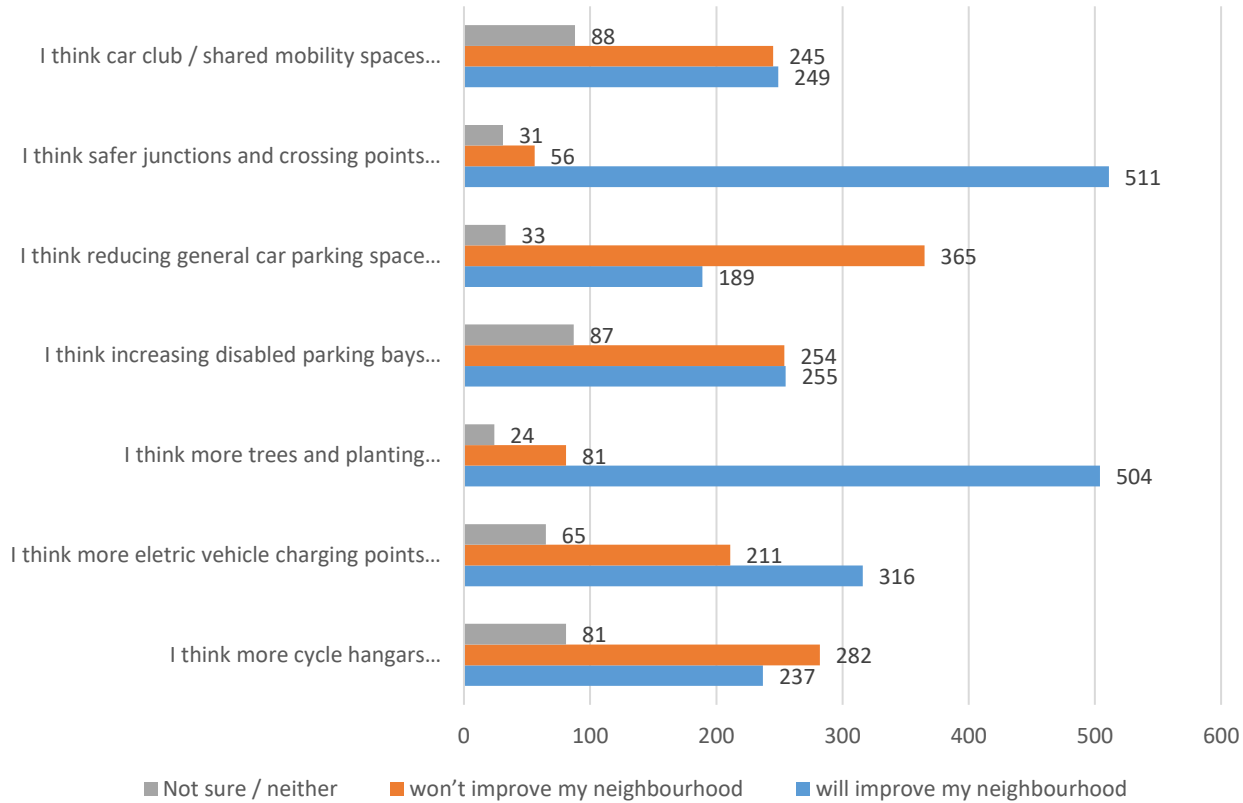
Most people in Deptford said they walk, while a considerable amount of people also said they drive and use bus and rail services. Cycling was also a fairly common form of transport.



The above asked all respondents about car-sharing habits and if anyone in their household makes use of car-clubs. A total of 651 people answered this question.

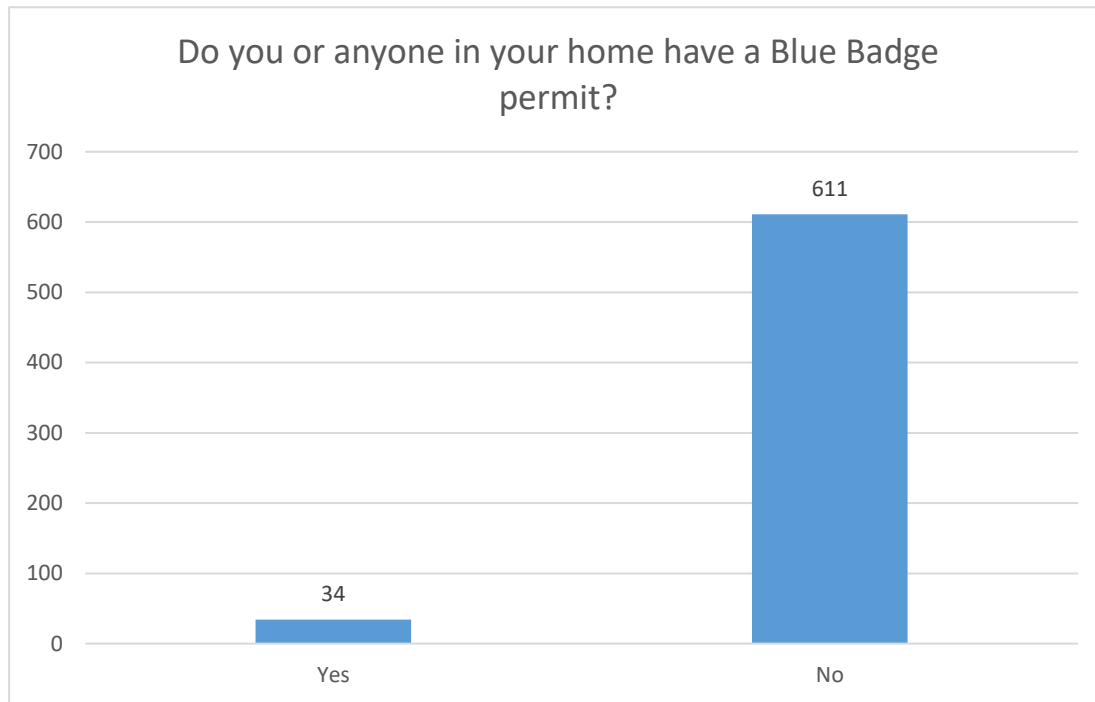
Support for proposals

Please tell us how you feel about the following statements

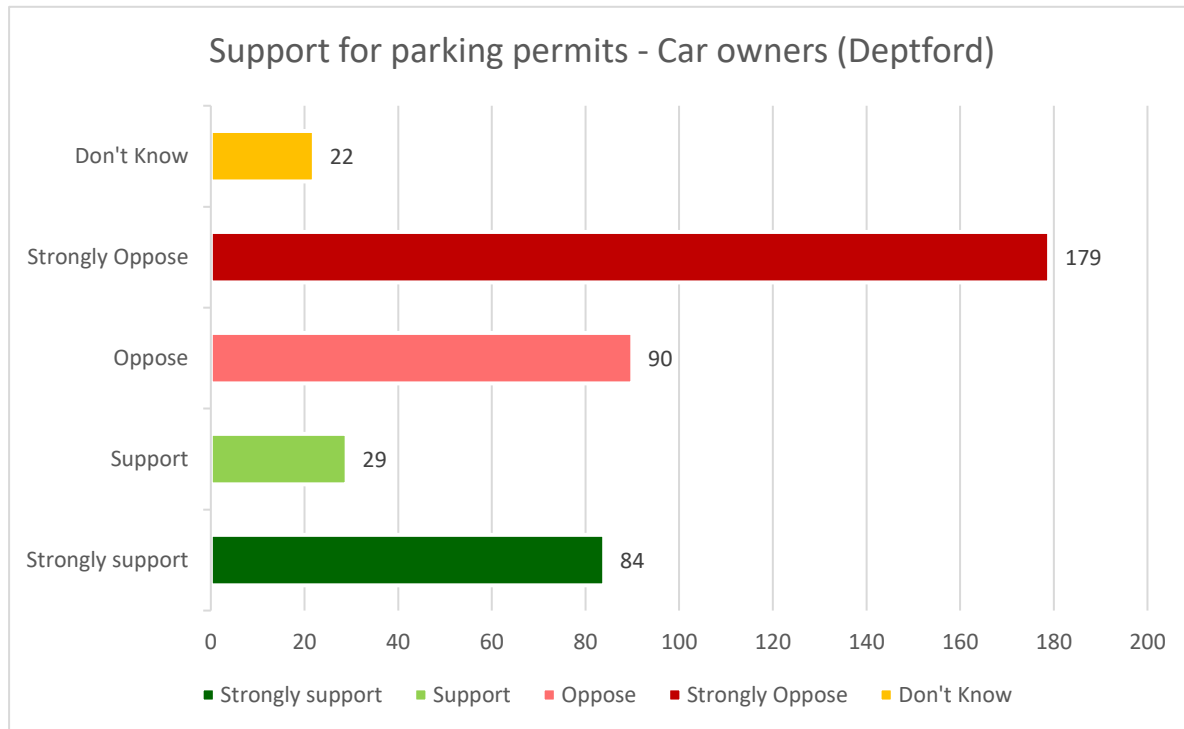


Most statements tended to have mixed responses, with cycle hangars, car clubs, disabled parking bays generating similar levels of support and opposition. EV chargepoints, trees and planting, alongside safer crossings and crossing points had a high-level positive sentiment, while reduction to general car parking spaces had a high level of negative sentiments.

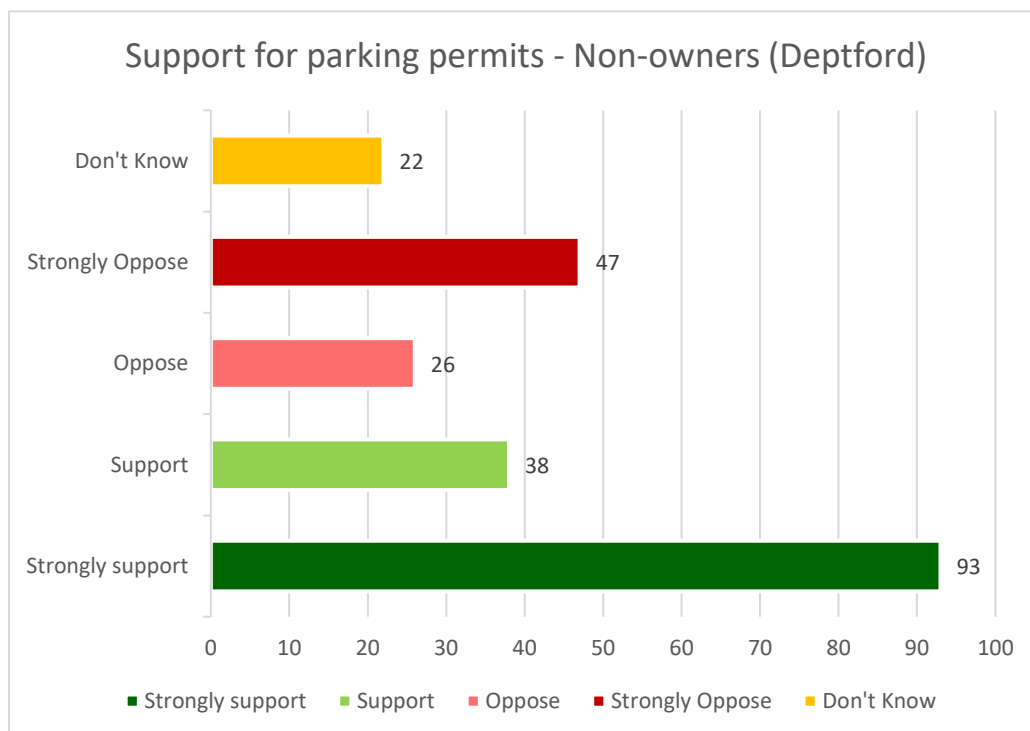
This question asked respondents whether they or anyone else in their household have a blue badge permit. A total of 645 people answered this question. A separate question was asked as to whether the respondent considered themselves to have a disability. This question received 609 responses with 87 (14%) responding yes. There is the potential for the proposals to have a negative impact on this particular group.



The following section shows a comparison of support for parking permits between respondents who own a car and do not own a car.

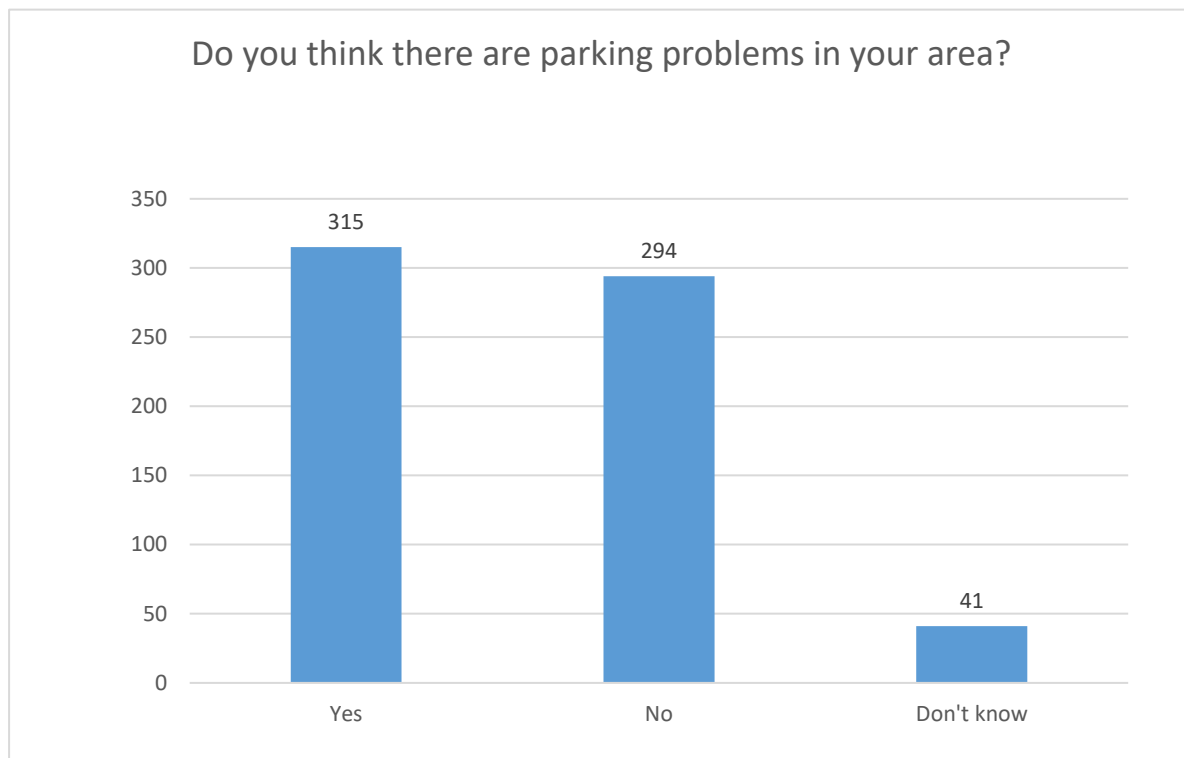


Most car owners said they were opposed to the introduction of parking permits, with just over a quarter of car owners supporting the proposals for parking permits.



Most non-car owners (57%) expressed support for the proposals. Those from a lower income household are less likely to own a car. There is therefore the potential for the proposals to have a positive impact on those from a lower income household.

This question asked respondents if they thought there were parking problems in their area where they live. A follow-up question specifying type of problem was conditional based on if they selected yes to this question. A total of 650 people answered this question.



Those respondents who said they experienced parking problems were presented with a list of parking issues and asked to indicate if they experienced them in their area.



48% of respondents indicated that they did experience parking problems with 45% stating they did not. The proposals would enable most residents to park closer to their property with less need for residents to drive further to look for available parking spaces. The proposals therefore

have the potential for a positive impact on all residents who own a vehicle, potentially reducing some stress and improving mental health.

Key analysis findings for Catford

Overall proposals

- A high number of respondents were in opposition to proposals which involve reduction in parking spaces and require permits for residents and charges for visitors.
- There was strong support for EV charging infrastructure and comments regarding the rollout of this infrastructure being necessary to increase adoption of EVs.
- Other aspects of the proposals such as trees and planting, as well as safer junctions were supported.
- Frustration was expressed during face-to-face pop-up sessions, where the primary concern reported were the financial impacts on visitors and residents.
- A high rate of opposition for the introduction of parking permits was evident in almost every street in this area, with exceptions to this in parts of Grierson Road, all of Ballina Street, likely due to the proximity of the railway station, and a cluster of streets near Ravensbourne Park. These areas fall within the Crofton Park and Rushey Green Wards.

Participant profile

- A total of 2,028 respondents responded to the surveys, comprising 1,555 unique households. A total of 9741 properties received copies of the consultation materials generating a response rate of 20.8%
- Women and those aged in their 30s and 40s were more likely to respond, and White British people were the highest responding ethnicity.
- The most recent Crofton Park Ward Profile reported 51.3% of residents identify as female and 48.7% as male. The Crofton Park Ward Profile also reported an average age of 36.
- The most recent Rushey Green Ward Profile reported 48.6% of the population identify as female, and 51.4% as male. The Rushey Green Ward Profile also reported an average age of 35.

Support for parking permits on Grierson Road, Ballina Street and Ravensbourne Park

- The southern and northern sections of Grierson Road nearest the train station, had support for parking permits. This was mainly due to commuter parking.
- Nearby Ballina Street also had strong support
- There was also a pocket of support around Ravensbourne Park and Ravensbourne Park Crescent
- The recommendation is that the full package of measures be implemented in these areas only, however the double yellow line junction protection markings still be implemented across the Catford consultation area

Visitor parking

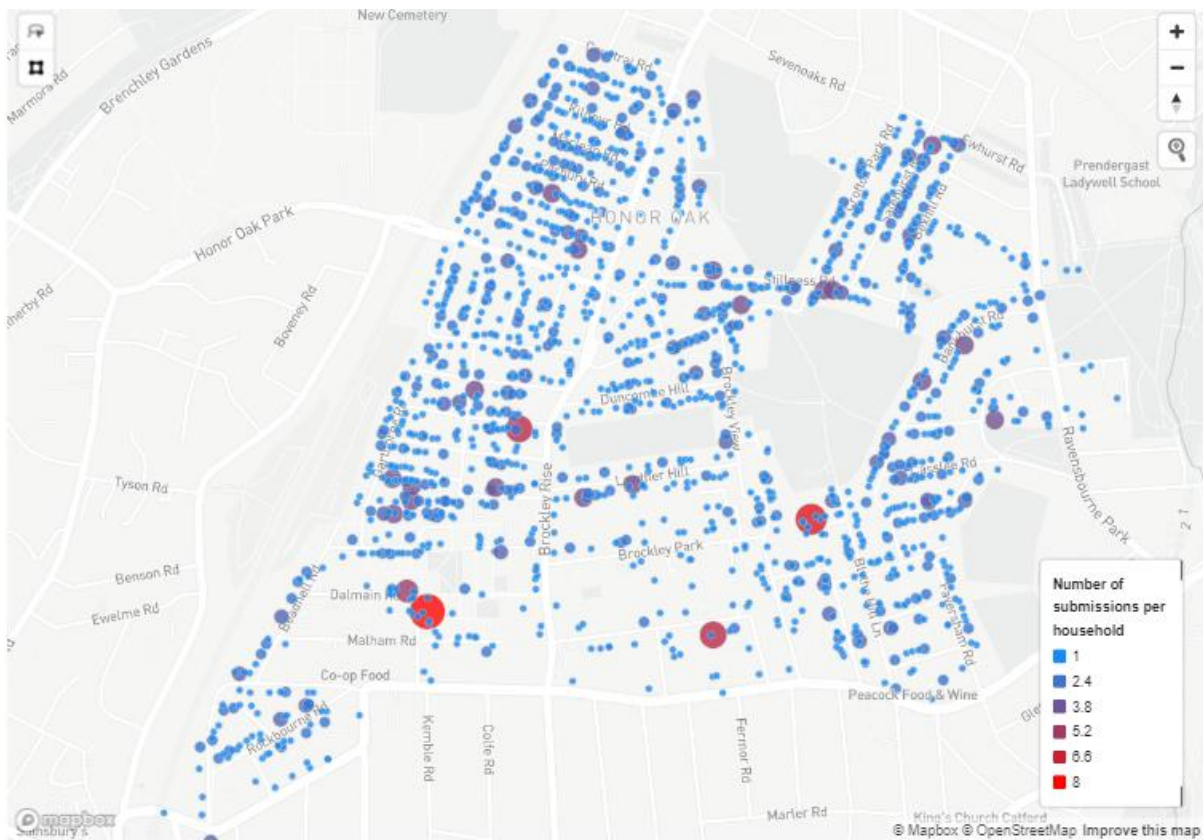
- One of the most common concerns raised in Catford was a perception that family and friends would not be able to visit the residents of Catford. This concern was particularly prevalent among elderly and disabled residents, some of whom mentioned requiring additional care.
- The cost for visitor permits was criticised by many respondents.
- The one-hour length of visitor passes was also criticised as being too short.

Concerns about parking displacement

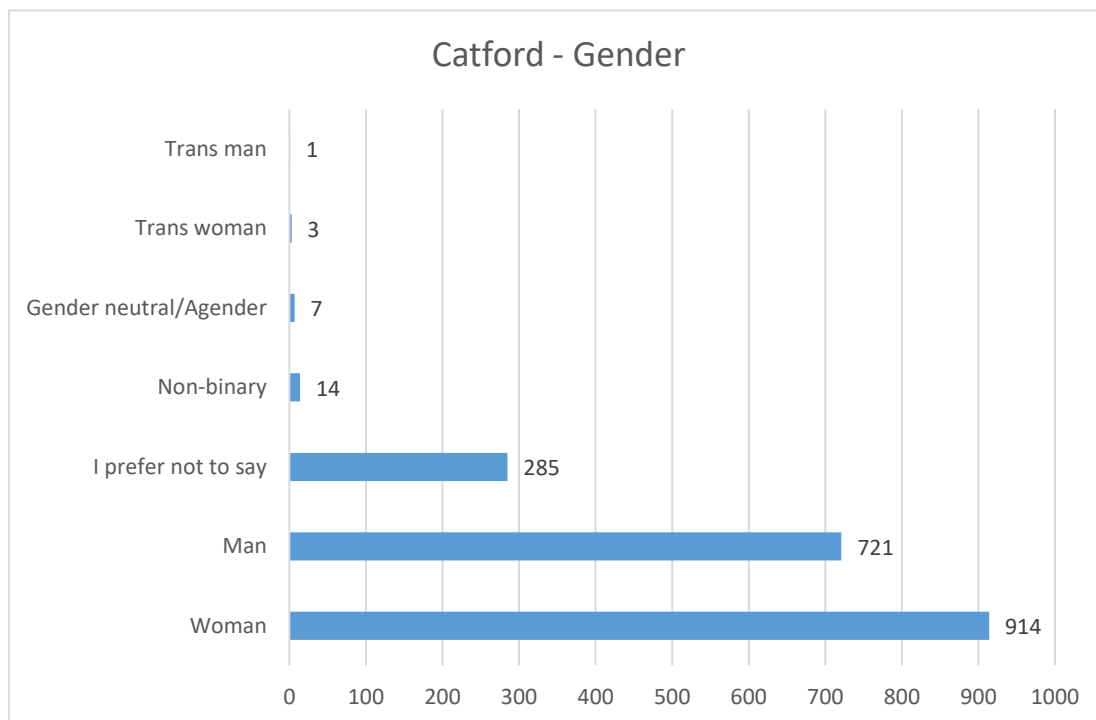
- Many respondents were concerned it would lead to reduction in parking spaces and cause additional parking pressure on their own road and other roads nearby.

Analysis of Catford consultation responses

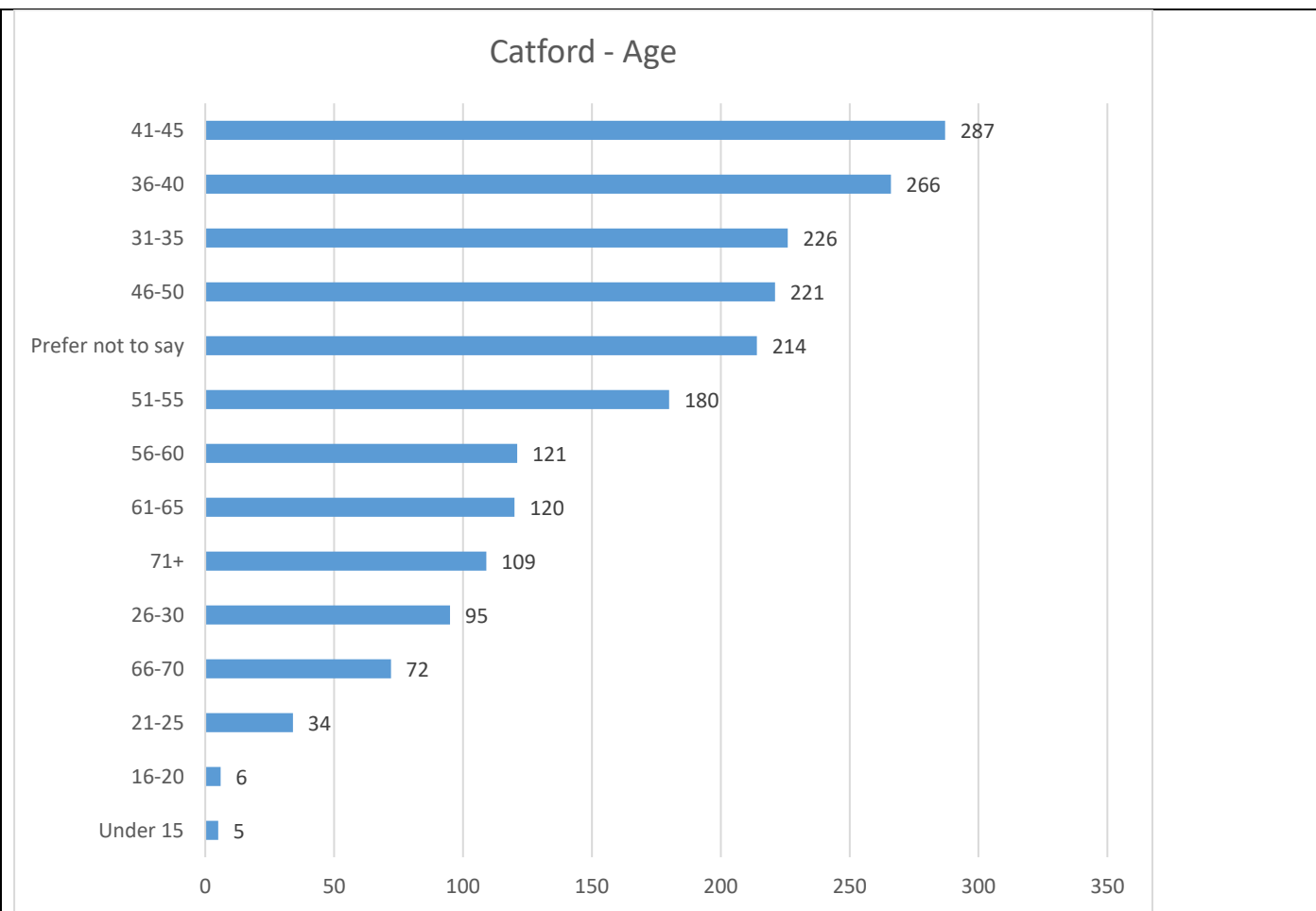
The map below shows the geographical distribution of households in Catford. Multiple submissions were often made from the same household (i.e. family members), these households are visualised as larger circles with contrasting colours.



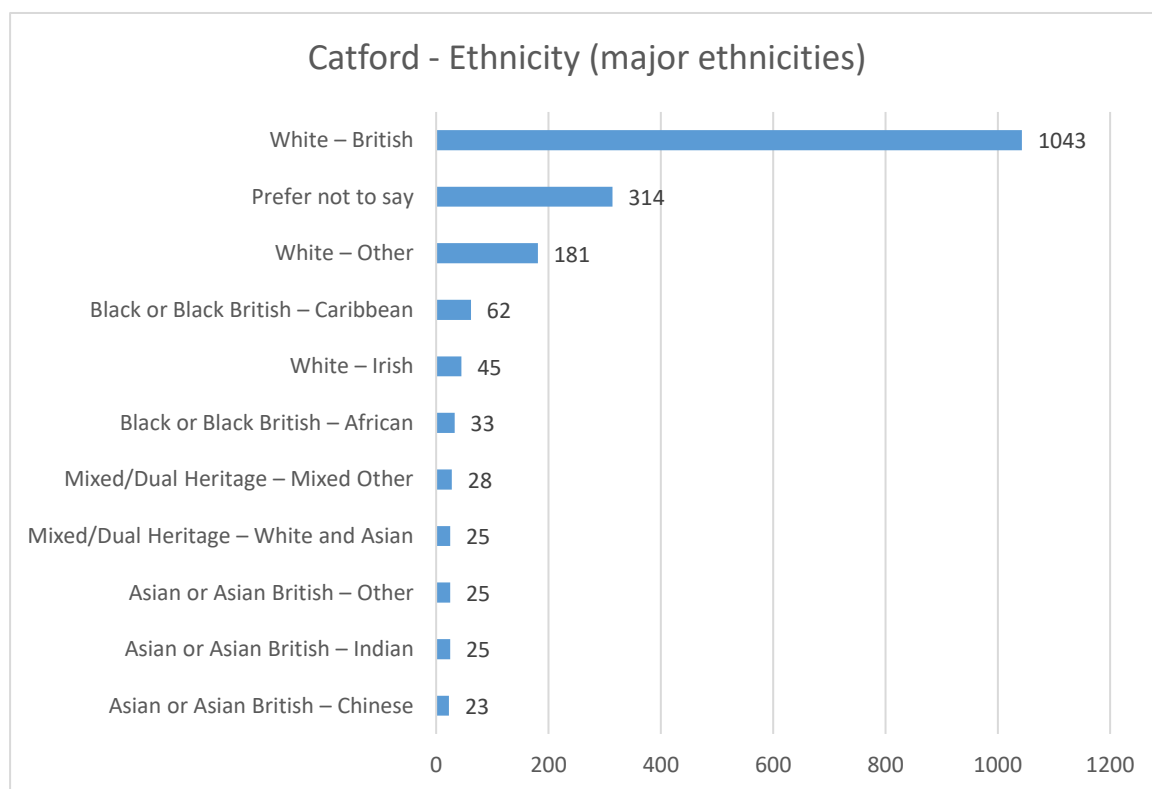
Gender, Age and Ethnicity



Women outnumbered men in terms of responses with about 10% more women responding. A significant number of people preferred not to say.

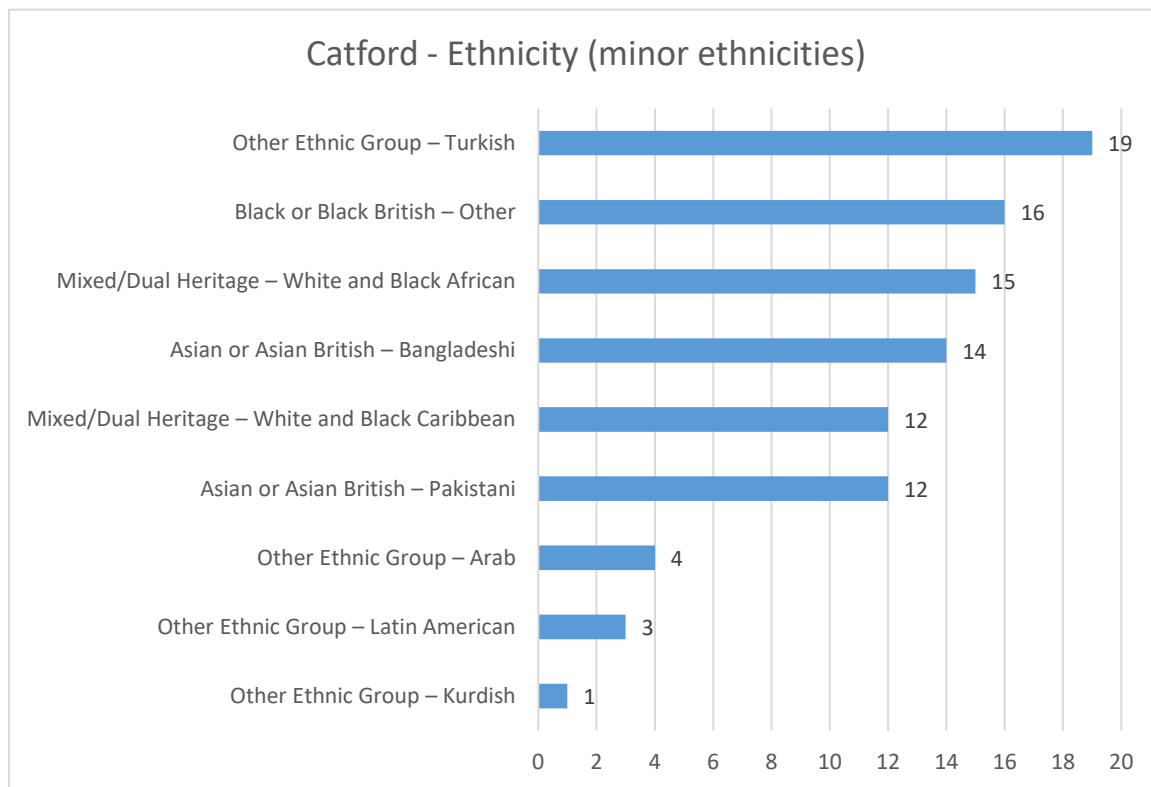


Respondents aged in their 30s and 40s were the most likely age groups to respond to the survey. The age groups that were older and younger tended to have far fewer responses.



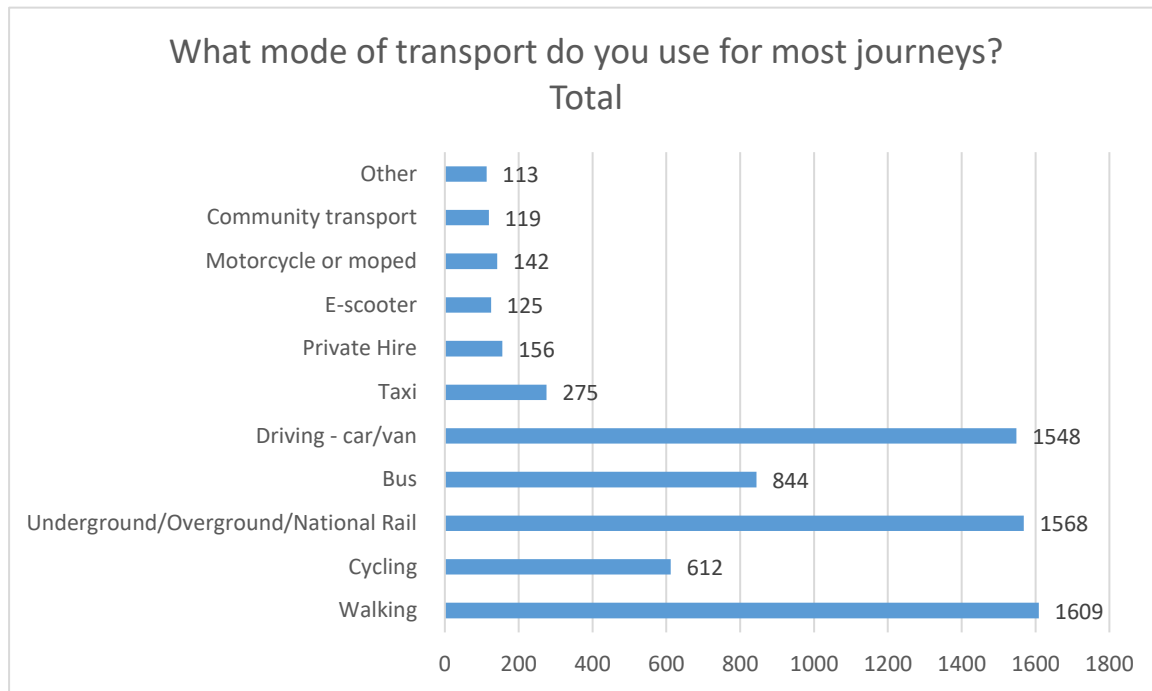
White British was the most common ethnicity amongst respondents followed by White - other, and white Irish. The remaining ethnicities were a mix of ranging from Black, Mixed and Asian. A significant segment of respondents decided not to state their ethnicity. White British made up

57.8% of respondents higher than the Ward Profile for Crofton Park which reported 47% as having an ethnicity of White British and the Ward Profile for Rushey Green which reported 30.4% as having an ethnicity as White British.

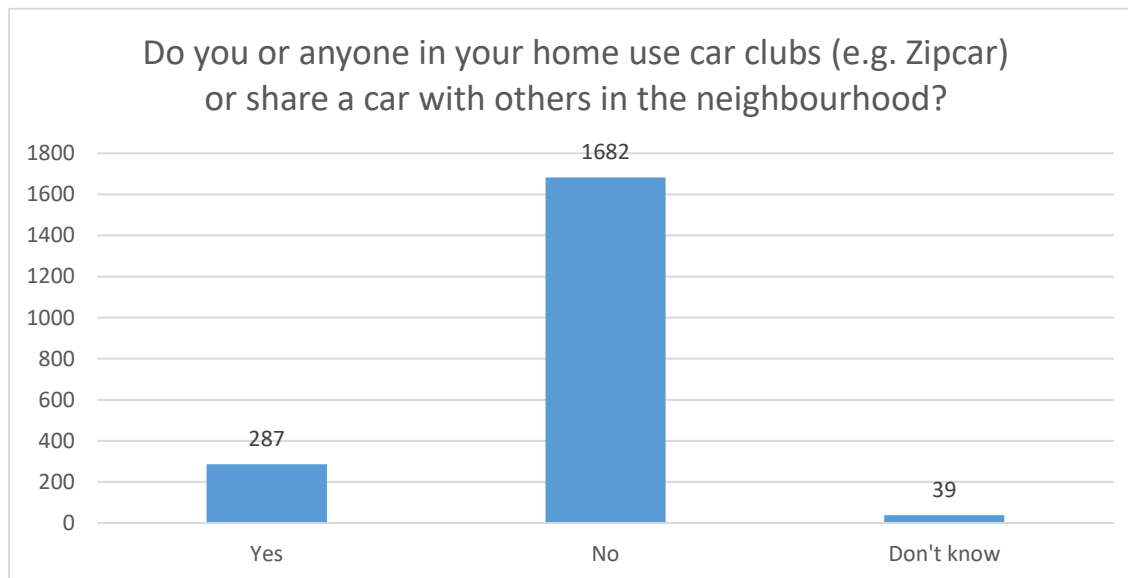


Although the consultation responses reveal the levels of representation of different genders and ethnicities amongst respondents the impact on those characteristics by the measures remains neutral. There is the potential for a negative impact on those who classified themselves in the 66 – 70 and over 71 age groups, and the potential for a positive impact on those from the younger age classifications.

The chart below has tallied the number of people who selected that they used each mode of travel as one of their top three preferences.

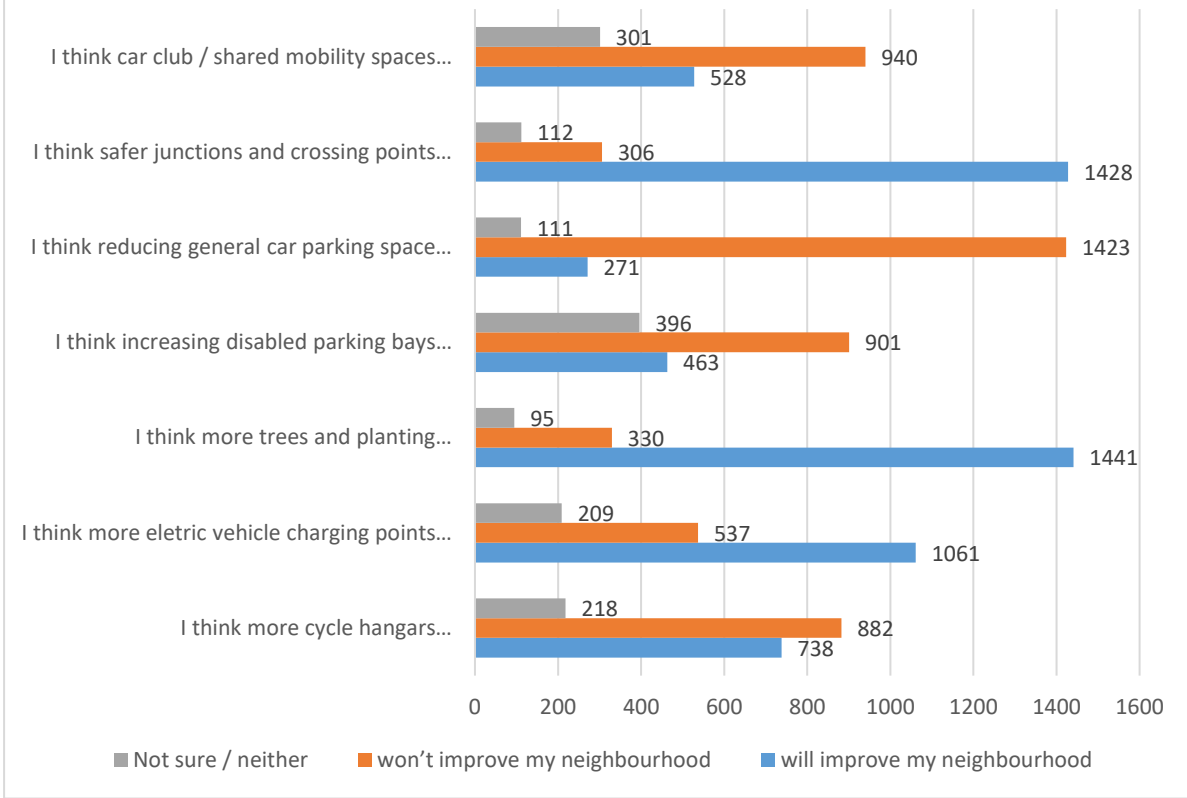


Most people in the Catford area tend to either walk, drive or use train services. These were often the first choice of transport for many respondents. Cycling followed by buses was less favourable but still used by respondents as secondary forms of transport. Other modes tended to be a minority choice and even in those cases mostly a third choice.



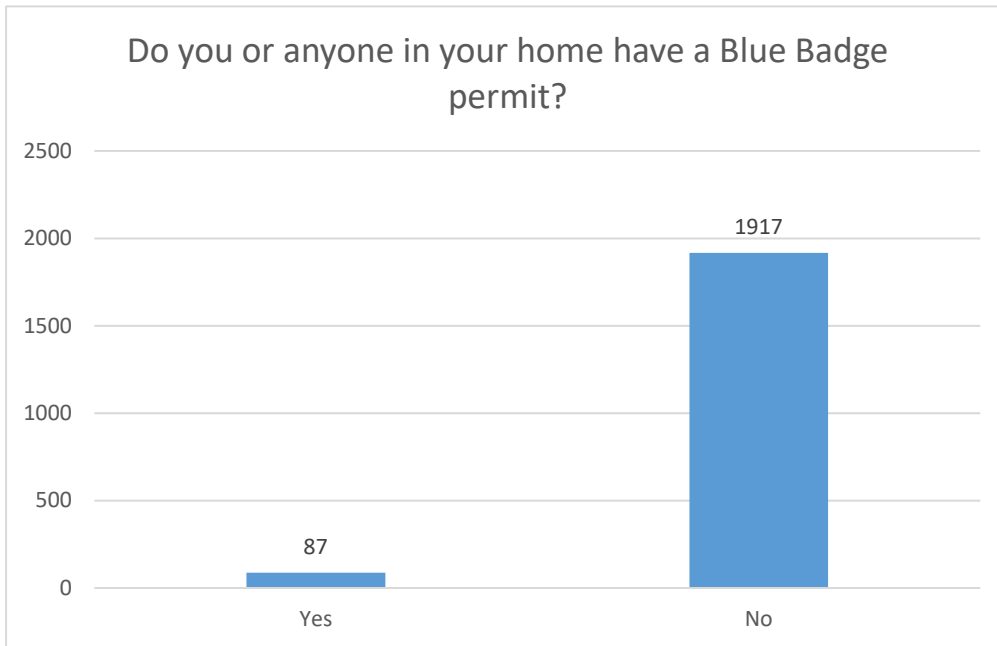
The majority of respondents do not use car sharing facilities. A small segment of Catford residents said they do, while a tiny minority said they did not know.

Please tell us how you feel about the following statements



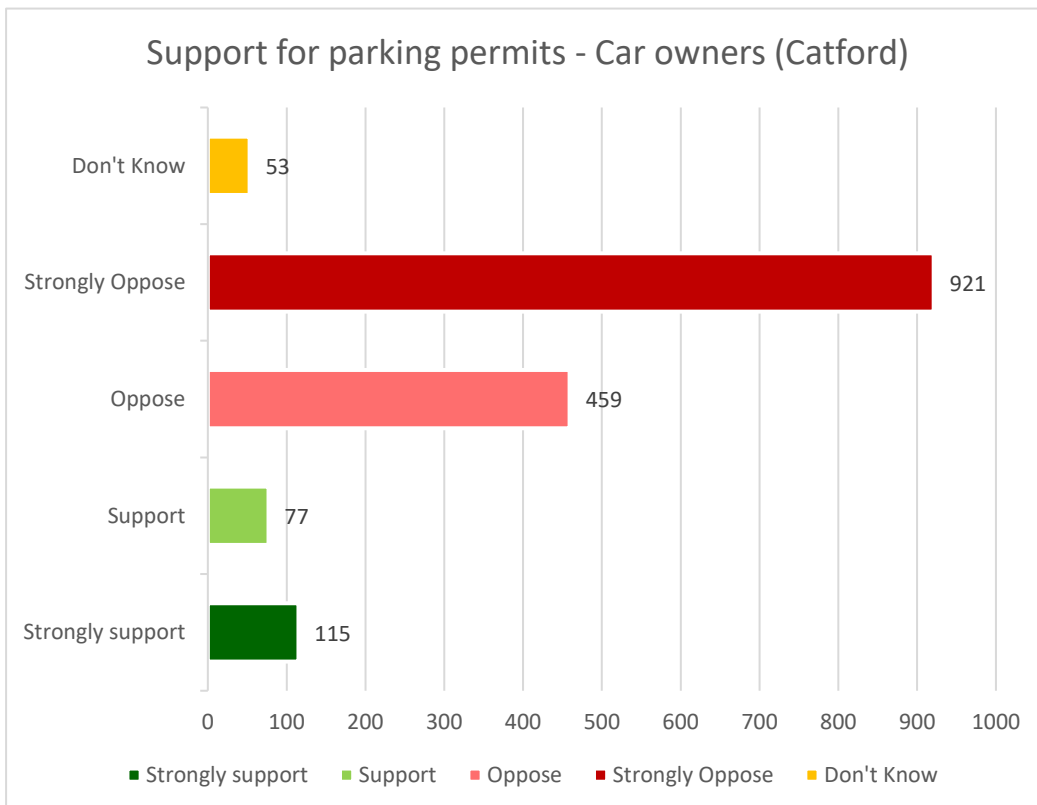
Respondents were negative towards reducing general car parking spaces with this having the highest number of responses stating that they believe it won't improve their neighbourhood. There was a negative sentiment for other parking changes such as car club and shared mobility spaces and increasing disabled parking bays. Cycle hangars had almost equal support and opposition. EV chargepoints, trees and planting, alongside safer crossing points had significantly stronger positive sentiments.

This question asked respondents whether they or anyone else in their household have a blue badge permit. A total of 2004 people answered this question. There is the potential for the proposals to have a negative impact on this particular group.



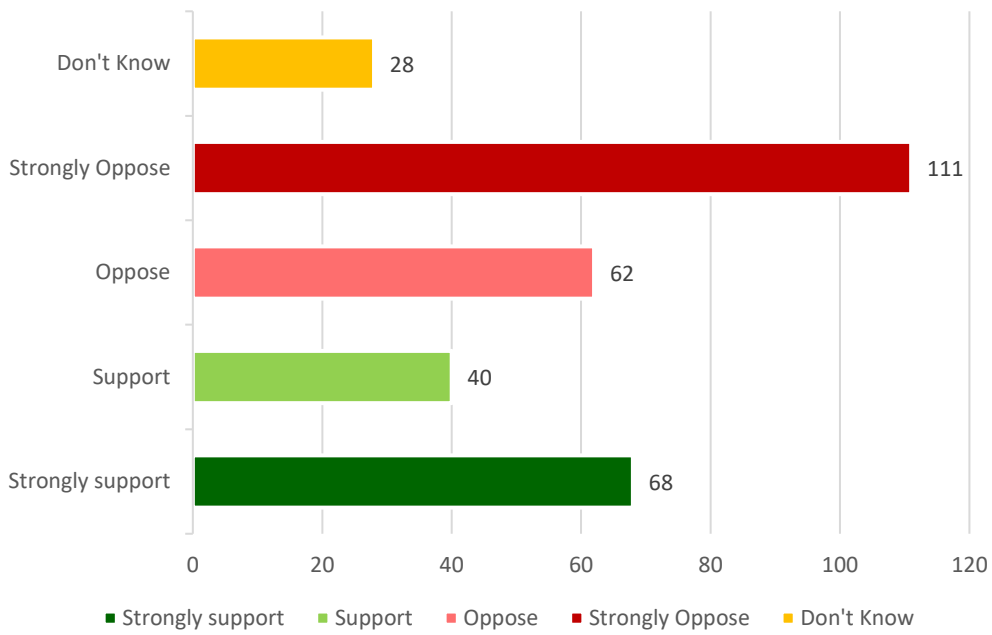
Parking permits

The following section shows a comparison of support for parking permits between respondents who own a car and do not own a car.



When looking at respondents who are car owners, a combined 1380 (85%) people oppose or strongly oppose parking permits, while a combined 192 (12%) support or strongly support.

Support for parking permits - Non-owners (Catford)

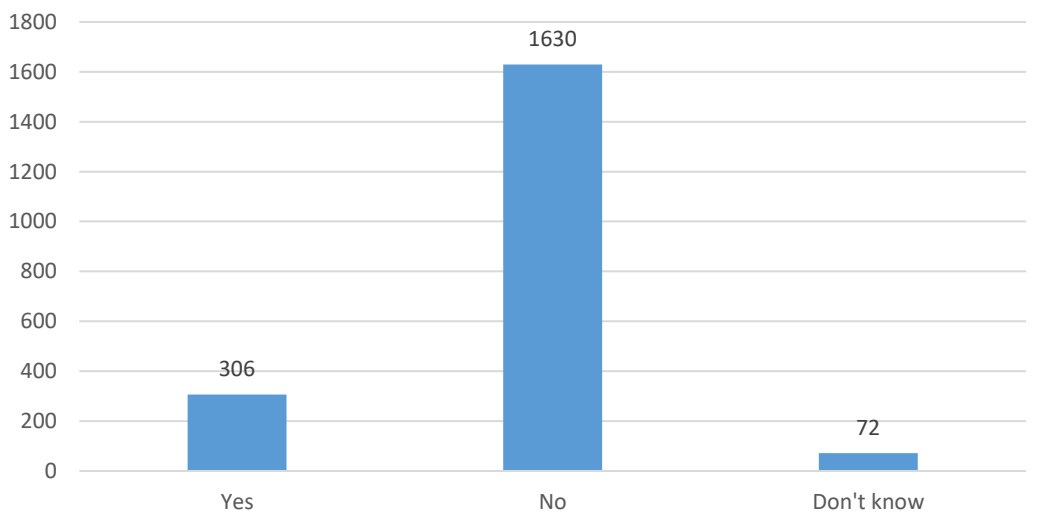


When looking at non-car owners, just over half are opposed to the introduction of permits with 35% in support and a higher number of non-car owners selected 'don't know' compared with car owners. The number of responses from non-car owners was significantly lower than from car owners. Those from a lower income household are less likely to own a car. There is therefore the potential for the proposals to have a positive impact on those from a lower income household.

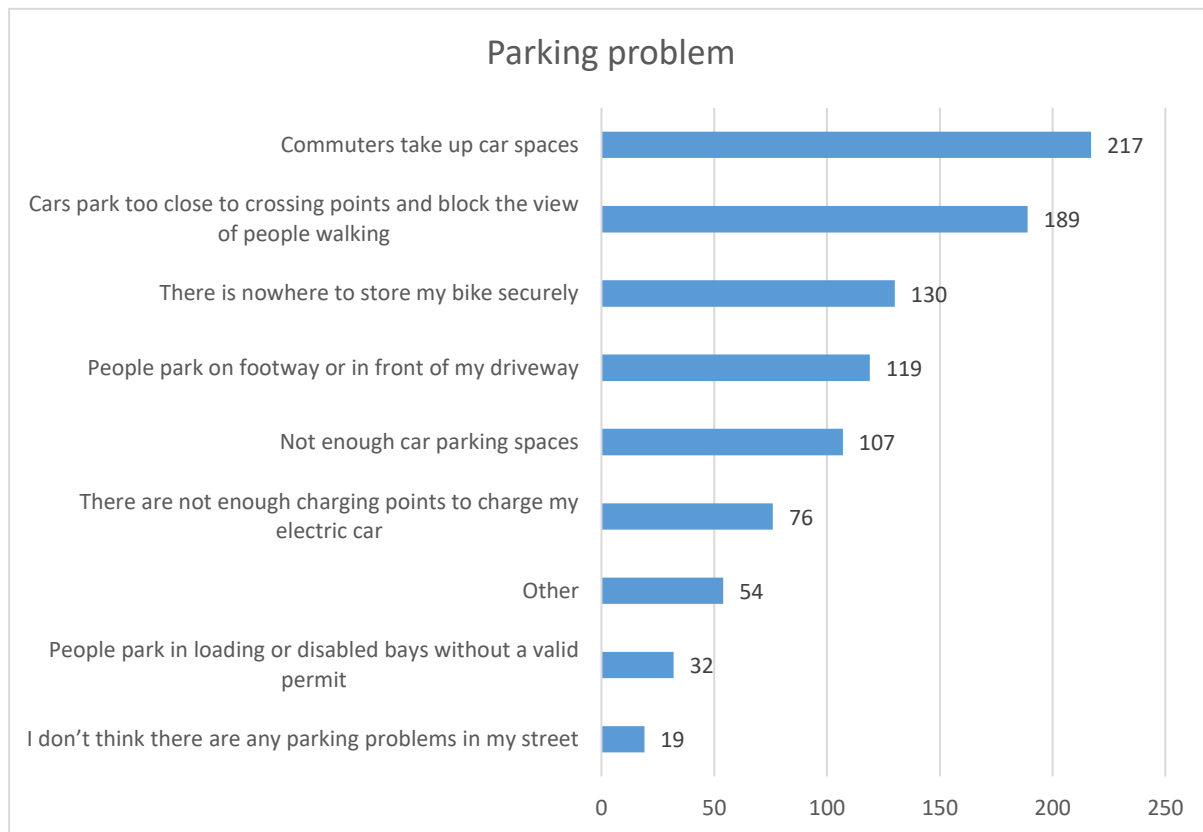
Parking problems

This question asked respondents if they thought there were parking problems in their area where they live. A follow-up question specifying type of problem was conditional based on if they selected yes to this question. A total of 2008 people answered this question.

Do you think there are parking problems in your area?



Those respondents who said they experienced parking problems were presented with a list of parking issues and asked to indicate if they experienced them in their area.



81% of respondents indicated that they did not experience parking problems, with 15% stating they did. The proposals would enable most residents to park closer to their property with less need for residents to drive further to look for available parking spaces. The proposals therefore have the potential for a positive impact on all residents who own a vehicle, potentially reducing some stress and improving mental health.

5. Impact summary

Any sustainable transport and parking improvements will impact all groups positively overall including those that may traditionally suffer from inequalities such as children, young adults, disabled people, pregnant women and young mothers, members of the LGBT community and BAME groups.

Protected Characteristics

Age

Sustainable transport improvements do not discriminate against a person because of their age and is neutral in most cases.

There is a potential negative impact on the very elderly or infirm if they rely on transport choices that are less sustainable. The Deptford Ward Profile reported that 6.5% of residents within Deptford were over 65, while the Crofton Park Ward Profile reported that 9.1% and Rushey Green Ward Profile reported that 8% of residents were over 65.

Disability

Data from the Deptford Ward Profile shows 6.5% of residents in Deptford had a long-term health problem or disability. This figure for Crofton Park was 6.2% and for Rushey Green was 8%. The Lewisham average is 7% and nationally this figure is 8.3%. The proposals have the potential to negatively impact on residents with this particular characteristic who are reliant on private cars for most of their transport needs.

It should be noted that not all people with disabilities have mobility issues. In addition, research by TfL shows that modes of transport used at least once a week for disabled Londoners as:

- Walking (81%)
- Bus (58%)
- Car as a passenger (42%)
- Car as a driver (24%)

Furthermore:

- 52% of disabled Londoners do not have access to a car compared to 34% of non-disabled Londoners (Travel in London, TfL 2019)
- 17% of disabled Londoners sometimes use a cycle to get around London, compared to 18% for non-disabled Londoners (Travel in London, TfL 2019)
- 75% of disabled cyclists find cycling easier than walking (Assessing the needs and experiences of Disabled cyclists, Wheels for Wellbeing 2018)
- 81% of Londoners are able to ride a cycle, including 76% of disabled people (Cycling action plan 2, TfL 2023)

Gender reassignment

The impact of sustainable transport improvements on an individual transitioning from one sex to another is neutral.

Marriage and civil partnership

The impact on individuals married or in a civil partnership is neutral.

Pregnancy and maternity

The impact of sustainable transport improvements on women who are pregnant or on maternity leave is neutral.

Race

The impact of sustainable transport improvements on a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins is neutral.

One respondent to the consultation did raise a concern that the restrictions might have a negative impact on those from minority ethnic backgrounds on lower incomes, as they believed residents with these characteristics would be more likely to drive scooters and they felt motorcycle bays should be provided. It was explained to them that those residents with a permit can park their motorcycle within a residents parking bay and due to the fact the permitting system is emissions based they would likely qualify to purchase a permit on the lower end of the tariff.

A 2021 study by the charity Living Streets on Road Traffic and Injury Risk in Ethnic Minority Populations 'revealed that deprived ethnic minority pedestrians are over three times more likely to be a casualty on Britain's roads than white non-deprived pedestrians. The findings show that

deprivation plays a significant role in the likelihood of a pedestrian being injured in a collision, and that being from an ethnic minority plays an additional part'. An earlier report in 2007 to the London Road Safety Unit titled Road Safety of London's Black and Asian Minority Ethnic Groups also found that 'black Londoners have been on average 1.3 times more likely to be injured on the roads than white Londoners'. As the measures proposed as a part of the Sustainable Streets programme will help improve road safety, particularly making improvements at desired crossing points, the overall impact of the proposals on Race will be positive.

Religion and belief

The impact of sustainable transport improvements on a person's religion, belief or lack of belief is neutral.

Sex

The impact of sustainable transport improvements on a person's sex is neutral.

Sexual orientation

The impact of sustainable transport improvements on whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes is neutral.

Lewisham equality objectives

The 5 Lewisham equality objectives:

1. To ensure equal opportunities for marginalised and seldom heard communities.

It was made certain during the consultation that marginalised communities were given every opportunity to have their voices heard and contribute positively to the outcomes of the process as per section 3 – Inclusive communications and engagement.

2. To reduce the number of vulnerable people in the borough by tackling socio-economic inequality.

A project of this type for sustainable transport options to be introduced does not address the aim of reducing the number of vulnerable people in the borough, but does provide mitigating measures to alleviate financial burden by offering discounted parking permits in the first year and an emissions based charging policy.

3. To improve the quality of life of residents by tackling preventable illnesses and diseases.

Air pollution and physical inactivity contribute significantly to ill health in Lewisham. Changing travel habits to encourage more walking and cycling improves a person's health and wellbeing.

Exposure to air pollution is linked to asthma, cardiovascular disease, Chronic Obstructive Pulmonary Disease (COPD) and neurological impairments. In 2018/19, 5.3% of people living in Lewisham had asthma, which is above the London average. Reducing the amount of pollution from vehicles powered by an internal combustion engine has a measurably positive effect by reducing the amount of carbon dioxide and particulate matter in the atmosphere.

Of children aged 10-11 years in the borough, almost 25% are identified as obese and over 37% live with excess weight, higher than the average figures in England. In addition, more than 25% of adults in Lewisham and 50% of children in London fail to meet the recommended daily levels of

exercise. Creating more attractive environments for walking and cycling and providing access to sustainable transport can increase levels of physical activity.

4. To ensure that services are designed and delivered to meet the needs of Lewisham's diverse population.

The proposals for sustainable transport measures aims to provide travel options for all those impacted giving them the opportunity to have their say and influence the outcome of the design.

Car ownership varies across the borough: looking at the three proposed zones, between 35-40% of households in Deptford own at least one vehicle, compared to approximately 60% in Honor Oak Park and approximately 70% in Ravensbourne Park. Roads are used by all residents and the measures proposed as part of the Sustainable Streets programme are designed to improve the public realm and meet the needs of all road users, including pedestrians, cyclists and drivers.

5. To increase the number of people we support to become active citizens.

The sustainable transport proposals encourage a more active lifestyle by providing cycle parking, promoting walking, reducing polluting vehicles, and providing more trees to improve air quality and create more attractive environments for walking and cycling.

Health

The sustainable transport improvements will enable residents and visitors to make more sustainable and healthier travel choices through the provision of facilities such as cycle hangars and safer crossing points. Parking zones can also encourage people to think about how they travel to an area, particularly for work. Residents can find themselves driving round nearby streets trying to find somewhere to park as the spaces around their property are taken up by vehicles used by people that do not live in the area. This can cause frustration and impact on when residents choose to use their vehicles. Introducing restrictions that increase the likelihood of residents being able to park when they need to may help improve some residents' mental health and quality of life.

Equality & Diversity

The proposal may benefit those who report being uncomfortable with parking some distance from their homes and walking back (particularly in the dark) as availability of parking spaces should be improved. This concern is often reported by young females and older people but can include those within certain sexual orientation and gender reassignment groups. Parking restrictions such as double yellow lines on the corners of junctions aim to improve visibility for all pedestrians and approaching traffic, but this will see the greatest benefit for younger pedestrians and some disabled groups.

Environment & Climate Change

Sustainable transport and parking improvements may reduce the appeal of travelling by private car and therefore encourage residents and visitors to consider more sustainable alternatives. A parking zone would also help reduce carbon emissions by enabling residents to park more easily, with them no longer needing to drive around looking for an available space. An emissions-based pricing system will encourage residents to own more efficient vehicles. Parking restrictions can encourage commuters and local employees to consider alternative ways of getting to work, as anyone driving to work by car has an impact on parking availability, traffic congestion and air quality. The introduction of restrictions is often the push to make people think about how they travel to a location and can lead to quieter streets.

Road Safety

High levels of congestion are linked to increased risk of road danger. Between 2017-2021 there were more than 4,000 casualties as a result of traffic collisions in Lewisham, of which 21 were fatal. High priority interventions suggested to help reduce collisions include lowering speeds to 20mph; introducing measures to reduce the dominance of traffic; and designing streets with safety in mind that encourages ways of travel which pose less risk to other people on the roads, e.g. new or upgraded high-quality cycling routes and infrastructure to make walking safer, easier and more accessible for all.

Waiting restrictions have been considered as a part of the improvements and these can have a positive impact on road safety if introduced at locations such as junctions and bends. Parking bays can also be designed in such a way as to act as traffic calming measures. Restrictions can also be introduced at or near to desired crossing points improving the visibility of pedestrians and approaching traffic.

Negative Impacts

Sustainable transport and parking improvements have the potential to negatively impact on those who require a motor vehicle to visit an area with additional parking restrictions or parking space being re-allocated for uses such as bike hangars. The risk is greater for those registered as disabled or those supporting or caring for a relative or friend with a disability in the area.

The introduction of permit parking in an area residents could previously park for free may negatively impact on certain groups, particularly those on lower incomes.

6. Mitigation

Mitigations for registered disabled residents and visitors would mean that those with these protected characteristics would be significantly alleviated. Lewisham-issued Blue Badge holders are eligible to apply for a resident permit free of charge and the parking controls may enable them to park closer to their destination.

The Parking Policy has been updated to amend the blue badge policy, enabling Lewisham Blue Badge holders to also park within any CPZ in the borough, mitigating the impact of these measures further.

Lewisham Blue Badge holders who rely on regular visits to receive constant help and care may apply for a free carer permit. This is offered to residents who meet the criteria and the permit entitles the parking of carer's vehicles for those residents living within a CPZ.

This will also help mitigate some negative impacts on elderly residents that might require care. Residents will also be able to purchase visitor permits to allow their visitors to park within any proposed parking zone. Visitors will be able to park for free outside of the hours of operation of any parking controls.

The impact is neutral given the mitigation in place for disabled badge holders and the elderly who will be entitled to a parking permit free of charge. Disabled residents can also request a disabled parking space, which should enable them to park closer to their property and visitors with a Lewisham registered blue badge will be able to park within a resident's bay. Again, the free carer's permits also help mitigate the negative impacts.

More information can be found in the Council's Parking Policy.

Residents that use a vehicle for work may be negatively impacted. For all new CPZs, the Council will offer residents and businesses a 15% discount on the cost of a permit for the first year. This will also allow them time to change their vehicle to a more efficient one to take advantage of the emissions-based permit pricing.

The Council has also introduced monthly subscription payments to assist with payment. The average resident parking permit will cost between £8.15-£9.20 per month. This helps mitigate some of the negative impacts on low-income residents.

7. Service user journey that this decision or project impacts

For further information

[Lewisham Council - Parking](#)

[Lewisham Council - Sustainable Streets programme](#)

[Lewisham Council - Share your views on our Sustainable Streets programme](#)

[Lewisham Council - How our new parking policy has affected parking permit prices](#)

[Lewisham Council - New parking permit system](#)

[Lewisham Council - Parking permits for controlled parking zones](#)

[Lewisham Council - Blue Badge disabled parking](#)

[Lewisham Council - Parking reports and policies](#)

[Lewisham Council - Corporate complaints procedure](#)

Before making a complaint using the link below, please ensure you have already [contacted the service](#) and asked them to put matters right.

Our complaints procedure has three stages. We will aim to contact you within two working days of receiving your complaint, and at each further stage, to let you know what will happen next.

Stage 1

Once we have received your complaint, a service manager will investigate and will aim to send you a response within 10 working days. The manager will let you know what we can do to resolve your complaint.

Stage 2

If you are unhappy with the response that you have received at stage 1, you can ask for your complaint to be reviewed. The Corporate Complaints Team or the Head of the relevant service will aim to write to you within 20 working days with their decision.

Stage 3

If you are unhappy with the response that you received at stage 2, you can ask the Stage 3 Adjudicator to carry out a review of your complaint. The Stage 3 Adjudicator will aim to send a response to you within 30 working days.

For all stages of the complaint's procedure, there may be times when it may take us slightly longer to respond to your complaint. If this is the case, we will write to let you know when you will receive a response.

Signature of Director	
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Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

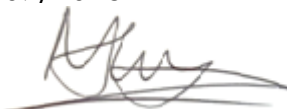
Date of Meeting	19 July 2023	
Title of Report	2023/24 Capital Programme for Strategic Transport, Highways and Bridges – Borough-wide Local Implementation Programme (LIP), Footway Improvements and Carriageway Resurfacing Programme	
Author	Michelle Hope, Strategic Transport Lead	Ext.

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration	X	
EMT consideration	X	
Agenda Planning Group consideration	x	



Signed:
Cabinet Member for Environment and Climate Action
Date: 10/07/2023



Signed:
Executive Director for Place
Date: 10/07/2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

2023/24 Capital Programme for Strategic Transport, Highways and Bridges – Borough-wide Local Implementation Programme (LIP), Footway Improvements and Carriageway Resurfacing Programme

Date: July 2023

Key Decision: Yes

Class: Part 1

Ward(s) affected: All wards

Contributors: Michelle Hope, Strategic Transportation Lead

Gill Redrup & Pam Bacchus – Senior Engineers, Highways

Outline and recommendations

This report summarises the policy and background for the implementation of the 2023/24 Local Implementation Plan (LIP) capital programme and the 2023/24 Footway improvements and Carriageway resurfacing capital programme borough wide.

The primary aim of the programme is to effectively manage transport infrastructure and highway infrastructure assets through planning, value management and scoping to ensure good practice standards are achieved within the set budgets; and applying a pragmatic and focused investment approach to ensure benefits are optimised for the Council's transport infrastructure.

It is recommended that the Mayor and Cabinet in consultation with the Cabinet Member for Environment and Transport

- authorise the implementation of the 2023/24 Local Implementation Plan (LIP) capital programme and the 2023/24 borough wide carriageway footway improvements and carriageway resurfacing capital programme to this report.
- authorise officers to make permanent the Experimental Traffic Orders for school streets currently in force as listed in this report and due to expire 4th August 2023, 4th October 2023, 21st Feb 2024. Also, that no public Inquiry is required on the basis that there has been significant opportunity for all views to be canvassed during the consultation period, including objections to making the orders permanent.
- authorise officers to make decisions on road danger reduction schemes using the methodology outlined in this report and this be adopted as policy.
- authorise officers to make decisions on Electric Vehicle (EV) implementation using the methodology outlined in the Electric Vehicle Infrastructure Implementation Plan 2023 – 2026 and this be adopted as policy.

Timeline of engagement and decision-making

The programme recommended in this report is consistent: -

with the longer-term objectives of the borough's Transport Strategy and Local Implementation Plan (LIP) 2019-2041, which was agreed by Mayor & Cabinet in January 2019 (see Background Paper). Highways Asset Management Strategy report which was agreed by Mayor & Cabinet in February 2020 (see background papers). Delegated authority report dated 24th November 2021 to make Experimental Traffic Orders (ETO) for those traffic orders that had previously been Temporary Traffic Orders (TTO) No.1, 10, 8 & 4 The Lewisham (Prescribed Routes) (School Streets) Experimental Traffic Order 2022.

This report also relates to the: -

- TFL LIP programme which has been allocated funding totalling £1640k, of which £773k is capital and £867k is revenue with agreed allocations and spend programme for 2023/24. It is anticipated that the LIP capital programmes will commence implementation in June 2023 with completion anticipated by March 2024
- The £3.2m funding for 2023/24 borough wide footway improvements and carriageway resurfacing programme under contract which was agreed in the budget capital report to the Mayor and Cabinet on the February 2023. It is anticipated that the Footway improvements and Carriageway resurfacing capital programmes will commence implementation in July 2023 with completion anticipated by March 2024. An earlier start may be agreed to avoid works continuing into the winter months.
- The Experimental Traffic Orders (ETO) made to facilitate the Council's programme of School Streets are made permanent. It is anticipated that publication of the orders by the 28th of August 2023, Traffic Order coming into force: 4th September 2023
- To facilitate a streamlined approval process for the LIP programme and works to the footways and carriageway programme the necessary Traffic Orders, which intend to restrict motor vehicles at certain times of the day will have their approval delegated to the Director of Public Realm.
- To facilitate a methodology for decisions on road danger reduction schemes using the methodology outlined in this report and adopted as policy.
- To facilitate a methodology for decisions on EV Infrastructure using the methodology outlined in our Electric Vehicle Infrastructure Implementation Plan 2023 – 2026 and adopted as policy.

1. Summary

- 1.1 This report provides context for the Highways & Bridges 2023/24 Capital Programme budget, and it makes recommendations to implement these programmes as well as other recommendations to better enable the implementation of measures such as School Streets, Road Safety Schemes and Electric Vehicle Infrastructure.

2 Recommendations

- 2.1 It is recommended that the Mayor and Cabinet in consultation with the Cabinet Member for Environment and Transport
- authorise the implementation of the 2023/24 Local Implementation Plan (LIP) capital programme and the 2023/24 borough wide carriageway footway improvements and carriageway resurfacing capital programme to this report.
 - authorise officers to make permanent the Experimental Traffic Orders for school streets currently in force as listed in this report and due to expire 4th August 2023, 4th October 2023, 21st Feb 2024. Also, that no public Inquiry is required on the basis that there has been significant opportunity for all views to be canvassed during the consultation period, including objections to making the orders permanent.
 - authorise officers to make decisions on road danger reduction schemes using the methodology outlined in this report and this be adopted as policy.
 - authorise officers to make decisions on Electric Vehicle (EV) implementation using the methodology outlined in the Electric Vehicle Infrastructure Implementation Plan 2023 – 2026 and this be adopted as policy.

3 Policy Context

The following policies and strategies are relevant to this programme;

- Corporate Strategy 2018-2022
- Transport Strategy and Local Implementation Plan 2019-2041 (LIP3)
- Lewisham Climate Emergency Strategic Action Plan 2020-2030
- Lewisham Air Quality Action Plan 2022-2027
- Highways Asset Management Strategy
- Low Emission Vehicle Charging Strategy 2019-2022

4. Background

4.1 **Local Implementation Plan (LIP) Programme**

- 4.1.1 The rationale for the LIP Programme 2023-24 is guided by the Council's third Transport Strategy and Local Implementation Plan 2019-41. This is a long-term transport strategy that was submitted to TfL in April 2019 in response to the 2018 Mayors Transport Strategy (MTS). The final draft LIP (3) was approved by Mayor and Cabinet on 18th March 2019. The final LIP was approved by TfL April 2019.
- 4.1.2 The Council recognises the importance of its role not only in delivering a programme of investment that supports the vision of London at a wider level but is also tailored to the needs of residents. Delivering active and sustainable transport measures also delivers against other Council policies, including the following:
- 4.1.3 Corporate Strategy 2022 – 2026 – This sets out what the Council plans to deliver for

residents between 2022-2026. One of the leading priorities is making Lewisham 'cleaner and greener', where the Council has committed to enable more active travel and aim to reduce reliance on cars.

- 4.1.4 Strategy and Local Implementation Plan (LIP) 2019 – 2041 – The objectives of the Council's Transport Strategy is for travel by sustainable modes to be the most pleasant, reliable, and attractive option for those travelling to, from and within Lewisham; for Lewisham's streets to be safe, secure and accessible to all; Lewisham's streets to be healthy, clean and green with less motor traffic; and for Lewisham's transport network to support new development whilst providing for existing demand.
- 4.1.5 Climate Emergency Action Plan (2020) – This sets out the Council's ambition for Lewisham to be a carbon net-zero borough by 2030. More than 25% of the borough's carbon emissions derive from transport. Within the action plan, one of the overarching aims is to decarbonise the transport network, reduce congestion and encourage sustainable modes of transport.
- 4.1.6 Air Quality Action Plan 2022-2027 – This outlines the Council's five-year strategy to improve air quality in the borough. This includes objectives for cleaner air around schools and for cleaner transport policies, such as encouraging more trips to be made by walking, cycling and public transport to reduce car use.
- 4.1.7 The key source of funding is the borough's LIP allocation from Transport for London. The allocation for 2023/24 has seen a slight reduction in the allocation for safer corridors and neighbourhoods however an increase in cycle training and cycle parking has provided an overall slight increase in funding totalling £1.6m (**Appendix C**) These reduced funding levels are not expected to change for the foreseeable future.
- 4.1.8 Whilst funding levels available are still significantly lower than they were before the pandemic, by working in partnership the Council can continue to deliver transformative programmes for Lewisham. The Council will continue to work with TfL to make the case to His Majesty's Government about the need for future funding for investment for London's roads and the benefits that this brings to improving active and sustainable transport options.
- 4.1.9 On 27 March 2023 boroughs were notified of their funding allocation, to cover the period 01st April 2023 to 31st March 2024.
- 4.1.10 TfL allocated funding until 31 March 2024 based on an annual funding bid that was submitted for the whole 2023-24 financial year. TfL have apportioned this funding to provide some allocation to enable boroughs to move forward with high priority, deliverable schemes set out within the LIP submissions.
- 4.1.11 All schemes are in alignment with the original objectives of the LIP. Further details of the proposed LIP programme 2023/24 is provided in **Appendix C**.
- 4.1.12 Traffic Orders intend to restrict motor vehicles at certain times of the day and will be necessary to implement the LIP programme. To streamline this process their approval will be delegated to the Director of Public Realm.

4.2 Carriageway Resurfacing and Footway Improvements Programme

- 4.2.1 The Council is responsible for managing and maintaining the highway assets falling within its 397km of public road network and 12km of public footways. Under its management approach, the Council ensures that its highway assets such as bridges, footways, carriageways, and street furniture are safe, fit for purpose and able to fulfil their functions in an efficient and sustainable manner.
- 4.2.2 The Council can effectively manage its highways asset estate through the exercise of

its Highways Asset Management Strategy adopted by the Council in 2019. The Asset Management Strategy is an effective driver for the choice of projects delivered by the Council with investments provided from various funding sources and delivered through; the Capital and Revenue programme, the Council's Local Implementation Plan, development funded projects and other funded transport initiatives sourced through sponsors such as (Department for Transport (DfT), Greater London Area (GLA), Transport for London (TfL)).

- 4.2.3 It is anticipated that such investments in the Council's highway assets will enable the Council to improve and add value to the condition of assets where practical to do so, but most especially maintain a steady state and control the rate of deterioration of the Council's carriageways and footways.
- 4.2.4 The Council's carriageway and footway sections are a key component of Lewisham's highways asset and the 2023/24 carriageway resurfacing and footway improvements borough wide programme is the primary solution for maintaining a steady state and managing responsibly the rate of asset deterioration.
- 4.2.5 Carriageway resurfacing works will focus on roads classified with the Condition Index of "Amber" (lengths of road which, without a planned early intervention could result in further severe defects and move the Condition Index to "Red"). The Council dynamically carry out ongoing responsive carriageway maintenance works that remedies localised hazards and defects caused through accidents and the impromptu deterioration of highways asset from wear, age, excavations, and failures.
- 4.2.6 The footway resurfacing programme aims to bring improvements to roads where the Condition Index classifies as "Red" and footways where through inspections, recommendations for improvements are made. The general condition of footways in the borough will need investment to maintain a steady state and to slow the rate of deterioration.
- 4.2.7 Future Council Capital investment in 2023/24 and beyond will therefore be aimed at the borough's footways as over 20% of this asset requires essential maintenance works. Such works to the footways potentially will reduce future insurance claims.
- 4.2.8 A regular review of the road conditions – carriageway and footway are undertaken throughout the financial year and a prioritisation assessment which takes account of industry standard pavement management surveying techniques, routes to key destinations in the borough such as High Streets, schools, bus, and cycle lanes; and a value engineering evaluation which informs on best value for money practices i.e. how to optimise outcomes in view of budget constraints, is undertaken.
- 4.2.9 In June 2022 GAIST were commissioned to undertake a condition survey of the entire Borough providing an analysis of the carriageway and footway condition to produce a prioritisation of the roads to inform the programme. The highway condition is graded from 1 to 5 with grade 5 being the worst. The grading indicates the key thresholds for deterioration to then inform the locations and a suitable maintenance approach.
- 4.2.10 The result has determined a provisional 2023/24 carriageway resurfacing and footway improvements capital programme (Appendices A and B). The provisional programmes will be subject to regular reviews to ensure optimisation is achieved in the programmes that drive through best value decisions right up to the last minute prior to implementation. The provisional programmes will be finalised in scale once a better understanding of the resource plan requirements and final budgets is determined.
- 4.2.11 In light of the Council's adopted approach to a service reconfiguration, the final programmes delivery plan execution will be dependent on resource availability and workload prioritisation. In circumstances where the resource requirements to deliver

the programme is unavailable. The final programme will be tailored to the provisions it can afford to deliver whilst any outstanding work on the programmes will be re-assessed for future years.

4.2.12 In other words, roads on the footway improvements and carriageway resurfacing provisional programmes not able to be delivered in 2023/24, will be included on a reserve list and prioritised for delivery in 2024/25.

4.2.13 The Council's term contractors for carriageway resurfacing and footway improvement works – FM Conway Limited; will be instructed to deliver the agreed programme. Before any works commence, engagement will take place with local ward members and residents affected to inform them of the location and dates for any works in their area.

4.3 School Streets Traffic Orders 2023

4.3.1 The primary aim of the School Streets programme is to support parents and children choosing to walk and cycle to school by creating a safer, calmer and cleaner environment near to the school gates, thereby improving the health and well-being of residents. The school streets programme contributes to each of these objectives:

- Travel by sustainable modes will be the most pleasant, reliable, and attractive option for those travelling to, from and within Lewisham
- Lewisham's streets will be safe, secure, and accessible to all
- Lewisham's streets will be healthy, clean and green with less motor traffic
- Lewisham's transport network will support new development whilst providing for existing demand.

4.3.2 The School Street programmes offers opportunities to help meet LIP3 targets around sustainable travel and improving health and well-being, specifically:

- Increasing sustainable mode share (by walking/ cycling/ public transport)
- Increasing the numbers of Lewisham residents doing at least 2 x 10 minutes of active travel a day
- Support making the roads safe and secure, with the aiming of achieving 'Vison Zero', that no-one should be killed or seriously injured on Lewisham's roads
- Reduce the volume of traffic in Lewisham (in terms of vehicle kilometres driven)
- Reduce harmful air pollutants from road transport

4.3.3 Lewisham has been the leading London Authority in delivering school streets by number of school streets delivered. A total of 49 school streets have been delivered to date representing over 50% of all of Lewisham's schools. Lewisham has also received recognition for these achievements and awards including the Congestion Reduction Award at the CITTI Awards in 2022. In some instances this has been shown to provide a 48% reduction in vehicle movements.

4.3.4 A delegated authority report dated 24th November 2021 sought approval to make Experimental Traffic Orders (ETO) for those traffic orders that had previously been Temporary Traffic Orders (TTO), and which had been used for a range of measures, including School Streets, as part of the emergency response to the Covid-19 pandemic. The change to Experimental Traffic Orders allowed time to monitor, review and consider the School Street schemes with a view to making them permanent.

4.3.5 The Experimental Traffic Orders for which approval is now sought to make permanent are as follows:

- The Lewisham (Prescribed Routes) (School Streets) (No 1) Experimental Traffic Order 2022
- The Lewisham (Prescribed Routes) (No.10) Experimental Traffic Order 2021.
- The Lewisham (Prescribed Routes) (School Streets) (No.8) Experimental Traffic

- Order 2022.
 - The Lewisham (Prescribed Routes) (School Streets) (No.4) Experimental Traffic Order 2022.
- 4.3.6 Those school streets that are included in the above re listed in **Appendix G**. Several School Streets have been implemented, each of which has Traffic Orders specifying the hours during which access for motor vehicles is restricted (those without exemption permits). Consultation and feedback have been through the Commonplace website for each of these locations, so the Council has considerable feedback about how successful the School Streets programme has been.
- 4.3.7 The Council's web-based public consultation portal ('Commonplace') was used to publicise the measures for School Streets including the restrictions proposed in the traffic orders. Feedback has been positive, with parents commenting that the areas are now 'calmer', and they feel safer. Residents have also commented that problems with inconsiderate and dangerous parking, e.g., across driveways, has improved. The measures implemented with the traffic orders were kept under review to inform the option to remove or amend any measure if they were considered to be falling short of the Council's policy objectives. Traffic data was monitored to understand how travel patterns evolved, and when it might become necessary to review any of the locations. In line with experience, no adverse traffic conditions have been reported.
- 4.3.8 Liaison with schools has been maintained to ensure that any feedback was captured. Initial comments on commonplace were in relation to deliveries, work trucks and visitors. As the School Streets were rolled out, the benefits of the restriction to traffic outweighed the concerns. Other comments were in relation to applying for a permit, the permit system was new and there were some initial issues as to the application process and the exemption criteria. Exemption Permits were kept to a minimum in order to maintain the credibility of the School Street schemes.
- 4.3.9 For the schemes covered by this report, the Council has concluded that they have fulfilled the necessary objectives within the Corporate Strategy 2022-2026. There is therefore considerable knowledge and enough experience to make a judgement about making the scheme permanent.
- 4.3.10 Consideration has been given to holding a public inquiry however the Council has fully considered all the views raised when the move from temporary to experimental orders was consulted upon and . there were no issues which were particularly complex and which would require further exploration in a public inquiry. Therefore, a Public Inquiry, where the decision would ultimately be returned to the Council, is not considered to add any value to the process.

4.4 Road Danger Reduction

- 4.4.1 The key to making roads safer is the reduction of the speed, volume and dominance of motor vehicles. Road Danger Reduction targets the vehicles bringing most danger as they hold the most responsibility. The aim is reducing the number of people injured and also reducing intimidation of vulnerable road users by motor vehicles, which may cause them to make mistakes. The desired outcomes of Road Danger Reduction are safer streets, which are good for the environment, and for personal and public health.
- 4.4.2 Lewisham seeks to achieve a genuine reduction in danger for all, to make its streets safer and improve the quality of life for everyone in Lewisham. To achieve this Lewisham will address road safety in a broader sense and committed to:
- Promoting appropriate speeds and manage traffic better, thus benefiting the environment by cutting traffic emissions and pollution as well as reducing noise.

- Implementing and engineering solutions to improve safety at locations with the highest risk.
 - Promoting cycling and walking by providing traffic management solutions and road safety education and training programmes.
 - Working in partnership with Lewisham Police to tackle road crime such as careless and dangerous driving and speeding.
 - Provide a road safety education and training package that will instil safe road user attitudes and behaviour from an early age in Lewisham schools.
 - Developing road safety publicity campaigns to reflect Lewisham's particular needs.
- 4.4.3 The Road Safety programme offers opportunities to help meet LIP3 targets around sustainable travel and improving health and well-being, specifically:
- Support making the roads safe and secure, with the aiming of achieving 'Vision Zero', that no-one should be killed or seriously injured on Lewisham's roads
 - Reduce the volume of traffic in Lewisham (in terms of vehicle kilometres driven)
 - Reduce harmful air pollutants from road transport
- 4.4.4 It is not acceptable that any level of deaths or serious injuries are sustained on London's roads and Lewisham has adopted the Mayor of London's Vision Zero policy of eliminating all killed and serious injuries (KSIs) by 2041. The focus is on reducing casualties and improving conditions, to encourage greater take up of active and sustainable modes and reducing the dominance of motor vehicles on Lewisham's streets and ensuring that road danger reduction is central to all transport-related activity.
- 4.4.5 Lewisham's third Local Implementation Plan (LIP3), published in March 2019, sets out the boroughs proposals for achieving the objectives of Vision Zero, and recognises a series of challenges that the council faces. In relation to road safety these include that perceptions of safety and security deter active travel, and that the needs of all road users, particularly vulnerable road users (pedestrians, cyclists and powered two-wheelers), must be balanced to improve road safety and reduce the number of collisions, particularly those resulting in fatal and serious injuries.
- 4.4.6 Vision Zero sits alongside other MTS targets of increasing the level of active travel and that 80% of all trips in London are to be made by active or sustainable modes by 2041. The council has an ambitious vision for the future of cycling in the Borough and aims to become one of the easiest and safest places to cycle in London. One of the four key targets in The Lewisham Cycle Strategy (2017) to achieving this is to halve the rate of cyclist casualties.
- 4.4.7 Concerns around traffic levels and road safety are also barriers to people walking in London. 21% of Londoners say too much traffic is a barrier to walking, and 14% say traffic travelling too fast stops them walking more. Improving road safety and reducing levels of traffic in Lewisham will improve environments that can otherwise be intimidating and unpleasant for pedestrians, alleviating these current barriers to more people walking.
- 4.4.8 To address these issues, and to identify and prioritize those locations most in need of treatment, the council will undertake an assessment of sites identified as requiring road danger reduction measures to determine prioritisation according to the methodology outlined in **Appendix D** and the prioritisation matrix in **Appendix E**. A standard weighting will be applied to this methodology as agreed by officers. The highest priority locations will then be subject to further detailed analysis from which potential schemes will be selected to form the core of future year's road danger reduction works programme. This process will be undertaken on a trial basis for the next year and will be reviewed so that resources are targeted effectively.

4.5 Electric Vehicle Infrastructure Implementation Plan 2023 – 2026

- 4.5.1 The Electric Vehicle Infrastructure Implementation Plan 2023 – 2026 is provided in **Appendix F** and is Lewisham's second Electric Vehicle Infrastructure (EVI) Implementation Plan. Since 2019 the council has successfully bid for Government grant funding and has now installed 120 chargepoints. There is a chargepoint for every ten electric vehicles (EVs) registered in Lewisham, which is better than double the national ratio. This update incorporates the new national EV infrastructure strategy and associated LEVI funding. This document also sets out our approach to installing EVI from 2023-2026, including updated actions and targets.

5 Financial implications

5.1 Local Implementation Plan (LIP) Programme

- 5.1.1 The current funding position has been explained in section 4 above. Work is being undertaken to identify other possible available sources of funding.
- 5.1.2 The Principal Road Maintenance programme provided £189k in funding for 2022/23 for resurfacing. However there is no indication of funding for 2023/24 from TfL.
- 5.1.3 The funding for 'Bridge Assessment and Strengthening' is considered on a pan London basis by the 'London Bridge Engineering Group (LoBEG)' and the allocations for 2023/24 have not yet been notified.
- 5.1.4 As TfL grant funding has continued to be awarded well below the expected levels, the service will have to reprioritise its work plan to contain expenditure within available resources.
- 5.1.5 The following TFL LIP programmes have been allocated funding totalling £1,640k, of which £773k is capital and £867k is revenue.

Table 1 – LIP Budget overview

Funding pot (Source)	Capital TFL approved / to be claimed
*LIP – Corridors Corridor Scheme	£39,000
*LIP – Corridors School Streets	£130,000
*LIP Cycle Parking	£106,000
*LIP – Corridors Traffic management schemes	£164,000
*LIP – Corridors Cycle Permeability and connectivity	£26,000
*LIP – Bus Priority Progress hail & ride routes	£253,000
*LIP – Principal Road Network Renewal	Nil
TOTAL	£773,000

5.2 Carriageway Resurfacing and Footway Improvements Programme

- 5.2.1 The Capital Programme includes the highways and bridges budget allocation for 2023/24. The budget for 2023/24 is £3.2m and was approved by Mayor and Cabinet in February 2023. This budget is responsible for funding the borough wide carriageway resurfacing and footway capital programmes.
- 5.2.2 Of this budget, approximately £1.1m is allocated for the carriageway resurfacing programme and £0.9m for the footways improvements. Up to 80% of the budget will fund the carriageway resurfacing and footway improvements programme determined from early scope work including surveys and a prioritisation assessment as set out above and informed by items 4.1; 4.2; whilst the remaining 20% of the budget will cover fees, surveys, emergencies, accidents etc.

- 5.2.3 The Capital Programme will be further updated to include future grants and or successful bids from funding streams in Lewisham's Local Implementation Plan once these are known. It will also include the year-end outturn expenditure and resourcing requirements.

5.3 Traffic Management Orders (TMOs)

- 5.3.1 There are minimal costs involved in implementing the changes to the School Streets permanent Orders, such as administrative costs which include advertising the notices in the relevant publications. These costs, along with ongoing maintenance costs, will be contained within existing service budgets.

5.4 Road Danger Reduction

- 5.4.1 There are potentially significant costs involved in implementing the changes to the approach to Road Danger Reduction, such as conducting more onerous assessments of sites. However the intention is for these assessments not to be too onerous so that these costs can be contained within existing service budgets. Additional resources may be necessary and this will be run on a trial basis for one year when its success will be reviewed.

5.5 Electric Vehicle Infrastructure Implementation Plan 2023 – 2026

- 5.5.1 There are minimal costs involved in implementing the updates to the approach to Electric Vehicle Infrastructure Implementation. The approach gives consideration to the available funding and the best use of resources, costs, along with ongoing maintenance costs, will be contained within the proposed budgets.

6 Legal Implications

6.1 Local Implementation Plan (LIP) Programme & Carriageway Resurfacing and Footway Improvements Programme

- 6.1.1 Section 41 of the Highways Act 1980 ("the Act") places a duty on the Council as the highway authority to maintain highways within its areas that are maintainable at the public expense. This includes the requirement to ensure as far as is reasonably practicable, that safe passage along a highway is not endangered by snow or ice. Furthermore Part V of the Act contains general powers for the Council to make improvements to the highways for which it is responsible.

- 6.1.2 The 2023/24 footway and carriageway resurfacing borough wide capital programme underpins the Council's approach in the exercise of its highway authority obligations under the Highways Act 1980.

6.2 Traffic Management Orders (TMOs)

- 6.2.1 The Road Traffic Regulation Act 1984 ("RTRA 1984") and supporting regulations enable the Council to make traffic management orders to restrict traffic in a variety of ways.

- 6.2.2 In exercising powers under the RTRA 1984, section 122 imposes a duty on the Council to (so far as practicable having regard to the matters specified in S122(2)) to 'secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians and the provision of suitable and adequate parking facilities on and off the highway'. The matters set out in S122(2) are: the desirability of securing and

maintaining reasonable access to premises; the effect on the amenities of any locality affected and (without prejudice to the generality of this paragraph) the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve the amenities of the areas through which the roads run; the strategy prepared under section 80 of the Environment Act 1995 (national air quality strategy); the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and any other matters appearing to the local authority to be relevant.

- 6.2.3 A decision as to whether to make the order must also be consistent with the Council's network management duty under section 16 of the Traffic Management Act 2004, i.e. the duty "to manage their road network with a view to achieving, so far as may reasonably practicable having regard to their other obligations, policies and objectives, the following objectives (a) securing the expeditious movement of traffic on the authority's road network; and (b) facilitating the expeditious movement of traffic on road networks for which another authority is the traffic authority." The main principles advocated in the TMA statutory guidance are: managing the traffic network to ensure expeditious movement of traffic, (including pedestrians and cyclists), as required under the Traffic Management Act 2004 Network Management Duty; improving road safety; improving the local environment; improving the quality and accessibility of public transport; meeting the needs of people with disabilities, some of whom will be unable to use public transport and depend entirely on the use of a car; and managing and reconciling the competing demands for kerb space.
- 6.2.4 Section 9 of the RTRA 1984 enables the Council to make experimental traffic orders which can continue in operation for a maximum of 18 months. Section 6 of the RTRA enables experimental traffic management orders made under section 9 to be made permanent by the Council. Procedures for making the experimental traffic orders permanent are set out in the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 ("the 1996 Regulations") and must be followed. Regulation 23 of the 1996 Regulations provides that where the provisions of an experimental order are reproduced and continued in force indefinitely, it is not necessary to carry out further consultation, provide further notice, or allow for further objections.
- 6.2.5 Regulation 9 of the 1996 Regulations provides that the Council may cause a Public Inquiry in reaching a decision on whether to make the Orders that are the subject of this report, permanent. This is not mandatory but consideration has been given as to whether or not the Council will hold an Inquiry in the main body of this report.
- 6.2.6 The Human Rights Act 1998 imposes a duty on the Council as a public authority not to act in a way which is incompatible with the European Convention on Human Rights. The most important rights for highway and planning purposes are Article 8 (respect for homes); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). The making of permanent traffic orders in respect of the traffic management restrictions is not anticipated to engage or breach the provisions of the Human Rights Act 1998.

6.3 Road Danger Reduction

- 6.3.1 Section 39 of the Road Traffic Act 1988 requires the Council to:
- a) prepare and carry out a programme of measures designed to promote road safety and
 - b) carry out studies into accidents arising out of the use of vehicles on roads or parts of roads within their area, and;
 - i. in the light of those studies take such measures as appear to them to be

appropriate to prevent such accidents, those measure to include the dissemination of information and advice relating to the use of roads, the giving of practical training to road users or any class or description of road users, the construction, improvement, maintenance or repair of roads for the maintenance of which they are responsible and other measures taken in the exercise of their powers for controlling, protecting or assisting the movement of traffic on roads, and;

- ii. in constructing new roads, must take such measures as appear to them to be appropriate to reduce the possibilities of such accidents when the roads come into use.

6.4 Electric Vehicle Infrastructure Implementation Plan 2023 – 2026

- 6.3.1 The London Local Authorities and Transport for London Act 2013 provides that the Council as a London authority may provide and operate charging apparatus for electrically powered motor vehicles, or may grant a person permission to provide and operate such apparatus, in any public off-street car park under their management or control or on any highway for which they are responsible as highway authority. If granting permission for someone else to provide the apparatus the Council can grant it upon such conditions as they think fit, including conditions requiring the payment to the authority of such reasonable charges as they may determine.

7 Equalities Implications

- 7.1 The Equality and Human Rights Commission issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”.
- 7.2 The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 of the Public Sector Equality Duty which deals particularly with the equality duty. It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.3 The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:
- <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>
- <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>
- 7.4 Any physical works on Lewisham’s highways network may have potential to impact upon people with protected characteristics. Highways works that could have particular effect include traffic management, making safe any trips and hazards, dropped kerbs for pedestrians, tactile paving, accessible bus stops, pedestrian refuges, narrowing carriageways, provision of controlled crossings, and improvements to lighting and signing etc.
- 7.5 The Council will therefore, in the exercise of its functions (i.e. to deliver its 2023/24 LIP

programme and carriageway and footway resurfacing capital programme), have due regard to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristics and those who do not.

8 Climate change and environmental implications

- 8.1 There is a legal requirement on the local authority to work towards air quality objectives under Part IV of the Environment Act 1995 and relevant regulations made under that part. Encouraging more journeys to be made by walking, cycling and public transport rather than private transport will help to protect against a car-based recovery from the COVID-19 pandemic, and the negative impacts associated with vehicular traffic. Keeping traffic levels and congestion to a minimum will help maintain the improved air quality that has been experienced under lockdown conditions. This will, in turn, help in achieving the objectives set out in the Council's Air Quality Action Plan and Climate Action Plan
- 8.2 The LIP Programme will make a positive impact on the borough and contribute towards the Council's target for Lewisham to be carbon net-zero by 2030. Through reducing unnecessary car use and encouraging more walking, cycling and use of public transport, the intention is to meet challenging targets with regard to climate change and environmental implications, further details are provided in the April 2023 Sustainable Development Select Committee Report 'Update on Lewisham Transport Strategy and Local Implementation Plan'.
- 8.3 FM Conway Ltd., the incumbent term contractor an Environmental Management System to ISO14001:2015 in place and they are committed to recycling 98% of their materials to minimise the environmental impact of their work.
- 8.4 FM Conway Ltd are committed to trial new innovations in technology, machinery, materials and methodology with a view to reduce carbon footprints and other pollutants such as CO2 and NOx emissions in their operations. New innovations are introduced and reviewed with the Council on a regular basis.
- 8.5 In Lewisham, a quarter of the greenhouse gas emissions come from the vehicles on our roads. The council is committed to working with partners and the community to tackle climate change and switching the way we power our cars and vans is a critical component of this. Many residents and businesses have already embraced electric vehicles, and we know that many more will be keen to do so over the coming years. We recognise that for everyone to make the switch, the right charging infrastructure will need to be available around the borough. We want to give as many people as possible the confidence to switch to an electric vehicle at the earliest opportunity, to decarbonise borough emissions as rapidly as we can. Providing chargepoints serves to accelerate the transition by demonstrating that driving electric is set to become a normal part of everyday life, as well as offering reassurance to non-users that they will be able to find chargepoints when they need them if they switch to electric.

The Electric Vehicle Infrastructure Implementation Plan 2023 – 2026 sets out how the Council will play its role in ensuring infrastructure is put in place, in readiness for the upcoming national bans on sales of new petrol and diesel vehicles and thereby create a greener Lewisham for the health of our residents and the future of our planet.

- 8.6 Other health and wellbeing implications associated with this report will result from improving access to walking and cycling infrastructure in the borough that may encourage more residents and visitors to make active travel choices.

9 Crime and disorder implications

- 9.1 There are no specific crime and disorder implications at the time of preparation resulting from the recommendations of this report.

10 Health and wellbeing implications

- 10.1 See 8.5 above.
- 10.2 Other health and wellbeing implications associated with this report will result from improving access to walking and cycling infrastructure in the borough may encourage more residents and visitors to make active travel choices.

11 Social Value implications

- 11.1 Delivery of the borough wide LIP programme and footway improvements and carriageway resurfacing programmes will create a street environment that encourages walking, cycling; and public transport use that will play a significant role in enhancing people's quality of life, their health and in facilitating social inclusion. This is central to the 'Healthy Streets' approach which has been adopted by the Council as part of its Transport Strategy and Local Implementation Plan.
- 11.2 The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where possible, contractors and subcontractors engaged by the council provide works or services within Lewisham pay their staff at a minimum rate equivalent to the LLW rate. New contractors will be expected to meet LLW requirements where possible and contract conditions requiring the payment of LLW will be included in the service specification and contract documents. This will significantly help the Council to deliver on its strategic corporate and Mayoral priorities and deliver added value for the borough as a whole.

12 Background papers

1. Corporate Strategy 2018-2022
<http://councilmeetings.lewisham.gov.uk/documents/s61022/Draft%20Corporate%20Strategy%202018-2022.pdf>
2. Transport Strategy and Local Implementation Plan 2019-2041 (LIP3)
<https://lewisham.gov.uk/inmyarea/regeneration/transport-and-major-infrastructure/local-implementation-plan>
3. Lewisham Local Implementation Plan - Equalities Analysis Assessment
<http://councilmeetings.lewisham.gov.uk/documents/s62495/Equalities%20Impact%20Assessment.pdf>
4. Highways Asset Management Strategy Report (updated)
<https://councilmeetings.lewisham.gov.uk/mglIssueHistoryHome.aspx?IId=32074&PlanId=235&RPID=53474196>
5. Budget (Capital) Report 23/24
<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=6100>

13 Glossary

The table below includes a glossary of terms, abbreviations and acronyms used in this report

Term	Definition
COVID-19	Coronavirus disease (COVID-19) is an infectious disease caused by a newly discovered coronavirus
Equality Act 2010	The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society.
EV	Electric Vehicle
Highways Act 1980	An Act of the Parliament of the United Kingdom dealing with the management and operation of the road network in England and Wales
LIP	Local Implementation Plan
LLW	London Living Wage
RTRA 1984	Road Traffic Regulation Act 1984
TfL	Transport for London
TLRN	Transport for London Road Network – a network of roads for which Transport for London is the Highway Authority
TMA	The Traffic Management Act 2004 (TMA) is an act of parliament that was introduced to tackle congestion and disruption on the road network. The TMA places a duty on local authorities to make sure traffic moves freely and quickly on their roads and the roads of nearby authorities

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APPENDIX A

2023/24 CARRIAGEWAY RESURFACING PROGRAMME*

- VESTA ROAD – from Pepys Road to Wallbutton Road (Brockley)
- BROCKLEY ROAD – bus lane between Ivy Road and end of cemetery (Brockley)
- BROCKLEY ROAD – Bus stops north of Foxberry Road (Brockley)
- HONOR OAK PARK – From Stondon Park to Greierson Road (Crofton Park)
- HARE & BILLET ROAD – part only (Blackheath)
- WELLMEADOW ROAD – from A205 to Sandhurst Road (Hither Green)
- TORRIDON ROAD – section south of A205 (Hither Green)
- MINARD ROAD – from A205 to Sandhurst Road (Hither Green)
- HEATHER ROAD – full length (Grove Park)
- THORNSBEACH ROAD – between Bellingham Road and Daneby Road (Catford South)
- SPRINGRICE ROAD – full length (Hither Green)
- STAPLEHURST ROAD – from Longhurst road to bridge & from Leahurst Road to outside no 27 (Lee Green)
- LEE ROAD – from roundabout to Blackheath Rise (Blackheath)
- LADYWELL ROAD – Church Grove to Bridge (Ladywell)
- DARFIELD ROAD – from Lindal road to Brockley Road (Crofton Park)
- MAYOW ROAD – from Burghill Road to jt Sydenham Road (Sydenham)
- DEPTFORD CHURCH STREET – roundabout at end Creekside (Deptford)
- STILLNESS ROAD – from Codrington Hill to Bexhill Road (Crofton Park)
- CODRINGTON HILL – from Stillness road to 62 Codrington Hill (Crofton Park)
- JERNINGHAM ROAD – various sections at road junctions (Telegraph Hill)
- NORTHOVER – jt Lamerock Road (Downham)
- BARING ROAD – From Ronver Road to junction of Westthorne Avenue (Grove Park)
- PRINCE CHARLES ROAD – Montpelier Road to zebra crossing (Blackheath)
- FORDMILL ROAD – from Canadian Avenue to bridge (Bellingham)
- CHINBROOK ROAD – between Garden Close to Robins Close (Grove Park)

Notes: (*) Some of the roads on the provisional programme will refer to sections of the road and not always the entire road.

Roads not able to be delivered in 2023/24, will be placed on a reserved list and prioritised for 2024/25.

APPENDIX B

2023/24 FOOTWAY IMPROVEMENT PROGRAMME*

Arcus Road – Downham Ward
From Glenbow Road to Swiftdens Way – Both Sides

Broadmead Road – Bellingham Ward
From Brookhowse Road to Knapmill Road – Both Sides

Knapmill Road from Access Road to Broadmead Road – *Even Side Only*

Brockley Road – Crofton Park
From Petrol Station to Co-op Funeral Care – Even Side Only

Farmfield Road – Downham Ward
From Glenbow Road to Sandpit Road – Both Sides

Fordmill Road – Bellingham Ward
From Grangemill Road to Ghent Street – Both Sides

Old Bromley Road – Downham Ward
From No1 Old Bromley Road to Downham Way – Odd Side Only

Pendragon Road – Downham & Whitefoot Wards
From Ballamore Road to Reigate Road

Reigate Road – Churchdown Ward
From Ballamore Road to Northover

Trundleys Road – Evelyn Ward
From j/w Sanford Street to o/s no 222 (opp Park Cafe Honle) – Housing Side Only

Verdant Lane – St Andrew & Hither Green Wards
From entrance of Cemetery to Bus Stop – Cemetery Side Only

Verdant Lane – St Andrew & Hither Green Wards
From Waters Road to Crutchley Road – Housing Side Only

Notes: (*) Some of the roads on the programme will refer to sections of the road and not always the entire road. Roads not able to be delivered in 2023/24, will be placed on a reserved list and prioritised for 2024/25.

APPENDIX C – 2022/2023 & 2023/2024 OVERVIEW OF LIP CAPITAL SCHEMES

Scheme/Programme	Brief overview	2022/23	2023/24
Public Realm schemes			
Coulgate Street	Contribution to Thames Water funded scheme pedestrianizing this location which will incorporate Sustainable Urban Drainage Solutions	Surveys and detailed design of an urban design improvement to pedestrianise Coulgate Street and introduce SuDS	Implementation (note that the build is Thames Water funded) and additional work on detailed design due to presence of significant amount of statutory undertakers apparatus/utilities including medium pressure gas main
Corridor schemes			
Downham Way	As above, a collision reduction scheme to include traffic calming measures on Downham Way between Northover and Bromley Road which was identified	Preliminary design for collision reduction scheme	Detailed design for collision reduction scheme
School safety measures			
School Streets	To implement measures to provide safer environments for children, reduce road danger, and create cleaner environments in the proximity of schools	Developed school street/school zone concept designs for Bonus Pastor/Downderry, Fairlawn and Torridon Schools	Design and install next three School Streets at Bonus Pastor/Downderry, Fairlawn, and Torridon

Safer Routes to School	Improve safety for children crossing roads near schools in Lewisham	Focus on school streets	Programme of pedestrian crossing and other improvements to provide safer routes to school to encourage walking and cycling.
Traffic management schemes			
20mph compliance	Improved road safety of roads in Lewisham to improve speed compliance	Installation of numerous VAS signs	Identification of roads with low compliance to 20mph speed limit and implementation of traffic calming measures
Junction improvements at high collision junctions:	Improved road safety of roads in Lewisham	Development of designs at Evelyn Street and Grinstead Road and implementation at Algernon Road and Ladywell Road	Design and build at high collision junctions
Borough-wide weight restrictions	Implementation and improvement of existing environmental weight limits to manage the impact/remove HGVs from residential streets	Study undertaken to identify specified areas and/or routes that require weight restrictions	Design of a number of areas that have been identified as needing weight restrictions to be implemented
Sydenham Road and Mayow Road junction	Junction assessment and improvement at the Sydenham Road and Mayow Road junction to reduce speeding and increase safety. This location was identified as one that experiences excess speed and road danger, including collisions, requiring improved safety for all modes of users	Preliminary design for collision reduction scheme.	Detailed design for collision reduction scheme, to provide all information necessary to implement the road safety scheme

Hither Green Lane, Courthill Road and Torridon Road junction	Continue to improve safety of roads in Lewisham. The intention is to continue to address the safety concern areas that have been recognised in the collision study. It should be noted that there are other schemes that are considered greater priority that we are implementing this year.	Funding not provided in 2022/23	Develop design solutions based on further analysis of collision data and implement effective minor improvements
Cycle permeability schemes			
Quietways Permeability improvements Lines and signs refresh Route safety improvements	Improvements to quietways providing safer and more pleasant routes off of more major corridors	Line and sign refresh at Landmans Way and Safety review at Blackheath	Design and implementation of improvements to existing quietways including at Canal Approach as identified in the Deptford Parks Liveable Neighbourhood programme
Contraflow implementation programme	Improved cycle network within Lewisham	One-way to two-way cycling conversions feasibility study for Amersham Vale, Ashby Road, Clifton Rise, St Swithnus Road, Beecroft Road and Marnock Road	Implementation of contraflows
Cycle hangars programme	Increasing the provision of secure cycle parking in the borough. Currently the demand greatly outstrips the funding available, so hangars are being installed where there is greatest demand	Funding has been used to install 75 hangars	Funding will be used to install an estimated additional 22 cycle hangars with locations in the south of the borough will be prioritised where there is currently lowest coverage. It should be noted that cycle hangars will be installed as part of the sustainable streets

			programme (mentioned below) also details of which are still being consulted on. Further funding is being sought to increase this number.
Bus priority schemes			
R336 Hail and Ride conversion	Improved bus network in Lewisham	Delayed as a result in delay to TfL public consultation	Detailed design to convert hail stops to permanent bus stops on route 336
R273 Hail and Ride conversion	Improved bus network in Lewisham	Delayed as a result in delay to TfL public consultation	Detailed design to convert hail stops to permanent stops on route 273
Brockley Road bus shelter	New bus shelter to be installed	New bus shelter installed	N/A
Other (not LIP) sustainable transport schemes			
Dockless bikes	Improving the provision of dockless e-bikes across the borough and the management of parking. Currently Lime bikes have appeared in parts of the borough and complaints have been received about obstructive parking.	Borough-wide mapping has been commissioned for marked bays on the carriageway and on the footway where there is sufficient space. An MoU is being developed with Lime, Tier and Human Forest	Dockless bike trial will be launched Marked bays will be introduced in phases, starting with wards in the north of the borough. TMOs will be made for marked bays to be introduced on the footway and carriageway.

<p>Electric vehicle charging strategy and implementation of charging points</p>	<p>Research and development of an EV strategy including review of that carried out in Oxford to date for determination with regard to types of chargers provided (i.e. cable channels, lamp column etc.) and arrangements with suppliers. Increased availability of EV charging points.</p>	<p>40 EV chargers have been installed around the borough. EV Implementation Strategy 2023-2026 under development.</p>	<p>Additional EV chargers to be installed around the borough.</p>
<p>Car Sharing</p>	<p>Working collaboratively with car share providers to increase roll out across the borough</p>	<p>Installation of several car club bays all provided by Zipcar.</p>	<p>More car club bays will be implemented through our Sustainable Streets programme and EV strategy. We are also starting a car club trial in the Laurence House car park for use by employees during the working day and for residents out of these hours.</p>
<p>A21 Lewisham Spine</p>	<p>New cycleway for A21 Lewisham Spine (Deptford to Downham). A21 improvements in Catford due to the Catford Regeneration scheme and realignment of the A205 will provide significant improvements for cycling and provide a strengthened case for further investment in the A21 over the next few years.</p>	<p>Continue to work collaboratively with TfL including on outcome of draft Outcome Definition Report (ODR) for Lewisham Spine (Deptford to Downham). ODR was part funded by LBL.</p>	<p>Next steps to be developed.</p>

APPENDIX D

ROAD DANGER REDUCTION PRIORITISATION METHODOLOGY

Background

It is not acceptable that any level of deaths or serious injuries are sustained on London's roads and Lewisham has adopted the Mayor of London's Vision Zero policy of eliminating all killed and serious injuries (KSIs) by 2041. The focus is on reducing casualties and improving conditions, to encourage greater take up of active and sustainable modes, and reducing the dominance of motor vehicles on Lewisham's streets and ensuring that road danger reduction is central to all transport-related activity.

Lewisham's third Local Implementation Plan (LIP3), published in March 2019, sets out the boroughs proposals for achieving the objectives of Vision Zero, and recognises a series of challenges that the council faces. In relation to road safety these include that perceptions of safety and security deter active travel, and that the needs of all road users, particularly vulnerable road users (pedestrians, cyclists, and powered two-wheelers), must be balanced to improve road safety and reduce the number of collisions, particularly those resulting in fatal and serious injuries.

Vision Zero sits alongside other Mayor's Transport Strategy (MTS) targets of increasing the level of active travel and that 80% of all trips in London are to be made by active or sustainable modes by 2041. The council has an ambitious vision for the future of cycling in the Borough and aims to become one of the easiest and safest places to cycle in London. One of the four key targets in The Lewisham Cycle Strategy (2017) to achieving this is to halve the rate of cyclist casualties.

Concerns around traffic levels and road safety are also barriers to people walking in London. 21% of Londoners say too much traffic is a barrier to walking, and 14% say traffic travelling too fast stops them walking more. Improving road safety and reducing levels of traffic in Lewisham will improve environments that can otherwise be intimidating and unpleasant for pedestrians, alleviating these current barriers to more people walking.

The Road Traffic Act 1988, section 39, makes provision for each local authority to carry out studies into accidents and to take steps to both reduce and prevent accidents. This places a duty on each local authority to:

- a. Carry out studies into accidents arising out of the use of vehicles on roads or parts of roads, other than trunk roads within their area; and
- b. in the light of those studies, take such measures as appear to the authority to be appropriate to prevent such accidents.

The Council frequently receives requests for a wide range of road safety improvements. These requests, which are in the hundreds per annum, are predominantly for traffic calming measures or pedestrian crossings. It is not possible for the Council to action all requests within available budgets.

At present, the Council does not have an approved policy for prioritising road safety requests. Due to the limitations of existing processes for prioritising road safety improvements, it was deemed necessary to develop alternative methodologies that address community needs and make better use of the Council's resources.

Although the Council typically receives hundreds of requests for safety measures, it is only possible to implement around five schemes per year due to budget constraints. Therefore, it is essential that there is a fair and transparent process to rank and prioritise schemes.

A new assessment and prioritising methodology is proposed which provides a method that ensures that several factors and not only collisions are given consideration in determining the prioritisation of schemes. This enables the assessment process to take better account of road safety, environmental factors, and others on a site-by-site basis. However, the primary source of funding for road safety engineering interventions is the Local Implementation Plan (LIP). The criteria for securing funding through this source require schemes to target a continued reduction in the number of people killed and seriously injured on Lewisham's roads. To achieve this, the schemes are weighted towards criteria which targets casualty reduction for high-risk groups and target locations or routes with a history of killed and seriously injured casualties.

The below provides the methodology that will be used to prioritise road danger reduction sites and a matrix for prioritising sites is provided in **Appendix E**.

On completion of the assessment process, sites will be ranked and those sites with the highest value and where funding is available will be ranked and prioritised for undertaking feasibility appraisals and, where appropriate, detailed design work. The number of sites targeted each year will be dependent on the available budgets.

The priority list will be updated each July to determine which schemes are taken forward for implementation during the forthcoming financial year.

Given the high number of requests received each year, and the limited number of schemes that can be implemented, repeat investigations will not be undertaken at the same location within an 18-month period. These would only be undertaken if there were to be a material and demonstrable change to traffic conditions.

Each year, there will be a review of TfL's collision data across the entire Lewisham Road network. These include the severity of injuries sustained (KSIs), collisions involving vulnerable road users and whether speed related contributory factors have been recorded by the police. This will identify collision clusters and inform the Council's own priorities for road safety improvements. Any identified collision clusters will go through the proposed assessment methodology and may alter the priority ranking list. It should be noted that the collision history at every site on the priority list will not be routinely revisited each year.

A standard weighting will be applied to this methodology as agreed by officers and priorities identified. Where there are instances where there is tied scoring further assessment will be carried out which assesses the site in terms of design considerations as indicated in the further assessment section of the prioritisation matrix. The highest priority locations will then be subject to further detailed analysis from which potential schemes will be selected to form the core of future year's road danger reduction works programme. This process will be undertaken on a trial basis for the next year and will be reviewed so that resources are targeted effectively.

Road Danger Reduction Prioritisation Methodology

As mentioned above a new assessment and prioritising methodology is proposed which provides a method that ensures that several factors and not only collisions are given consideration in determining the prioritisation of schemes. This enables the assessment process to take better account of road safety, environmental factors, and others on a site-by-site basis. For this reason, the following will be considered to provide a wholistic approach to the prioritisation of road danger reduction sites;

- Collision History,
- Traffic, Routes,
- Trip Attractors,
- Economic,
- Local Support,
- Policy,
- Mayor' s Transport Strategy (MTS) Objectives

These categories are further subdivided into subcategories. Each of the subcategories will be scored from zero (0) to three (3), a score of zero (0) will generally reflect that of a negative impact whereas a score of three (3) a positive impact.

A detailed description of how each of these categories is considered is provided below;

Collision History Category

The number and type of collisions as well as those users affected by collisions is a very important consideration in determining the priority of a site and will be scored based on the total number of collisions over the previous three years, the severity of the collisions, whether vulnerable road users sustained injuries and the number of collisions involving children under sixteen (16) years of age. The road safety data provided by the Department for Transport will be used to identify these details. These files provide detailed road safety data about the circumstances of personal injury road collisions, the types of vehicles involved and the consequential casualties. The statistics relate only to personal injury collisions on public roads that are reported to the police, and subsequently recorded, using the STATS19 collision reporting form.

Total collisions (3-year period)

The total number of collisions over the previous 3-year period at the location will be determined from the road safety data and scored according to the number of collisions as follows;

0 - No collisions listed in latest 3-year period

1 - 1 to 2 collisions recorded in last 3 years

2 - 3 to 5 collisions recorded in last 3 years

3 - more than 5 collisions recorded in last 3 years

KSI Severity

KSI severity is a measure of the severity of the collision (i.e. the number of collisions involving casualties that are killed or seriously injured) and will be determined from road safety data and scored as follows;

0 - No collisions listed as fatal or serious

1 - 1 serious collision recorded

2 - 2 serious collisions recorded

3 - More than 2 serious collisions or fatal recorded

Vulnerable Road Users

Vulnerable road users (VRU) are road users not in a car, bus or truck, generally considered to include pedestrians, motorcycle riders, cyclists, children 7-years and under, the elderly and users of mobility devices. In the event of a crash, VRUs have little to no protection from crash forces. The number of collisions involving VRUs will be determined from road safety data and scored as follows;

0 - No vulnerable road users sustained injuries

1 - 1 vulnerable road user sustained injuries

2 - 2 vulnerable road users sustained injuries

3 - More than 2 vulnerable road users sustained injuries

Child Casualty (U 16)

Children and young people are among the most vulnerable road users. They are involved in a disproportionate number of road traffic collisions, particularly as pedestrians and cyclists. Consideration is therefore given to the number of collisions involving children under sixteen (16) years of age, and will be determined from road safety data and scored as follows;

0 - No child casualties

1 - 1 child casualty recorded

2 - 2 child casualties recorded

3 - More than 2 child casualties recorded

Traffic Category

The volume, type and speed of traffic is an important consideration in determining the priority of a site. Lewisham Council as well as Transport for London conduct traffic surveys regularly which record speed, volume, and composition on several the roads in the borough usually over a week. Where this data is available it will be used to provide a score as below. Where this data is not available an officer will provide an initial score based on knowledge of the location or if not familiar will visit the site and score based on findings. Further investigation may be necessary and whether this is the case is to be determined by the Council officer. Scores for traffic related matters will be scored as indicated below;

Speed

The speed at which vehicles are travelling is an important factor as it affects the likely severity of collisions as well as the perceived safety of the area. It should be noted that although average speeds may be at an acceptable level, the 85%ile speed, which is often taken as indicating the speed at which most vehicles travel at or below and are a good indicator of driving behaviour, can be between around 5 and 8mph higher than the average speed. Therefore, even when in a 20mph zone the 24mph threshold is met, the 85%ile could be around 30mph which is clearly undesirable within a 20mph speed limit. DfT's publication 'Setting Local Speed Limits (2013)' states "the aim of speed management policies should be to achieve a safe distribution of speeds consistent with the speed limit that reflects the function of the road and the road environment. This implies a mean speed appropriate to the prevailing road environment, and all vehicles moving at speeds at or below the legislated speed limit, while having regard to the traffic conditions.

Speed will be scored according to the following;

- 0 - 85%ile less than 20mph
- 1 - 85%ile 20-25mph
- 2 - 85%ile 25.1 - 30mph
- 3- 85%ile exceeds 30mph

Volume

The volume of traffic at a location can affect the level of potential danger (both actual and perceived), the likelihood of a collision as well as relative value of the site given the level of use and is therefore considered in determining the priority of a site. To account for this the traffic count data will be analysed or where not available determined by other means as described above to determine the average number of vehicles that are at the site per hour and will be scored as indicated below;

- 0 - Fewer than 500 vehicles per hour
- 1 - 500 - 999 vehicles per hour
- 2 - 1000- 1500 vehicles per hour
- 3 - Greater than 1500 vehicles per hour

Composition (HGV)

The type of traffic in the area is considered in determining the priority of the site. HGVs by their nature can pose more of a threat and are therefore considered. The use of Heavy Goods Vehicles (HGVs) on our roads is governed by a comprehensive regulatory regime. A considerable amount of work is also underway, particularly with good practice management schemes and technological solutions. In recent years, there has been considerable focus on understanding the risk to cyclists and developing measures to reduce this risk. However, there has been less attention paid to the risk to pedestrians. To account for this the road safety data will be analysed to determine the percentage of HGV vehicles that are at the site during the surveying period and will be scored as indicated below;

- 0 - No large vehicles
- 1 - Proportion of HGVs <2%
- 2 - Proportion of HGVs between 2 and 5%
- 3 - Proportion of HGVs > 5%

Speed Related Contributory Factors

Since 2005 police forces in Great Britain have recorded those factors which contributed to a collision as an integral part of the data collection process (STATS19) relating to road traffic collisions. The contributory factors system was developed to provide some insight into why and how road accidents occurred and help investigation of how accidents might be prevented.

The range of contributory factors available allow details regarding the road environment (e.g., whether the road surface includes any defects such as potholes or cracks, was slippery due to weather conditions etc.), vehicle defects (e.g. worn tyres, brakes or steering defective etc.), injudicious action by the driver / rider (e.g. ignoring traffic signals, Give-Way / Stop lines, exceeding the speed limit, travelling too fast for conditions) and so on. Up to six contributory factors can be recorded and more than one can be recorded for each vehicle / casualty.

Collision data was historically collected either at the scene of incidents by police officers or at a police station where a collision was reported 'over the counter.' With the introduction of 'self-reporting' online in 2016 (which TfL have indicated can be between 30 and 40% of the reports received) contributory factors are not collected in these cases leading to gaps in the data.

To best identify where measures are likely to be most effective road safety data for the previous 3 years at the site, where available will be analysed to determine whether there are any

instances where speed is indicated as a contributory factor and the extent to which it is identified as being a contributing factor and will be scored as indicated below;

- 0 - No speed related contributory factors recorded by the police
- 1 - Careless / reckless / in a hurry' listed as contributory factor (code 602)
- 2 - Driving too fast for conditions listed as contributory factor (code 307)
- 3- Exceeding speed limit' listed as contributory factor (code 306)

Routes Category

To best route various forms of travel the Council identifies several routes for various activities. The most significant of these routes are those identified to access cycle, school and park or green spaces. Those locations that have been identified as key routes hold greater value than others and are therefore considered here via a scoring method as indicated below;

Cycle network

London Borough Lewisham wants to be one of the easiest and safest places to cycle in London, where cycling is a natural and easy choice of transport for anyone. Lewisham's cycling strategy looks at where cycling in Lewisham is at and where it aspires to take it in the future. There are four key targets which have been identified, these are to:

1. Double the number of cycling journeys
2. Increase the proportion of employed residents cycling to work to 10%
3. Halve the casualty rate of cyclists
4. Increase the number of children cycling to school by 50%

These targets as well as others will be achieved partially by improving cycling infrastructure and road safety. The sites' ability to contribute to this will be measured in terms of its proximity to the existing cycle network and if on the network its ability to improve the network and will be scored as follows;

- 0 - The location is not part or near to the cycle network
- 1 - The location is near to the cycle network
- 2 - The location is a connector and/or on the cycle network
- 3 - This location is on the cycle network and will improve cycle facilities

Key/significant route to school

All children need a safe route to school. Consideration is given to whether the site will contribute to developing that infrastructure so that it better meets the needs of children and young people

in their area. These improvements may address a range of objectives, including environmental improvements, health benefits and enhanced child safety and security. The sites' ability to contribute to this will be measured in terms of its proximity to existing a key / significant route/s to school/s and whether they are sustainable route/s and if on a route its ability to improve the route, and will be scored as follows;

0 -The location is not part of a key / significant route to school

1 - This location is near to a school but is not a key or significant direct sustainable route to the school

2 - This location is near to a school and is on a key/significant direct sustainable route to school

3 - This location is near to multiple schools and is on several key significant direct sustainable routes to school

Key/significant route to Park/Green Space

Park/green space plays a significant role in modern society, especially in terms of improving health, most people choose a method of active travel (walk or cycle) to access park/green spaces, which are often the main places for leisure and sports in Lewisham. Consideration is given to whether the site will contribute to developing the infrastructure near or on routes to parks/green spaces so that it better meets the needs of people using the route. These improvements may address a range of objectives, including environmental improvements, health benefits and enhanced safety and security. The sites' ability to contribute to this will be measured in terms of its proximity to existing a key / significant route/s to a park/green space or multiple parks/green spaces and whether they are sustainable route/s, and will be scored as follows;

0 - The location is not part of a key/significant route to Park/Green Space

1 - This location is near to a park/Green space but is not on a direct sustainable route.

2 - This location is near to a park/Green space and is on a direct sustainable route.

3 - This location is near to multiple parks/Green spaces and is on multiple direct sustainable routes.

Trip Attractors Category

Trip attractors are destinations that create trips by the nature of that provided at their location. Trip attractors are considered to include schools, hospital, doctors, nursing homes, shops, sports centres, places of worship, places of employment, tourist attractions, train stations and bus stops. Trip attractors are considered in determining the priority of a site as these indicate likelihood of more vulnerable users as well as a likely increased volume of users. For each of the attractors identified there will be a score of either 0 or 1 dependant on whether there is one of these within 500m of the site (scores 1) or not (scores 0). Other than schools which will be considered as follows;

- 0 - No schools within 500m
- 1 - Secondary school within 500m
- 2 - Primary / Infant / nursery school within 500m

Economic Category

The economics of a safety scheme is considered in determining their priority due to the importance of providing cost effective and feasible schemes. The availability of funding, benefits to the local economy and maintenance liability in future years as well as whether the scheme aligns with other local schemes will be considered by officers as follows;

Funding for the scheme

Road safety schemes are primarily funded by Transport for London's (TfL's) Local Implementation Plan (LIP) or developer agreement funding

LIP funding is the process through which TfL provide boroughs with financial support. The funding is for schemes to improve their transport networks in a way that is consistent with and supports the Mayor's Transport Strategy. These schemes are detailed in each borough's LIP.

A developer agreement is any legal document that secures contributions from a development for infrastructure or affordable housing (including section 106 planning obligations (S106) and section 278 agreements (S278)), or any demand notice for CIL.

Section 106 (S106) is a specific type of funding which can be used to develop and/or improve community facilities and various open spaces. This funding has been secured through a planning obligation request which is a deed or agreement attached to the land that is the subject of a planning permission. Contributions secured through planning obligations are used to mitigate or compensate for the negative impacts of a development.

The funding of Section 278 Agreements is typically shared between the developer and the local authority. The exact allocation of funding responsibilities will vary depending on the specific terms of the agreement, but it is common for developers to contribute a significant portion of the funding.

The availability of funding is considered in determining the priority of a site by determining the availability of S106 funding only as most schemes are likely to meet criteria for LIP funding and S278 funding is a more complex arrangement and therefore not considered at this stage. Funding will therefore be scored with regard to whether any S106 funding is available or not as follows;

- 0 - No funding identified
- 1 - Possible funding identified

Benefits to the local economy

There may be benefits to the local economy as a result of a scheme for instance more pedestrians likely to visit an area where there are shops as a result of improved pedestrian safety in the area. There are many different means that a scheme may benefit the local economy, and this will be accounted for with regard to whether the scheme will benefit the local economy or not as follows;

0 - No benefits to the local economy

1 - Benefits to the local economy

Maintenance liability in future years

Improved infrastructure may add or remove elements that will be more or less of a maintenance liability in the future. Greater priority will be given to those schemes that do not introduce maintenance liability in future years as follows;

0 - Maintenance liability in future years

1 - No maintenance liability in future years

Alignment with other local schemes

There is continued improvements to infrastructure in Lewisham and safe integrated mobility is enhanced where there is alignment to other local schemes. Consideration is therefore given as to whether the scheme aligns with other local schemes and will be scored as follows;

0 - No alignment with other local schemes

1 - Alignment with other local schemes

Local Support Category

The economics of a safety scheme is considered in determining their priority due to the importance of providing relevant, locally valuable, and feasible schemes. The level of wider community support and stakeholder support of schemes will be considered by officers in terms of whether there is support or not as below and will primarily be identified through icasework or public consultation and engagement that has been carried out;

Wider community support

0 - No wider community support

1 - Community support indicated

Stakeholder support

0 - No stakeholder support

1 - Stakeholder support

Policy Category

There are several policies in place to improve Lewisham and support wider initiatives which safety scheme may contribute to. The means by which schemes may contribute are numerous and vary but primary considerations include the scheme's ability for modal shift for instance decreasing the level of car use and increasing cycle use. Other primary contributors include increasing the cycle network and benefits to climate change. The means by which these are considered are detailed below;

Ability for modal shift

Modal shift is the shifting of travel modes that humans go through based on a range of variables. It occurs when one mode has a comparative advantage over another in terms of costs, capacity, time, flexibility, or reliability. Modal shift is an important element of the debate around creating a more sustainable transport system that benefits us all therefore is considered in determining the priority of a scheme.

0 - No ability for modal shift

1 - Ability for modal shift

Increasing cycle network

We aim to continue expanding the Lewisham's cycle network, connecting different areas across the borough. The Strategic Cycle Network (SCN) needs expansion to meet the LIP target of 19% of Lewisham population to live within 400m of a SCN. Increasing the cycle network is taken into consideration when determining the priority of a scheme by scoring that reflects whether or not an officer considers the scheme to increase the cycle network or not.

0 - No increase to cycle network

1 - Increase to cycle network

Contribution to climate change

Society faces a climate and ecological crisis that is the legacy of a generation of inaction. The declaration of a Climate Emergency by Lewisham Council, and hundreds of other organisations up and down the country, is the first step in answer to the call for a new response to this crisis. The difference in the impetus for change is that this call for action has come from citizens, and particularly from young people, internationally, but also here in the borough and we have an

obligation to future generations. We also have a duty to protect the most vulnerable members of our society therefore whether a scheme contributes to climate change or not is considered when determining the priority of a scheme and will be determined by an officer.

0 - No contribution to climate change

1 - Contribution to climate change

Mayor's Transport Strategy (MTS) Objectives Category

The Mayor's Transport Strategy (July 2018) outlines the Mayor's vision for transport in London. The overarching aim of the MTS is to reduce Londoners' dependency on cars and to increase the active, efficient and sustainable (walking, cycling and public transport) mode share of trips in London to an ambitious 80 per cent by 2041. In addition to the overarching mode share aim, the MTS has identified the following road safety objectives:

- London's streets will be safe and secure – This is captured by the Vision Zero action plan, which aims to improve the street environment such that by 2041 no killed or serious injury collisions occur on the network.
- The MTS sets an interim target of reducing KSIs by 65% by 2022. For LBL the 2022 target is 44 KSIs (from the 2005-09 average of 125 KSIs).

The objectives of the will be considered and scored based on the sites likelihood of contributing to both the Vision Zero target and the Active Travel target as follows;

Vision Zero target contribution

Vision Zero is a multi-national road traffic safety project that aims to achieve a roadway system with no fatalities or serious injuries involving road traffic. First implemented in Sweden in the 1990s, Vision Zero has proved successful across Europe. A core principle of the vision is that "Life and health can never be exchanged for other benefits within the society" rather than the more conventional comparison between costs and benefits, where a monetary value is placed on life and health, and then that value is used to decide how much money to spend on a road network towards the benefit of decreasing risk.

Consideration will be given to how the site is able to contribute to the Vision Zero target and scored depending on whether or not it contributes to the objective.

0 - Doesn't contribute to Vision Zero objective

1 - Contributes to Vision Zero objective

Active Travel target contribution

Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by

wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes (adapted from the definition in the Future of Mobility: urban strategy).

Walking, wheeling, and cycling are the least carbon-intensive ways to travel. However, walking currently accounts for only 5% of the total distance travelled in England. Around 49% of trips in towns and cities under 5 miles were made by car in 2021, with around a quarter of all car trips in England less than 2 miles. Many of these trips could be walked, wheeled, or cycled, which would help to reduce the 68 megatons (Mt) carbon dioxide equivalent (CO₂e) emitted from cars in 2019. This would benefit local economies, as well as improve people's health. More active travel will also make roads quieter, safer and more attractive for people to walk, wheel and cycle – a virtuous cycle.

Active Travel target contribution will be considered in terms of whether or not it improves active travel infrastructure and/or promotes behaviour change to enable active travel and will be scored as follows;

0 - Doesn't contribute to Active Travel objective

1 - Contributes to Active Travel objective

Further Assessment

A standard weighting will be applied to this methodology as agreed by officers and priorities identified. Where there are instances where there is tied scoring further assessment will be carried out which assesses the site in terms of design considerations as indicated below. The highest priority locations will then be subject to further detailed analysis from which potential schemes will be selected to form the core of future year's road danger reduction works programme. This process will be undertaken on a trial basis for the next year and will be reviewed so that resources are targeted effectively.

Design Category

There are many elements to the design of a safety scheme many of which affect the feasibility of a scheme. The design of the scheme is considered in determining the priority of the scheme in terms of the need for third party approvals and likelihood of obtaining third party approvals, whether the design is difficult or not and the need for Traffic management order/s (TMO/s) and likelihood of obtaining TMO/s). The means by which these are considered are detailed below;

Third party approvals (TfL Network)

Third party approvals are likely to primarily involve Transport for London (TfL) whether as a result of funding or that the scheme affects the Transport for London Route Network (TLRN). There are several design criteria that must be met for schemes that are funded by TfL or on the TRLN and this may affect the feasibility of a scheme. Other third-party approvals that may affect the feasibility of a design can include Network Rail and statutory undertakers. This is taken into consideration when determining the priority of a scheme by scoring that reflects whether or not

the scheme requires third party approvals.

0 - No Third Party Approval

1 - Third Party approval

Difficulty of design

The level of difficulty involved in the design of a scheme can affect the feasibility of a scheme. There are several design criteria that must be met for schemes such as design standards and there are often constraints to design such as available space. The level of difficulty in the design of the scheme is taken into consideration when determining the priority of a scheme by scoring that reflects whether or not an officer considers the scheme design difficult or not.

0 - Design considered difficult

1 - Design not considered difficult

Traffic management orders (TMOs)

Traffic management orders (TMOs) are legal documents drafted and made by the council, usually under the Road Traffic Regulation Act 1984. They regulate the use of highways for movement and parking. They can be permanent, temporary, or emergency orders or special event orders for traffic management during an event.

When a change to the traffic order is to be made Lewisham Council advertise the proposed change in a local newspaper and put notices on street near the location of the proposed change. Lewisham Council also consult with the emergency services and transport associations. Anyone can make a representation to Lewisham Council about the proposals.

The requirement for TMOs and the likelihood of their being approved for a scheme can affect the feasibility of a scheme. TMOs are taken into consideration when determining the priority of a scheme by scoring that reflects whether or not an officer considers the scheme requires a TMO or not.

0 - TMO required

1 - No TMO required

APPENDIX E ROAD DANGER REDUCTION PRIORITISATION SCORING MATRIX

Key Category	Ref	Scoring Criteria Sub Category	0	1	2	3
Collision History	CH1	Total collisions (3 year period)	No collisions listed in latest 3 year period	1 to 2 collisions recorded in last 3 years	3 to 5 collisions recorded in last 3 years	more than 5 collisions recorded in last 3 years
	CH2	KSI Severity	No collisions listed as fatal or serious	1 serious collision recorded	2 serious collisions recorded	More than 2 serious collisions or fatal recorded
	CH3	Vulnerable Road Users	No vulnerable road users sustained injuries	1 vulnerable road user sustained injuries	2 vulnerable road users sustained injuries	More than 2 vulnerable road users sustained injuries
	CH4	Child Casualty (U 16)	No child casualties	1 child casualty recorded	2 child casualties recorded	More than 2 child casualties recorded
Traffic	T1	Speed	85%ile less than 20mph	85%ile 20-25mph	85%ile 25.1 - 30mph	85%ile exceeds 30mph
	T2	Volume	Fewer than 500 vehicles per hour	500 - 999 vehicles per hour	1000- 1500 vehicles per hour	Greater than 1500 vehicles per hour
	T3	Composition (HGV)	No large vehicles	Proportion of HGVs <2%	Proportion of HGVs between 2 and 5%	Proportion of HGVs > 5%
	T4	Speed Related Contributory Factors	No speed related contributory factors recorded by the police	Careless / reckless / in a hurry' listed as contributory factor (code 602)	Driving too fast for conditions' listed as contributory factor (code 307)	Exceeding speed limit' listed as contributory factor (code 306)
Routes	R1	Cycle network	The location is not part or near to the cycle network	The location is near to the cycle network	The location is a connector and/or on the cycle network	This location is on the cycle network and will improve cycle facilities
	R2	Key/significant route to school	The location is not part of a key / significant route to school	This location is near to a school but is not a key or significant direct sustainable route to the school	This location is near to a school and is on a key/significant direct sustainable route to school	This location is near to multiple schools and is on several key significant direct sustainable routes to school
	R3	Key/significant route to Park/Green Space	The location is not part of a key/significant route to Park/Green Space	This location is near to a park/Green space but is not on a direct sustainable route.	This location is near to a park/Green space and is on a direct sustainable route.	This location is near to multiple parks/Green spaces and is on multiple direct sustainable route.
Trip Attractors	TA1	Schools	No schools within 500m	Secondary school within 500m	Primary / Infant / nursery school within 500m	N/A
	TA2	Hospital, Drs, Nursing home	No hospital, doctors surgery, nursing home within 500m	Hospital, doctors surgery, nursing home within 500m	N/A	N/A
	TA3	Shops	No shops within 500m	Shops within 500m	N/A	N/A
	TA4	Sports Centre	No sports centre / leisure facility within 500m	Sports centre / leisure facility within 500m	N/A	N/A
	TA5	Place of worship	No places of worship within 500m	Places of worship within 500m	N/A	N/A
	TA6	Employment	No major places of employment within 500m	Places of employment within 500m	N/A	N/A
	TA7	Tourist Attraction	No major tourist attractions within 500m	Major tourist attractions within 500m	N/A	N/A
	TA8	Train station	No train stations within 500m	Train stations within 500m	N/A	N/A
	TA9	Bus stop	No bus stops within 500m	Bus stops within 500m	NA/	NA/
Economic	E1	Funding for the scheme (S106)	No funding identified	Possible funding identified	funding allocation received	Funding receive with timeframe for expenditure
	E2	Benefits to the local economy	No benefits to the local economy	Limited benefit to the local economy	Some Benefit to the local economy	direct benefit to local economy
	E4	Alignment with other local schemes	No alignment with other local schemes	located close to other local schemes	Location will add to other local schemes	Location with add to a route of improvements
Local Support	LS1	Wider community support	No wider community support	Likely to be community support	multiple requests and/or petition for scheme	Supportive result of consultation
	LS2	Stakeholder support	No stakeholder support	Likely to be Stakeholder support	some supportive feedback or requests for scheme	supportive based on local engagement or consultation
Policy	PO1	Ability for modal shift	No ability for modal shift	Limited Ability for modal shift	Some ability for modal shift	High ability for modal shift
	PO2	increasing cycle network	No increase to cycle network	Limited increase to cycle network under 50 metres	Some increase to cycle network under 500 metres	Significant increase in Cycle network above 500 metres.
	PO3	contribution to climate change	No contribution to climate change	Limited or indirectly Contribution to climate change	In direct contribution to climate change	High contribution to climate change
MTS Objectives	MTS1	Vision Zero target contribution	Doesn't contribute to Vision Zero objective	Limited or indirectly contribution to Vision Zero objective	some direct contributions to Vision Zero objective	High contribution to Vision Zero objective
	MTS1	Active Travel target contribution	Doesn't contribute to Active Travel objective	Limited or indirectly contributes to Active Travel objective	Some direct Contribution to Active Travel objective	High Contribution to Active Travel objective

Further assessment (in case of tied prioritisations scoring on above)

Design	D1	Third party approvals (TfL Network)	Multiple third party approvals required	Some third party requirements	Limited third party requirements	No third party approvals needed
	D2	Difficulty of design	Design considered difficult	Design not considered difficult	N/A	N/A
	D3	Traffic Management Orders (TMOs)	Multiple changes and types of Traffic Orders required	Experimental TMOs required	single permanent TMO required	No changes to TMO required

APPENDIX F
ELECTRIC VEHICLE INFRASTRUCTURE IMPLEMENTATION
PLAN 2023 – 2026

APPENDIX G
LIST OF SCHOOLS INCLUDED IN SCHOOL STREET TRAFFIC
ORDERS

Traffic Order No. 1 (Notice of Making)

Coming into force: 14-Feb-2022

Expires: 04-Aug-2023

Beecroft Garden Primary School (SS34)

Childeric Primary School (SS30)

Elfrida Primary School (SS27)

Gordonbrock Primary School (SS9)

Grinling Gibbons Primary School (SS41)

Stillness Infant School (SS35)

Stillness Junior School (SS35)

Traffic Order No.10 (Notice of Making)

Coming into force: 04-April-2022

Expires: 04-Oct-2023

Adamsrill Primary School (SS6)

All Saints Church of England Primary School (SS5)

Ashmead Primary School (SS15)

Deptford Green School (SS7)

Kelvin Grove Community Primary School (SS1)

Prendergast Ladywell School (SS4)

Tidemill Academy (SS2: Tidemill Way/ SS7: Angus St)

Traffic Order No.28 (Notice of Making)

Coming into force: 22-Aug-2022

Expire: 21-Feb-2024

Eliot Bank School (SS10)

Conisborough College (SS26)

Traffic Order No.4 (Notice of Making)

Coming into force: 4-April-2022

Expire: 4 Oct-2023

All Saints Church of England Primary School

Prendergast Ladywell School.

Adamsrill Primary School

Kelvin Grove Community Primary School.

Tidemill Academy.

Deptford Green School

Ashmead Primary School



**LEWISHAM'S ELECTRIC VEHICLE INFRASTRUCTURE
IMPLEMENTATION PLAN 2023-2026**



Foreword

In November 2020, the Prime Minister put the UK on a fast course to decarbonise road transport, announcing that sales of all new petrol and diesel cars and vans would end in 2030. Thanks to the huge investment now pouring into battery technology, EVs are getting cheaper to buy and more efficient to run. Owning and running an EV has never been easier and we have seen a major increase in EV use. In Lewisham we have installed EV charge points to an extent that is over double the national average with the majority of borough households within a 500 metre walk of their nearest chargepoint. We are now focused on further developing a robust, fair and scalable charging network covering the entire borough.

In our borough, a quarter of the greenhouse gas emissions come from the vehicles on our roads. The council is committed to working with partners and the community to tackle climate change and switching the way we power our cars and vans is a critical component of this.

Many residents and businesses have already embraced electric vehicles, and we know that many more will be keen to do so over the coming years. We recognise that for everyone to make the switch, the right charging infrastructure will need to be available around the borough. We want to give as many people as possible the confidence to switch to an electric vehicle at the earliest opportunity, to decarbonise borough emissions as rapidly as we can. Providing chargepoints serves to accelerate the transition by demonstrating that driving electric is set to become a normal part of everyday life, as well as offering reassurance to non-users that they will be able to find chargepoints when they need them if they switch to electric.

This plan sets out how the Council will play its role in ensuring infrastructure is put in place, in readiness for the upcoming national bans on sales of new petrol and diesel vehicles and thereby create a greener Lewisham for the health of our residents and the future of our planet.



Councillor Louise Krupski
Cabinet Lead for Environment and Climate Action



Executive Summary

This is Lewisham’s second Electric Vehicle Infrastructure (EVI) Implementation Plan. Since 2019 the council has successfully bid for Government grant funding and has now installed 120 chargepoints. There is a chargepoint for every ten electric vehicles (EVs) registered in Lewisham, which is better than double the national ratio.

This document sets out our approach to installing EVI from 2023-2026, including updated actions and targets. There is £36m of Local Electric Vehicle Infrastructure (LEVI) funding, available to London boroughs over this period, to install chargepoints. Our objectives remain largely unchanged from our initial strategy:

- **Objective 1:** Deliver appropriate infrastructure in the right locations by:
 - Focusing on high-mileage drivers (car clubs, taxis, vans etc).
 - Ensuring residential areas have sufficient chargepoints to support home charging.
 - Using land we manage to provide chargepoints in town centre locations and alongside main roads where good opportunities exist to do so.

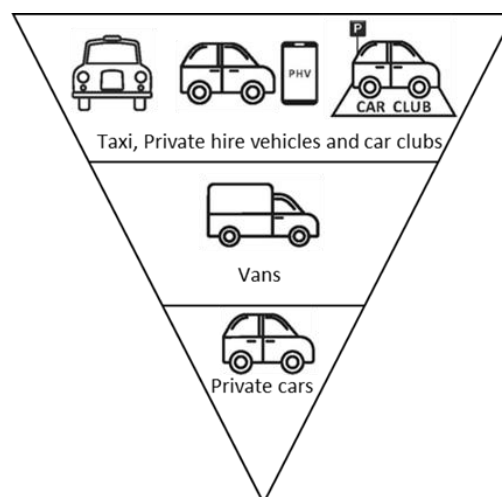


Figure 1: Our hierarchy of EVI provision will focus on high-mileage vehicles that can deliver the biggest reductions in pollution emissions.

- **Objective 2:** Make use of funding opportunities to provide and maintain EV chargepoints.
- **Objective 3:** Ensure the charging network remains fit for purpose, can cater for future expansion and is adaptable to emerging technologies.
- **Objective 4:** Encourage more sustainable travel, including EVs for any essential car trips, through supporting policy frameworks, initiatives and public engagement exercises, drawing on best practice from around the UK and beyond.

In our previous strategy we committed to have all households within a 500m walk of their nearest chargepoint. This is largely complete but 25 more chargepoints are needed to deliver this level of service across the borough. In 2023 we will apply for government grant funding from the On-street Residential Chargepoint Scheme (ORCS) and focus on achieving this commitment.

Government has also made available a new funding stream called LEVI and London has been awarded £36m to increase the pace of EVI delivery. During 2023 we will develop a business case, in partnership with other London boroughs to establish the best value commercial model on how EVI is installed from 2024 onwards. We anticipate appointing a supplier in the second quarter of 2024. They will deliver a minimum of 250 additional chargepoints, that serve households and businesses without access to off-street parking, by the second quarter of 2026.

Once all households are within 500m of their nearest chargepoint we will begin identifying and prioritising requests for chargepoints from high mileage drivers. New chargepoint locations will be decided based on these requests and usage data of existing chargepoints, with areas of high demand seeing greater supply of chargepoints.

Alongside the rollout of established technologies we will also pilot new technology that allows drivers to charge on-street using a chargepoint that connects to their domestic power supply. By the third quarter of 2025 we will have the results of this trial and may roll it out more widely as a solution.

In addition to installing chargepoints that facilitate drivers without access to off-street parking to charge close to home we will also evaluate what opportunities there are to install rapid and destination chargepoints on land the council manages. By the end of 2026 every district town centre in the borough will be served by a rapid chargepoint.

We will also seek funding opportunities to improve the delivery of EVI and have committed to produce Supplementary Planning Guidance that establishes what developers must contribute. This will assist in meeting targets for half our car club fleet to be EV by 2025 and ensuring that commercial vehicles can electrify.

The milestones for this implementation plan are set out below. The installation of home-chargers are in green, the installation of rapid and destination chargers in blue and other measures shown in orange.



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1 Policy Context

The scope of this plan is the infrastructure required for electric cars, vans, and motorbikes. It is an update of the borough's low emission vehicle charging strategy which covered the period 2019-2022. This update incorporates the new national EV infrastructure strategy and associated LEVI funding.

1.1 Taking charge: the EV infrastructure strategy

The Government have set out their vision for EV infrastructure delivery up to 2030. It sets the expectation that the public sector will take the lead in providing chargepoints that enable long distance journeys and support households without off-street parking to switch to EV. Because EVs are often charged while parked, residents without off-street parking will be reliant on public charging infrastructure. By 2030, there is expected to be a minimum of around 300,000 chargepoints in the UK, and potentially up to 600,000¹. To support the delivery of greater scale in the rollout of infrastructure a £500m Local Electric Vehicle Infrastructure (LEVI) fund has been established. London has been allocated nearly £36m for the period 2022/23 – 2024/25².

There are two main reasons Lewisham supports the rollout of EV infrastructure: to reduce Greenhouse Gas (GHG) emissions that contribute to climate change and reduce emissions that impair local air quality. In 2019 the transport sector contributed 27% of the UK's total GHG emissions³, with road transport responsible for nearly all these emissions. The Climate Change Act 2008 set a mandatory GHG reduction target for the UK of 80% by 2050. This was amended in 2019 to 100%.

The Committee on Climate Change (CCC) was established to monitor and advise on the UK's progress, measured against legally binding five-year carbon budgets. The UK's sixth carbon budget, produced by the CCC has modelled a 'balanced pathway' scenario to achieve the GHG reduction target. In this scenario 43% of the UK car fleet needs to be EV by 2030. The UK government have announced a ban on the

¹ [UK electric vehicle infrastructure strategy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/uk-electric-vehicle-infrastructure-strategy)

² [LEVI grant allocations](#)

³ DfT; [Transport and Environment Statistics 2021 Annual report](#)

sale of new vehicles wholly powered by petrol and diesel in 2030 as a measure to help realise this target.

With regards air quality the UK has legal limits on the permitted concentrations of specified pollutants. The main pollutants of concern, because there are instances where they breach legal limits, are Nitrogen Dioxide (NO₂) and Particulate Matter (PM). Petrol and diesel vehicles are a significant source of both. Because human health can be affected by both short-term, high-pollution episodes and by long-term exposure to lower levels of pollution⁴ monitoring covers both types. Where legal limits are breached local authorities must declare an Air Quality Management Area (AQMA). EV's produce no NO₂ and a reduced level of PM compared to petrol and diesel equivalents.

1.2 London's 2030 EV Infrastructure strategy & delivery plan

At the regional level Transport for London (TfL) have published two policy documents: London's 2030 EV infrastructure strategy and an EV Infrastructure delivery plan⁵. The strategy contains high level principles on how EV infrastructure should be delivered. These are reproduced in the table below.

Theme	Principle
Environment	High quality, ethical and sustainable charging infrastructure that drives emissions reductions and is resilient to climate change
Sustainable mode shift	Delivery of EV charging should consider the type and location of infrastructure to ensure it does not incentivize additional car use
Healthy Streets	Our EV charging should complement our Healthy Streets approach and support Vision Zero.
Accessibility	The EV infrastructure should be physically accessible, available, easy to use and should not impede or constrain people's movements on the footway.
Social inclusion	EV infrastructure should be affordable to use and accessible to all
Commercial viability	We must ensure we create the right conditions for a self-sustaining charging market.

Table 1: TfL EV infrastructure strategy principles

Both documents contain useful information on the needs of different user groups, forecasts of the required number of chargepoints and data on where households lack off-street parking. Analysis of the home addresses of taxi, private hire and van

⁴ [UK Clean Air Strategy 2019](#)

⁵ [London electric vehicle infrastructure delivery plan \(tfl.gov.uk\)](#)

drivers shows that there is not a particularly high concentration of any of these high mileage driver groups in Lewisham. TfL's EV infrastructure strategy also shows areas where private householders will have a higher dependency on public charging, based on their access to off-street parking. This is reproduced in section 5.1.

1.3 EV infrastructure at new developments:

Until the updated national building regulations came into effect in June 2022 standards for charging infrastructure at developments requiring planning permission in London was set by the London Plan. This planning policy document published by the Mayor of London requires that 20% of parking spaces on new developments had to have chargepoints fitted, and the remaining 80% of spaces have ducting provided so that chargepoints can be retrofitted without needing to dig up the car park (passive provision).

Part S of national building regulations now requires that each new residential dwelling which has associated parking must have a chargepoint provided, with a minimum of 7kW output. Renovations of 10 or more dwellings are also required to retrofit chargepoints and car parks at non-residential are also required to provide chargepoints. This national requirement removes any need for Lewisham to adopt planning policies requiring developers to install EV chargepoints.

1.4 Lewisham Council Policy

The image below shows selected Lewisham policies that feed into the development of the EV Implementation Plan. The EV Implementation Plan is directly subordinate to the Transport Strategy & LIP and is also informed by the Climate Emergency Action Plan, spatial planning policies and air quality policies.

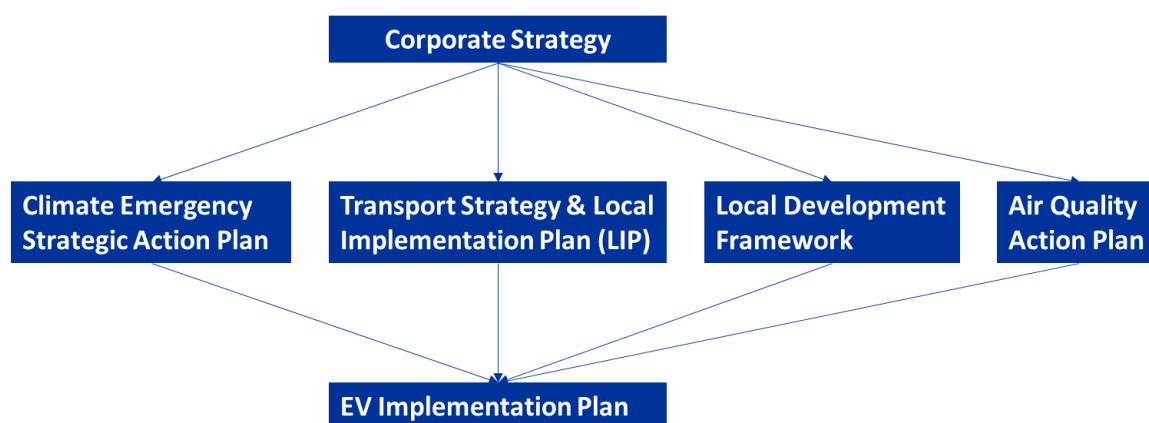


Figure 2: Relevant policy hierarchy informing the EV Implementation Plan

1.5 Transport Strategy & LIP

There are seven Mayoral Transport Strategy outcomes that the Transport Strategy & LIP seek to deliver. The transition to EVs can help deliver outcomes three and four;

- Outcome 3 - ‘Using London’s streets more efficiently’.
- Outcome 4 - ‘Making London’s streets clean and green’.

To measure progress against these two outcomes there are four LIP targets, reproduced in the table below.

LIP target	Measure	2019	2021 target	2041 Target
3a Reduce volume of traffic	Annual vehicle kilometers (in millions)	766	747	598 - 635
3b Reduce car ownership	Total cars owned by borough residents. Base year 2013/14 – 2015/16	79,792	75,100	67,800
4a Reduce CO2 emissions	Tonnes of CO2 emissions from road transport within the borough. Base year 2015/16	155,200	132,000	34,800
4b Reduce NOx emissions	Tonnes of NOx emissions from road transport within the borough. Base year 2013/16	610	200	30

Table 2: LIP targets concerning outcome 3, Using streets more efficiently and 4, making streets clean and green.

EV’s most important contribution to achieving the borough’s transport strategy outcomes is in cutting emissions from road transport. The way in which EV infrastructure is delivered can also help contribute to a reduction of private vehicle ownership and traffic on Lewisham’s streets. In practice this will mean prioritising support for shared transport, such as car clubs, ahead of privately owned vehicles. The LIP recognises that while EVs provide a significant improvement to traditional

motorised traffic, widespread private ownership and use would result in continued congestion and would work against some Mayoral Transport Strategy aims.

1.6 Air Quality Action Plan

Much of Lewisham, with the exception of the southeast of the borough, has been declared as being within an Air Quality Management Area (AQMA). In Figure 2 below you can see the area covered by AQMAs. Both were declared due to exceedances of NO_2 , the blue area in 2001 and the green in 2013.

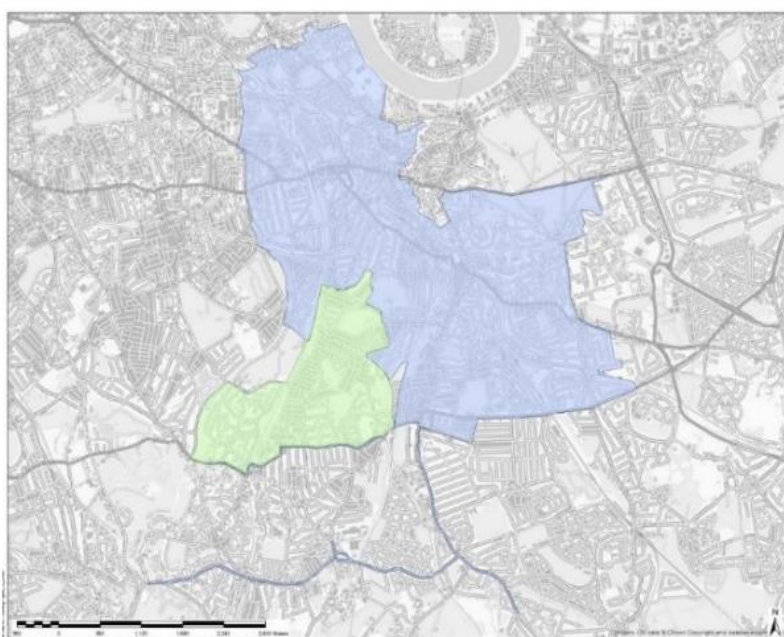


Figure 3 AQMAs in Lewisham - blue area made an AQMA in 2001, green area made AQMA in 2013

AQMAs are introduced when pollutants regularly exceeds statutory limits. Road transport is a key emitter of pollutants that impact air quality, such as NO_2 . EVs offer a solution to this problem as they produce no tail pipe emissions. The introduction of EV chargepoints will support Lewisham's aim of improving air quality.

Lewisham's Air Quality Action Plan for 2022-2027 confirms that levels of both NO_2 and PM have reduced from levels recorded in the previous period. While the overall trend for pollutants is downward and there were no exceedances of the legal limits in 2021 there is still a need to reduce emissions further. Stricter legal limits are due to be introduced in recognition of the health impacts of air pollution on human health. For example, the limit on PM up to 2.5 micrometres is due to be reduced from an annual average of 25 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 10 $\mu\text{g}/\text{m}^3$.

2 EV Infrastructure

Chargepoints refuel EVs at different speeds depending on their power output. Power outputs vary from 5 Kilowatts (kW) up to 350kW meaning the time taken to recharge an EV can vary from 15 minutes to several hours. More powerful chargers are more expensive to install and for the consumer to use, so it is important to use the most appropriate power output. This is determined by the dwell time of vehicles in a particular setting. In locations where vehicles are parked for several hours, such as a workplace car park or at home, lower power charge points are appropriate. At traditional fuel stations, where vehicles will be parked for a short time, powerful charge points capable of charging a car very quickly are necessary.

2.1 Types of chargepoints

Slow chargers, with power outputs up to 5.5kW, are typically fitted into lamp-columns or a satellite bollard drawing power from the lamp-column and make use of an existing power supply. If hosted in a lamp-column they do not introduce any additional clutter on the footway. Lamp-column chargers will only have one Type 2 AC outlet socket and are well suited to residential areas where cars will be parked for a long time.



Fast chargers, with a power output between 7-22kW, can be pole or wall mounted. Households with off-street parking commonly fit a 7kW wall mounted EV chargepoint on the exterior of the property. Pole mounted fast chargers tend to have dual Type 2 AC sockets and can charge two EVs at the same time. They are well suited to destinations where vehicles will be parked for upwards of an hour, like supermarkets or town centre car parks.

Chargepoints with a power output of 50kW or over are classed as rapid, with those over 150kW classed as ultra-rapid. They are designed to recharge an EV as quickly as possible and are similar in size to a petrol pump. They tend to be fitted with tethered cables, rather than sockets and have both CHAdeMO and CCS DC cables to account for vehicle manufacturers using different types. They may also have a Type 2 AC cable. They are used in settings like dedicated fuel stations and in locations where vans and taxis will need to recharge during their working day.



The table below summarises the approximate charging times for purely battery powered cars (BEVs) with different battery capacities along with socket types and settings.



Charger Type	Ultra-rapid 100kW+	Rapid: 50kW	Fast: 7-22kW	Lamp-column: 3.5-5.5kW
Charging time 60kWh BEV*	20-40 minutes	50 minutes	2-5 hours	7-10 hours
Charging time 150kWh BEV*	50-100 minutes	120 minutes	4 -13 hours	16 -26 hours
Charging standards/sockets	CHAdeMO & CCS 		Type 2 	
Number of EVs served	2	1	2	1
Suitable locations	Charging hubs, service stations, taxi ranks	Charging hubs, service stations, taxi ranks	Hospitality, retail and public car parks. On-Street	Residential areas conservation zones

Table 3: Summary of chargepoint types

2.2 Emerging technology

New technology and approaches are still being developed including those which enable households without off-street parking to use a domestic charger connected to their own power supply. These approaches allow residents to access lower cost energy and have the convenience of a charging directly outside their property.

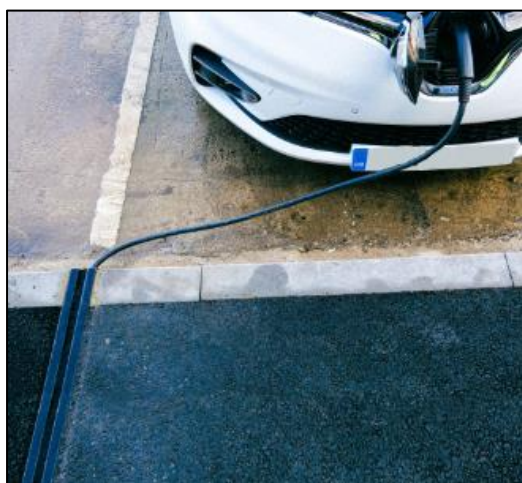


Figure 4 Image of a cable channel CP

We do not permit cables to be laid across the footway as it would make our streets less accessible for people with vision impairments and other disabilities. However, cable channels allow a cable to cross the footway without creating a trip hazard. Those without driveways can fit a domestic charger on the outside of their property and safely charge their vehicle parked on street provided they can reliably park outside of their property.

The Trojan Energy Aon chargepoint is similar in that it connects to a household energy supply. The unit is flush with the footway when not in use, with a removable pole connected to it when in use. This allows both the householder, and any member of the public with the connecting pole, to use it making it a truly public charging facility.



Figure 5 Image of a Trojan Energy Aon CP

2.3 Understanding EV driver needs

EVs need to be refuelled more often than ICE vehicles and refuelling takes longer than for a petrol/diesel equivalent. EVs have different battery capacities ranging from 15 kilowatt hours (kWh) on hybrid vehicles, up to 300kWh for heavy vehicles like refuse collection trucks. BEV cars typically have 40-100kWh batteries. Fuel efficiency for a BEV is measured in miles per kWh, with the best performing EVs travelling over 4 miles per kWh and the average being 3.5 miles per kWh. The range of a BEV therefore tends to be between 100 – 350 miles. For most drivers, this is a sufficient range for nearly all their daily trips by car, although some high mileage drivers like taxis will need additional refuelling during their working day.

The below image is adapted from TfL’s EV infrastructure strategy and summarises the charging needs, by frequency and location, of different key users.







User category	From or near home or at depot (Slow standard charge)	While ‘grazing’ or at the workplace (Any charge speed)	‘On the go’ or in-transit (typically rapid charge)
	M T W T F S S M T W T F S S	M T W T F S S	M T W T F S S
	M T W T F S S M T W T F S S	M T W T F S S M T W T F S S	M T W T F S S M T W T F S S
	M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S M T W T F S S
	M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S M T W T F S S
	M T W T F S S M T W T F S S	M T W T F S S	M T W T F S S
	M T W T F S S	M T W T F S S	M T W T F S S

Figure 6: Summary of keys users charging needs by frequency and location.

Lewisham, as the Highway Authority, is uniquely well placed to provide conveniently located chargepoints in residential areas for home charging. There may also be opportunities to install destination or rapid chargers, in town centres or by main roads, but these will need to be attractive sites for consumers to use. For example,

ultra-rapid chargers will still take 15 minutes or so to recharge a vehicle so are best located where there are local services and shops.

3 Current & future EV infrastructure provision

Demand for chargepoints is driven by the number of EVs using the borough's roads. EV chargepoints have been provided by both the public and private sector, with the council having led the way. Of the 195 chargepoints in Lewisham⁶ in January 2023 the council facilitated the installation of 120 by either securing Government grant funding and commissioning chargepoint operators to install chargers in lamp-columns or licensing Lewisham Council owned land to Source London. The council also installed a further 41 lamp-column chargepoints in early 2023 not captured in the January figures.

3.1 Current EV Ownership

The following table shows how many plug-in vehicles (cars, light goods vehicles and motorcycles) were registered in Lewisham up to the end of quarter 3 of 2022.

Number of EVs and EVs as a percentage of all vehicles	2018 Q4	2019 Q4	2020 Q4	2021 Q4	2022 Q3
Lewisham	319	587	935	1,509	1,874
	0.37%	0.69%	1.09%	1.80%	2.26%
Southwark	555	881	1,356	2,028	2,419
	0.84%	1.35%	2.03%	3.14%	3.74%
Greenwich	404	669	1,061	1,742	2,129
	0.46%	0.76%	1.27%	2.02%	2.48%
London	21,543	34,025	51,869	84,769	109,282
	0.72%	1.14%	1.74%	2.88%	3.71%
UK	191,890	260,716	429,988	740,430	993,207

Table 4: Number of registered EVs and EVs as a percentage of total registered vehicles

The growth in the number of EV's registered in Lewisham is broadly consistent with that seen in the neighbouring boroughs of Greenwich and Southwark. The proportion of registered vehicles that are electric in the borough is only 0.22% greater in Greenwich than Lewisham in the third quarter of 2022. Overall, all three boroughs show consistent and gradual growth from 2018 up until the end of 2022. Although Lewisham has the fewest registered EVs of the three boroughs the rate of increase from 2018 has been highest in Lewisham with 5.9 times more EVs registered in quarter 3 of 2022 than in quarter 4 of 2018. Over the same period in Southwark there

⁶ [Electric vehicle charging device statistics: January 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/electric-vehicle-charging-device-statistics-january-2023)

were 4.4 times more EVs registered and 5.2 times more in Lewisham. The maps below show where these EVs are registered across the borough and the percentage of car owning households with access to off-street parking.

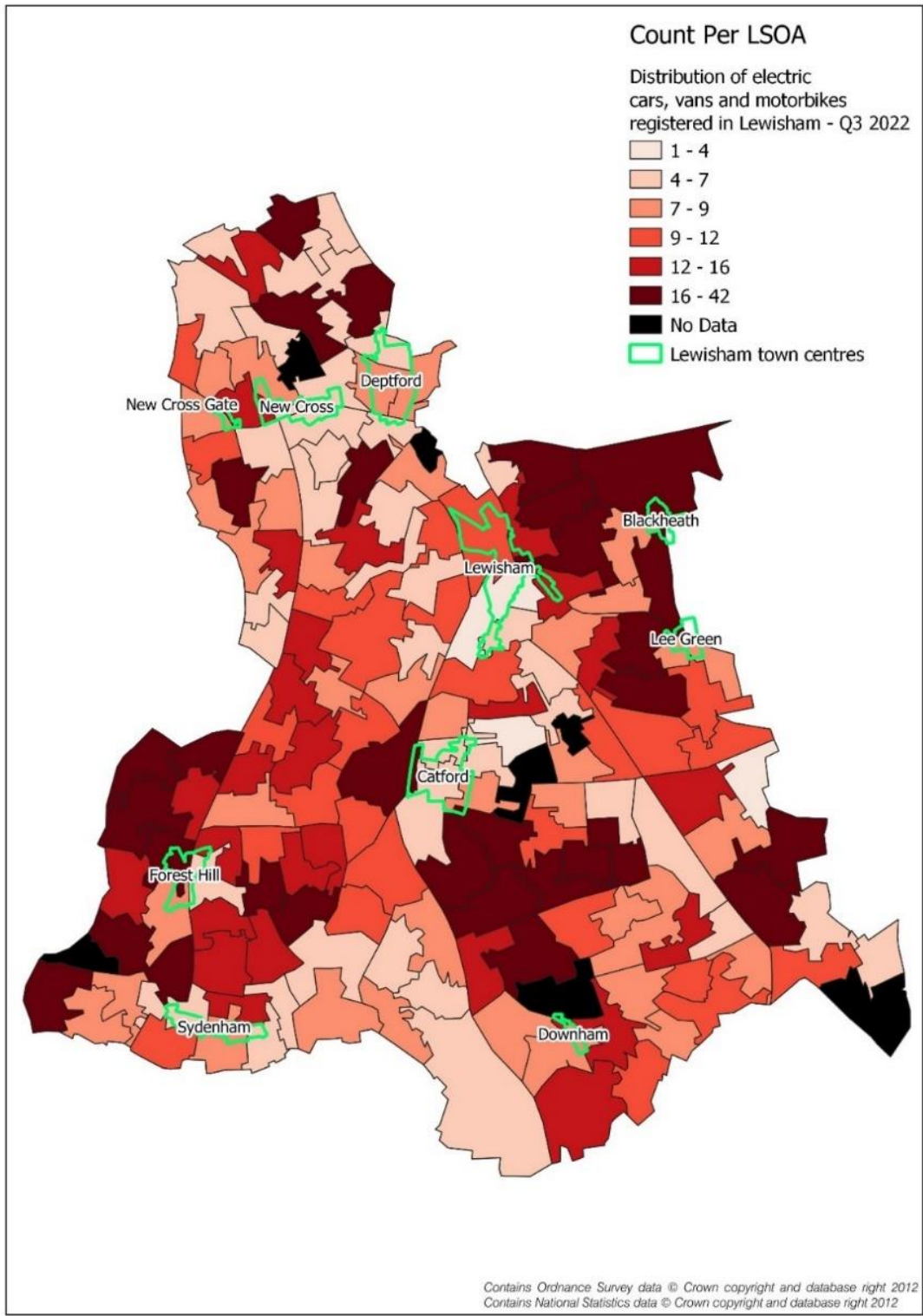


Figure 7 Number of registered EVs per LSOA

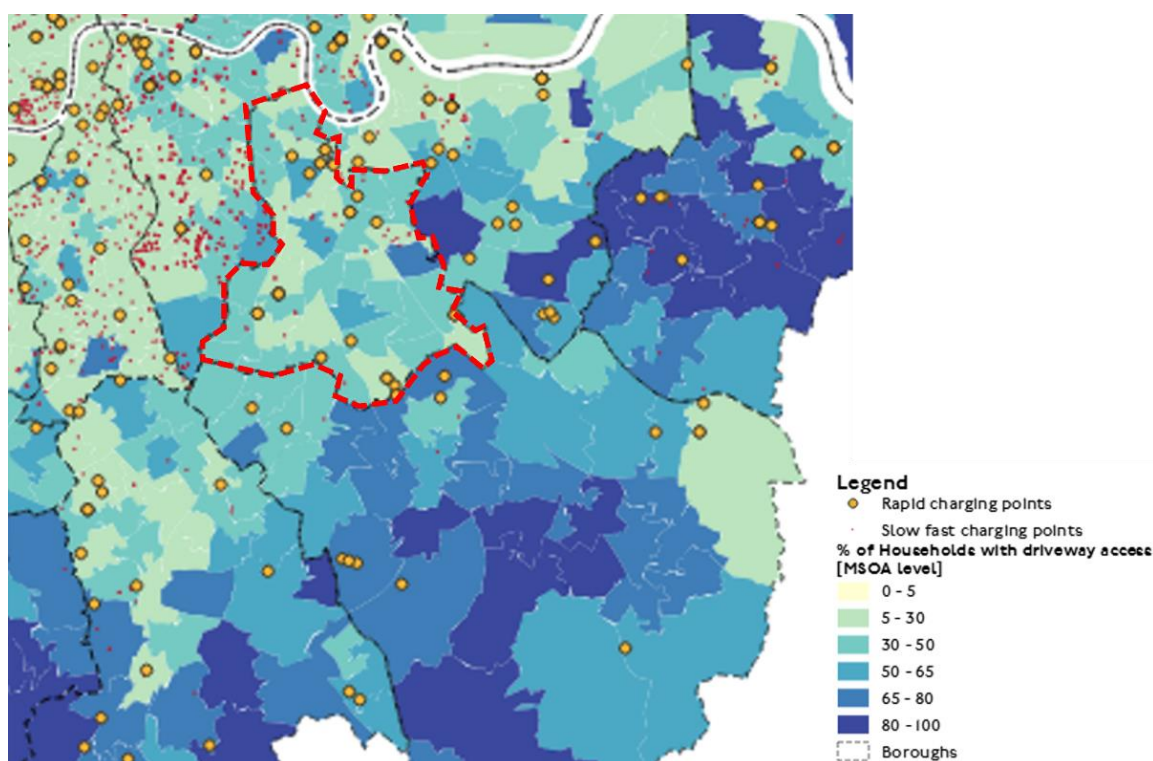


Figure 8: Percentage of car owning households with access to a driveway and distribution of public chargepoints. Source: TfL, Zap-map and London datastore.

There is some correlation between areas with high EV registrations and those where properties have greater access to off-street parking. The highest concentrations of EVs are all found in areas where at least 30-50% of households have access to off-street parking. This includes Blackheath, immediately south of Catford town centre and in the Lee Green and Forest Hill areas. However, the Honour Oak, Blythe Hill, Crofton Park and Brockley areas all have reasonable levels of EV ownership despite the level of household access to driveways being between 5-30%.

3.2 Current EV Infrastructure

DfT statistics on the number of chargepoints in each local authority are released every quarter.⁷ The below table shows the situation in January 2023 for Lewisham, and the neighbouring boroughs of Greenwich and Southwark. In Southwark there are 3 EVs to every public charger, 8 in Greenwich and 10 in Lewisham. A 10:1 ratio was recommended as a target by the EU 2014 Alternative Fuel Infrastructure Directive and Lewisham is far ahead of the UK ratio of 21:1⁸.

⁷ [Electric vehicle charging device statistics: January 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/electric-vehicle-charging-device-statistics-january-2023)

⁸ [Trends in charging infrastructure – Global EV Outlook 2022 – Analysis - IEA](https://www.iea.org/reports/trends-in-charging-infrastructure)

	No. of EVs*	No. of EVCPs	No. of rapid CPs	CPs per 100,000 people	EVs to CP ratio
Lewisham	1,874	195	31	65	10
Greenwich	2,129	271	56	93.7	8
Southwark	2,419	796	26	259.8	3
UK	993,207	37,055	6,887	55	27

Table 5 Number of registered EVs to charge points as of January 2023 – DfT (*Q3 2022 data)

A more sophisticated measure of the correct ratio of chargepoints to EVs has recently been developed by the EU to take account of the power output of different chargepoints. Nation states should aim to provide 1kW of public charging for every BEV and 0.66kW for every PHEV. In lieu of UK guidance on a target ratio we will use this as an indicator of how well the supply of chargepoints is meeting demand from EVs registered locally.

At the end of September 2022 there were 974 BEVs and 900 PHEVs registered in Lewisham. 1,568kW of public charging capacity is needed to meet the demand from this number of EVs. By April 2023 there were 239 chargepoints installed with a combined power output of 4,476, indicating that there is sufficient capacity to meet the immediate demand.

Charger type	Number of EVCPs	Power available (kW)
Lamp-column 5kW	115	575
Standard 7kW	93	651
Rapid 50kW	14	700
Ultra rapid 150kW	17	2,550
Total	239	4,476

Table 6: Combined power output of public chargers in Lewisham

Lewisham's strategic approach has been to ensure that all households are within a 500m walk of their nearest chargepoint. The map above shows all chargepoints with a power output of up to 7kW, which are suitable for overnight home charging, with the 500m real world walking distance coverage shown.

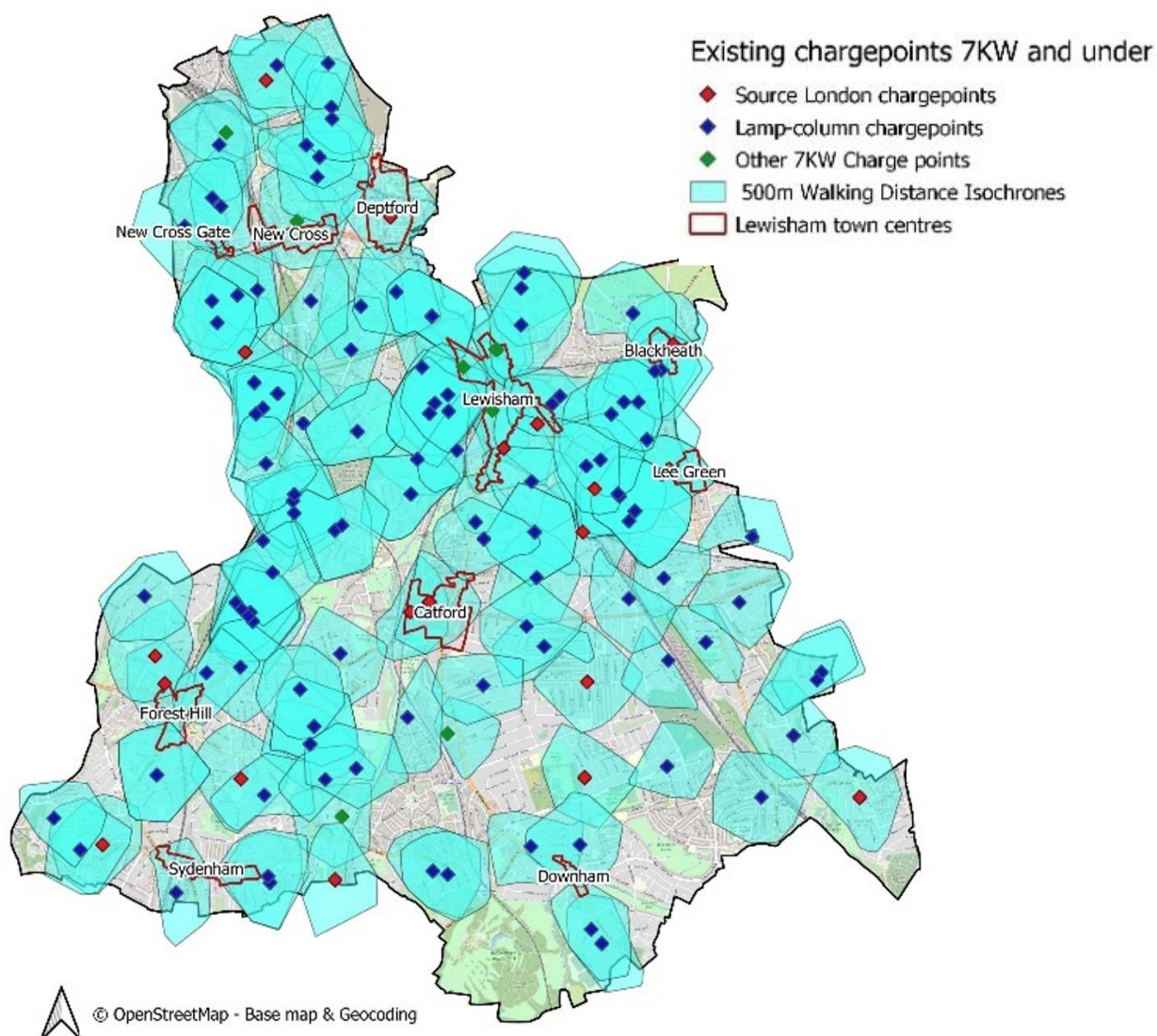


Figure 9: Map showing charge points with a power output up to 7kW and the 500m walking distance.

It has also been Lewisham's strategy that income from chargepoints should meet ongoing maintenance costs. To achieve this there needs to be good use of the chargepoints we install. We monitor usage of chargepoints we have directly commissioned using a dashboard compiled and maintained by the Greater London Authority. This allows us to benchmark the performance of our chargepoints against those in other London boroughs. The graph directly below shows the percentage of time that the chargepoint network, with a power output up to 22kW, commissioned by Lewisham have had vehicles connected to them. The utilisation of chargepoints in Southwark (blue) and Greenwich (yellow) are also shown for comparison.

Lewisham's slow and fast chargepoints had a utilisation rate consistently above 20% in 2022, rising to 28.3% in December 2022. Out of the three boroughs, this is the

highest utilisation and it is nearly double the London average of 14.4%. Lewisham’s smaller asset base is used more intensively than those of our neighbouring boroughs.

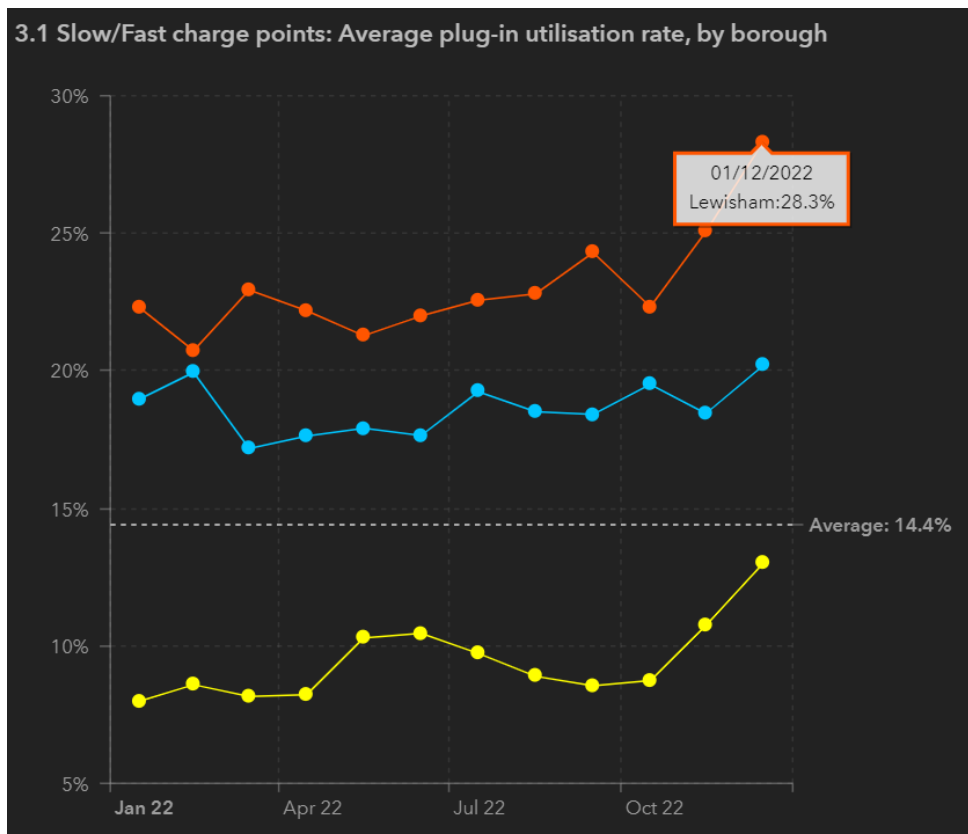


Figure 10 Comparison of average plug-in utilisation rate of slow chargepoints

While the council is well placed to install chargepoints in residential areas so that householders have convenient access to home chargers we also install rapid and opportunities to do so. The private sector is expected to take a larger role in delivering these kinds of chargepoints as demand for them grows.

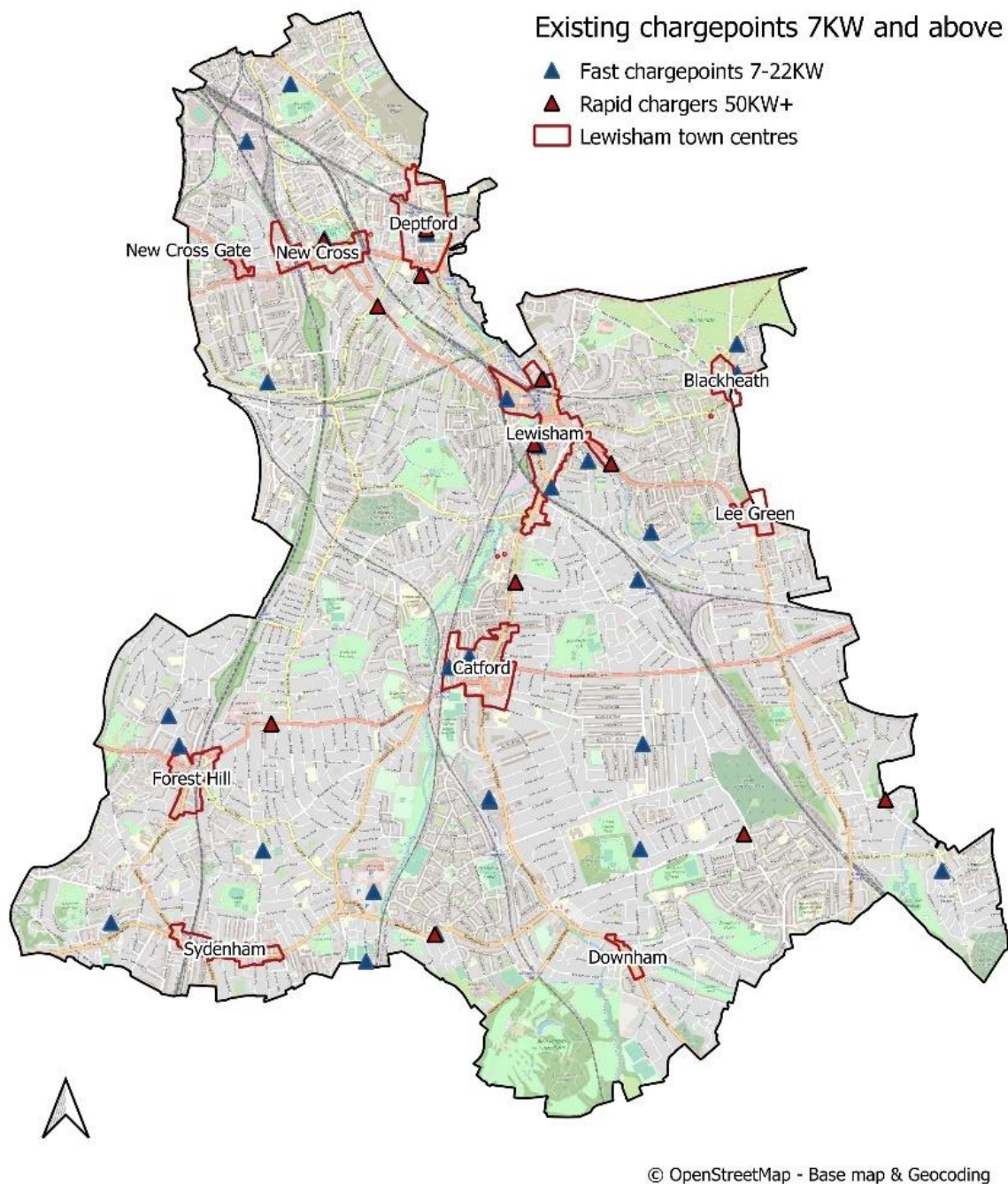


Figure 11: Map of existing chargepoints 7kW and above

There are 31 rapid chargers in the borough with 12 of these installed on land managed by Lewisham Council. The locations of chargepoints suitable for on-route or destination charging (ie 7kW or above) are shown on figure 10 above.

Non-council provided chargepoints tend to be in supermarkets, retail developments or at fuel stations. Chargepoints can be found at Aldi, Lidl, Sainsbury’s, Tesco and Asda stores with the highest concentration at Asda in Lewisham with 12

chargepoints. The MFG group have installed seventeen 150kW ultra rapid chargers at three fuel stations they own in the borough: Catford (8), Forrest Hill on the south circular (4) and Lewisham on the A21 (5).

The provision of fast or rapid chargers in the major town centres of Lewisham and Catford is good. Deptford and New Cross are also equipped with rapid and destination chargepoints. However, provision at the borough’s district town centres is patchy. Forest Hill and Blackheath have fast chargers on the edge of the town centres but Sydenham, New Cross Gate, Downham and Lee Green have no destination chargers.

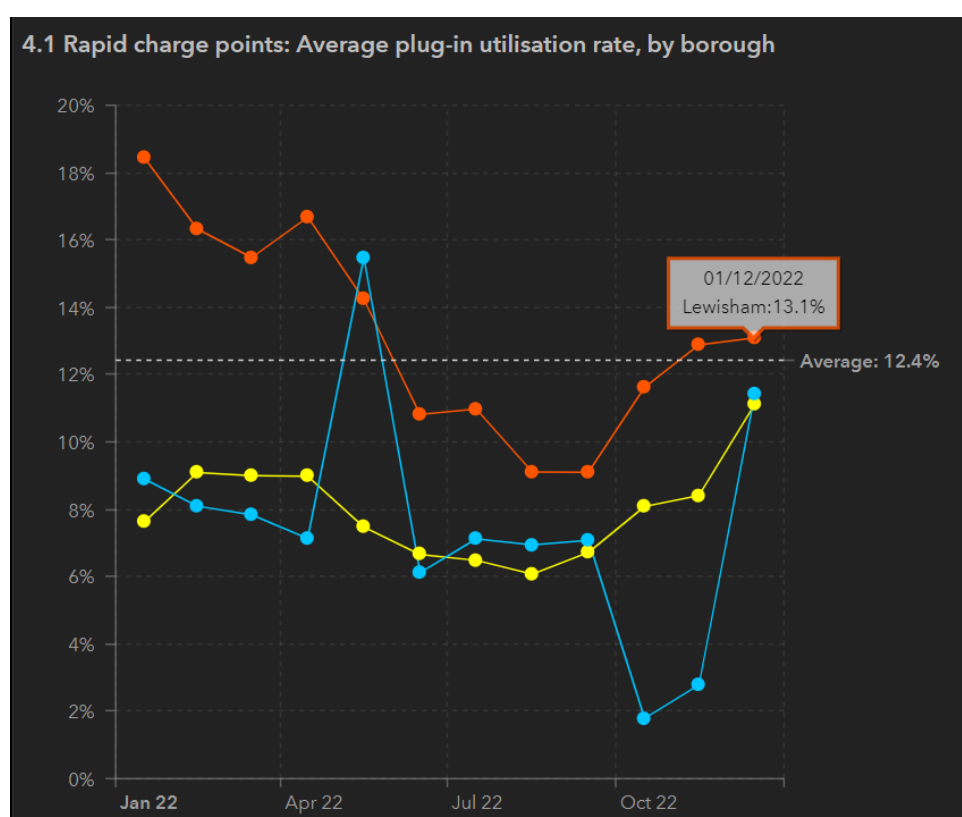


Figure 12 Comparison of average plug in utilisation rate of rapid charge points

The graph directly above shows the utilisation of rapid chargepoints. Over 2022 utilisation has been around the London average although with a smaller asset base this will be heavily affected by any reliability issues so no strong conclusions can be drawn.

3.3 Future Energy Demands

The UK power grid needs to be able to keep up with new demand on the power supply. Over the next twenty-five years the decarbonisation of our energy system will see increased demand on electricity networks with two major drivers being the widespread adoption of heat pumps replacing gas boilers and the uptake of EVs. The National Grid have modelled four possible scenarios to help forecast possible future demand on the power network. UK Power Networks, the company which is responsible for managing the electricity distribution network in our area and providing new power connections, have used these scenarios to look at what the local impact is on the electricity distribution network.

This work enables an analysis of what investment is needed in the electricity distribution network over the five-year period from 1 April to 31 March 2028 and helps set the price controls on electricity distribution. This five-year period and business planning exercise is referred to as RIIO-ED2⁹ and is designed to ensure the delivery of reliable network and safeguarding against any over exertion of the grid.¹⁰ It will also adapt the network to accommodate vehicle to grid and greater levels of distributed supply and generation to the network.

UKPNs investment strategy is aligned with the Consumer Transformation scenario, which is judged as the lowest cost route to Net zero. It is also the most ambitious scenario in which new low carbon technologies are adopted sooner rather than later. While there is flexibility in the UKPN plan it provides us with a platform to plan for rapid adoption of EVs and know that the grid will cope with the increased demand.

3.4 Forecast need for EV infrastructure

Various forecasts exist regarding the uptake of EVs in the UK. This is the main driver of demand for chargepoints. In creating this strategy we have referred to two forecasts that provide recent and borough specific estimates of EV adoption; UKPN's application of National Grid Future Energy Scenarios to the local area¹¹ and the National EV Insights and Strategy (NEVIS) forecasts.

⁹ [UKPN RIIO-ED2 Business Plan](#)

¹⁰ [2022-dfes-report.pdf \(umbraco.io\)](#)

¹¹ [UKPN Future Energy Scenario EV Forecasts](#)

We have relied on the NEVIS forecasts as they have been specifically provided to aid local authorities developing their EVI strategies and they also forecast the number of chargepoint sockets needed. It is important to highlight that the forecasts, shown in the tables below, are for the number of sockets required rather than the number of chargepoints. Chapter 4 provides greater detail but chargepoints have either one or two sockets.

NEVIS has modelled three different scenarios, slow, medium and fast uptake of EVs, to give a range of the likely number of EVs in the borough. Under the slow adoption forecast it is assumed that by 2030 70% of new car and van sales will be EV while under the medium one it is assumed that by the same date 100% of new vehicle sales will be EV. In the fast EV adoption scenario, the assumption is that by 2027 100% of new cars and vans sold will be EVs. While this assumption seems overly optimistic to be realistic the number of projected EVs are less than those in the most ambitious National Grid Future Energy Scenario, Consumer Transformation. This is despite the Consumer Transformation scenario assuming that 100% EV sales will not be achieved until 2030. For this reason, we have considered that the fast sales adoption forecasts is possible to achieve. The table below shows the NEVIS range of forecast EV uptake.

Forecast number of EVs		2023	2025	2030
Fast	BEV	3,370	9,004	35,300
	PHEV	1,637	2,318	3,563
Medium	BEV	3,370	8,921	32,887
	PHEV	1,637	2,308	3,397
Slow	BEV	3,234	7,685	24,603
	PHEV	1,595	2,127	2,840

Table 7: NEVIS forecasts - number of EV car and vans registered in Lewisham.

The graph below shows the upper and lower range of the forecasts, alongside the actual number of EVs up to Q3 of 2022. While the need for greater numbers of chargepoints between 2023 and 2026 is clear the exact number is uncertain. We will monitor how closely EV registrations match these forecasts to understand how many chargepoints will be required.

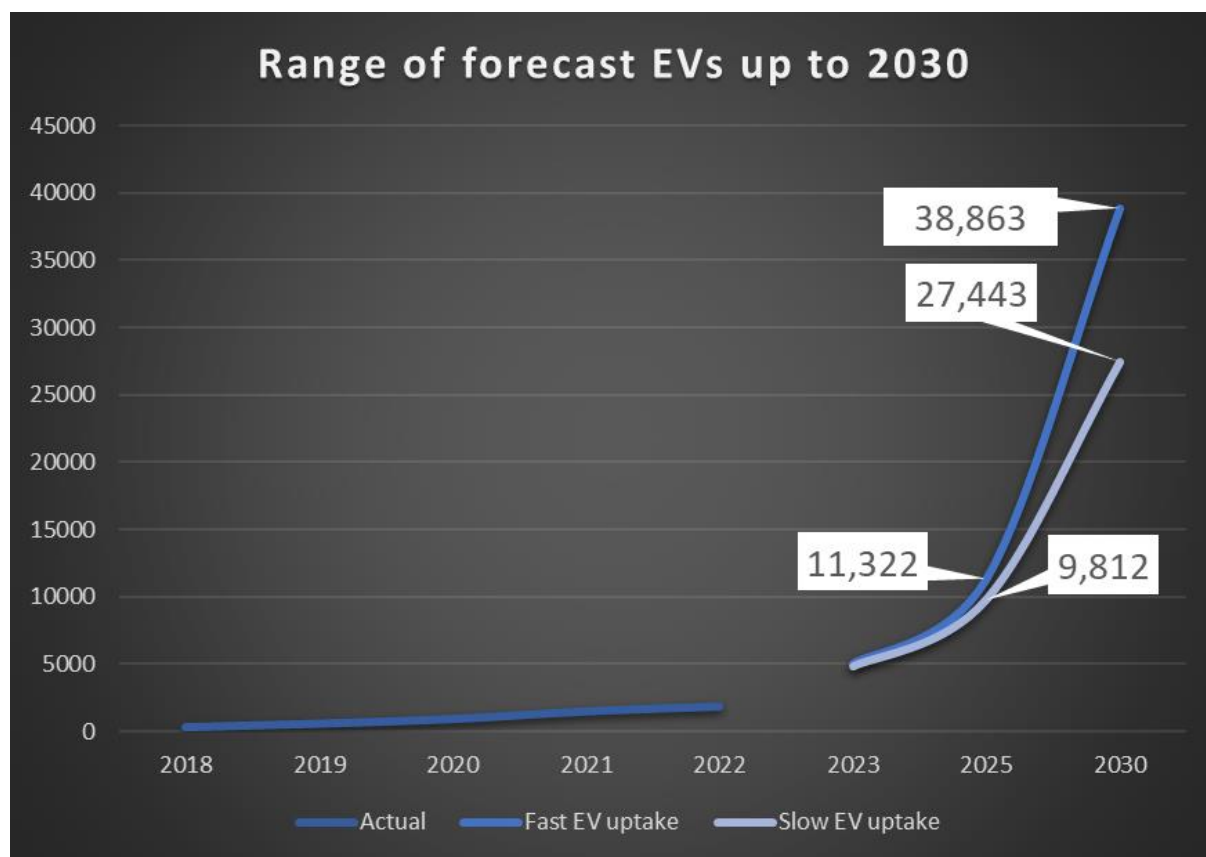


Figure 13 Number of actual registered and future forecasted EVs

NEVIS forecasts also estimate how many chargepoint sockets of four different charger types will be required. ‘Standard’ chargepoints are those less than 22kW, typically 7kW. Fast are those with a minimum of 22kw, rapid with a minimum of 50kW and ultra-rapid a minimum of 150kW.

Forecast no. of sockets by power output (kW)		2023				2025				2030			
		7	22	50	150+	7	22	50	150+	7	22	50	150+
Fast	Resi	162	28	25	10	413	45	33	15	1497	103	52	20
	Hub	130	25	22	17	272	37	28	25	597	68	35	55
Medium	Resi	162	28	25	10	402	45	32	14	1390	96	49	19
	Hub	130	25	22	17	265	36	28	24	558	65	32	51
Slow	Resi	155	26	24	9	346	39	28	12	1050	73	36	15
	Hub	125	24	22	15	230	31	25	22	420	49	25	38

Table 8: NEVIS detailed forecasts – number of chargepoint sockets required in Lewisham.

The forecasts also allow for different approaches of providing chargepoints. The residential approach (resi in the above table) will see local authorities installing a

distributed network of chargepoints that are designed to provide convenient home charging. The hub approach will see local authorities provide ultra-rapid chargers at hubs that can refuel an EV faster and which are suited to a model of charging similar to refuelling a petrol powered vehicle. The upper and lower range of chargepoint sockets needed is shown in the graph below. A logarithmic scale is used to account for the relatively small number of ultra rapid chargepoint sockets and much larger number of standard chargepoint sockets.

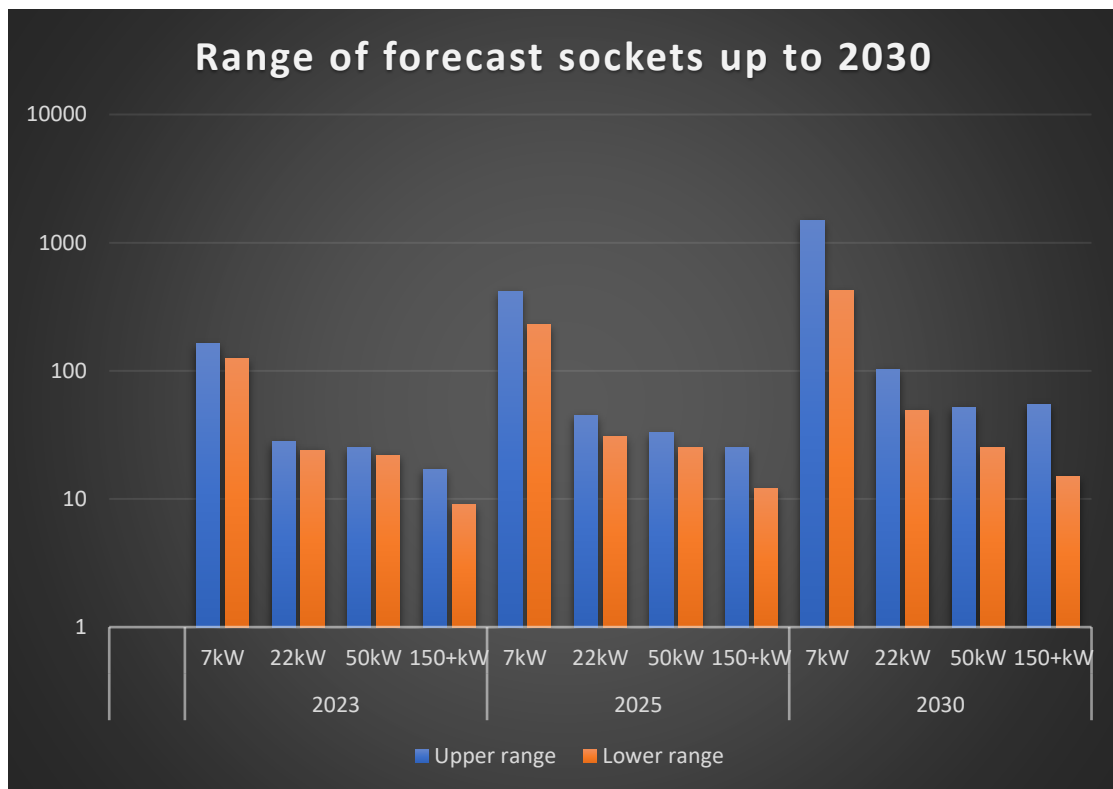


Figure 14: Forecast range of chargepoint sockets by charger type

We have estimated how many sockets are provided by the chargepoints currently installed in the borough. Lamp-column chargepoints always have one socket and we know there are 115 of these in the borough. While these are 5.5kW we have counted them as 7kW as it is the nearest match to the NEVIS categories. We have assumed that the 49 Source London chargepoints and 44 other non-rapid chargepoints installed by other chargepoint operators are dual socket as this is typically the case. For the 31 rapid chargers we have assumed they have one socket. While these may have up to three tethered cables this is because there is no universal DC charging socket and they are often designed so that only one should be in use at any time.

No. of CP sockets	Q3 2022	
	7kW – 22kW	50kW+
Lamp-column chargepoints (single sockets)	115	
Source London (dual sockets)	98	
Other non-rapid chargers (dual sockets)	88	
Rapid chargepoints (single sockets)		31
Total number of sockets	301	31

Table 9 Summary of number of charge point sockets in Lewisham

The result is that there are 301 sockets in chargers with a power output 7-22kW and 31 sockets in chargers with a power output 50kW or higher. Lewisham has therefore already exceeded the upper limit of NEVIS forecasts needed by the end of 2023.

Under the fast adoption residential scenario, the forecast is for 190 sockets which are 7-22kW output and for 35 rapid or ultra-rapid chargepoints.

However, the strong utilisation figures of our lamp-column chargers suggests that these forecasts may be an underestimation of need. Monitoring of actual usage of our chargepoints is a stronger basis for determining what additional rollout of chargepoints is needed.

4 Action Plan

Objective 1

- 1a) Install chargepoints in residential areas so that all households are within 500m of their nearest one by the end of 2024.
- 1b) Prioritise requests from residents and businesses who are high mileage drivers and blue badge holders less able to access chargepoints.
- 1c) Intensify the network of residential chargepoints in response to observed usage of chargepoints, with the average utilisation rate kept below 35%.
- 1d) Deliver charge points that meet the accessibility standards set out in PAS:1899:2022
- 1e) Aim to have public charging capacity that provides 1kW for each BEV and 0.66kW for each PHEV registered in the borough.
- 1f) Install destination and rapid chargers where there are good opportunities to do so and where town centres lack provision.
- 1g) Continue working towards having 50% of car club vehicles EV by 2025 and 100% by 2030 by providing chargepoints at car club bays.

Objective 2

- 2a) Use Government and private funding opportunities for EV chargepoints so that the rollout of chargepoints is cost neutral for Lewisham.
- 2b) Make use of S106 agreements to help fund car club bays at new developments and assist with electrification of existing bays.
- 2c) Aim to maintain high utilisation of our chargepoints at above 25%
- 2d) Continue to make best use of the council's assets to deploy rapid and destination chargers.

Objective 3

- 3a) Monitor usage data to ensure they are well used and located.
- 3b) Keep abreast of emerging technologies and work with private sector to trial solutions.
- 3c) Apply best practice from across the UK.

Objective 4

- 4a) Deliver dedicated parking bays at all future chargepoints.
- 4b) Ensure that S106 planning contributions are sought to support electrification of car club bays and other EV charging infrastructure where appropriate.
- 4c) Embed the rollout of chargepoints into programmes such as mobility hubs and other relevant LIP schemes.
- 4d) Update this strategy by the end of 2026

4.1 Objective 1

- Deliver appropriate infrastructure in the right locations by:
 - Focusing our infrastructure delivery on high-mileage drivers (car clubs, taxis, vans etc).
 - Ensuring residential areas have sufficient chargepoints to support home charging.
 - Using land we manage to provide chargepoints in town centre locations and alongside main roads where good opportunities exist to do so.

1a) Install chargepoints in residential areas so that all households are within 500m of their nearest one by the end of 2024.

Lewisham has made good progress on delivering the key actions under Objective 1 from the 2019-2022 implementation plan. We are close to meeting our ambition to have all households within 500m of their nearest chargepoint. The gaps that have been identified, using real world walking distances, will be the focus of the next round of chargepoint installations. We will apply for additional ORCs funding in 2023 to achieve this.

1b) Prioritise requests from residents and businesses who are high mileage drivers and blue badge holders less able to access chargepoints.

1c) Intensify the network of residential chargepoints in response to observed usage of chargepoints, with the average utilisation rate kept below 35%.

Once all households are within 500m of their nearest chargepoint we will adjust our approach to rolling out infrastructure in residential areas. The focus will be on meeting the needs of high mileage drivers as this will result in the largest emissions reductions. We will add to the existing network of residential chargepoints based on usage data and the requests we receive. The image below shows how requests for chargepoints will be assessed and treated.

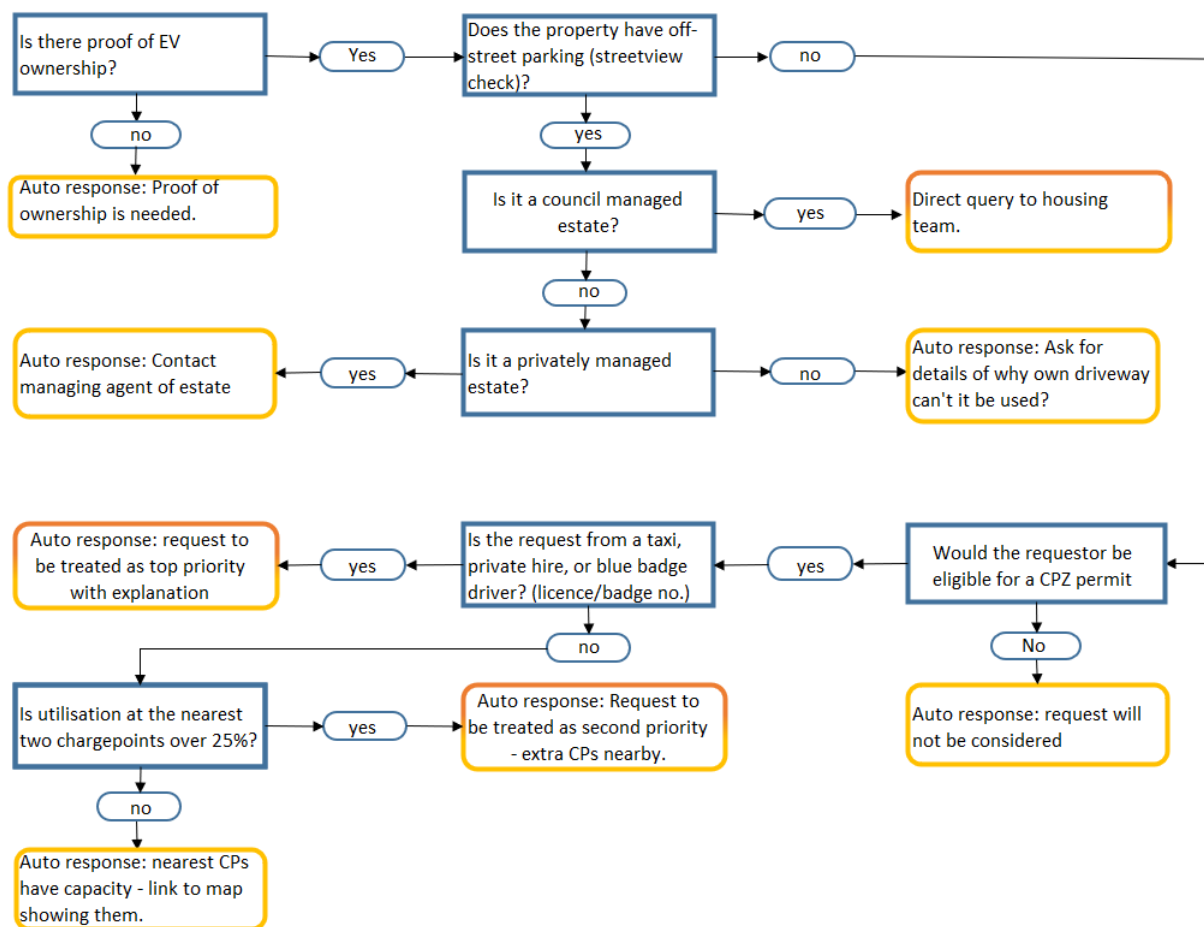


Figure 15: process chart for handling requests for chargepoints

We will only consider requests from EV owners without access to off-street parking and, if within a controlled parking zone, eligible for a parking permit. Top priority will be given to requests from taxi, private hire and van drivers, or those with a blue badge. We will endeavour to install a chargepoint as near as we can to their property if there is not already one within 50m that has low utilisation. Second priority will be given to requests from EV drivers in an area where nearby chargepoints have high utilisation.

1d) Deliver charge points that meet the accessibility standards set out in PAS:1899:2022

On October 2022 the British Standards Institute published a specification for accessible charging infrastructure; PAS1899:2022. We will incorporate these voluntary standards within future supplier contracts so that all new chargepoint

installations meet the minimum requirements regarding the physical chargepoint design, chargepoint placement and public realm around the chargepoint. Existing chargepoints will be upgraded to meet the accessibility standards as the assets are replaced.

As EVs become more commonplace there will be a need to ensure that an adequate number of chargepoints are dedicated to disabled users. There is no guidance advising on the proportion of chargepoints that should be allocated to disabled users and have accompanying parking bays with larger dimensions. The London Plan does contain standards for general provision of disabled parking at non-residential developments. Generally, 5% of the total parking provision should be designated as disabled bays.

Initially we will provide a dedicated disabled bay served by a chargepoint at hub sites where there are six or more chargepoints. This are likely to be either at destinations such as town centres or hubs for on-the-go charging.

1e) Aim to have public charging capacity that provides 1kW for each BEV and 0.66kW for each PHEV registered in the borough.

Our approach to chargepoint provision is to match the supply of public chargepoint capacity with local demand for it. We will undertake annual monitoring of the above KPI to understand how well need for public charging infrastructure is being met.

1f) Install destination and rapid chargers where there are good opportunities to do so and where town centres lack provision.

Lewisham operates 20 car parks across the borough. Some have already had chargepoints installed at them but more can be achieved by further utilising our land holdings to function as charging hubs. TfL is seeking to work with boroughs, especially those south of the river where they own less land, to identify sites that could function as rapid charging hubs. To qualify as a hub there will need to be a minimum of 6 rapid chargers and approximately 500m² of land. These sites will also need to be close to major roads to attract enough custom to be viable.

The process of identifying hub charger locations will be co-ordinated with other workstreams, such as creating local mobility hubs, to understand which of these locations could accommodate chargepoints.

By March 2024 we will have audited our existing land holdings and identified potential mobility hub sites. By March 2025 we will have appointed a supplier to deliver rapid and ultra-rapid chargers. By the end of 2026 every district town centre in Lewisham will have a rapid charger serving it.

1g) Continue working towards having 50% of car club vehicles EV by 2025 and 100% by 2030 by providing chargepoints at car club bays.

Zipcar hold the contract to operate from on-street bays for car club vehicles. These operate on a roundtrip basis but Zipcar also provide one-way hire vehicles that can be picked up in one on-street location and dropped off elsewhere. There are 72 parking bays with roundtrip vehicles based in them and on average there are about 140 one-way vehicles in the borough. In total there are 212 car club vehicles operating on-street in Lewisham and our aim is to have half of these be BEVs by 2025 and all of them by 2030.

The operator is currently market testing BEVs within their London roundtrip fleet with a trial of 10 BEVs launched in December 2022. Some vehicles are in bays without dedicated charging infrastructure and some in bays with to test the difference in member experience. Once car club operator infrastructure needs are known we will work with them to provide it, including providing EV chargepoints at all parking bays where they require them.

In the London-wide one-way fleet there are already 1,000 BEVs with approximately 80 based in Lewisham. These use public chargepoints to meet their refuelling needs, particularly rapid and ultra-rapid chargers. As per action 1f we will continue to provide this infrastructure where feasible to do so.

4.2 Objective 2

- Make use of funding opportunities to provide and maintain EV chargepoints.

2a) Use Government and private funding opportunities for EV chargepoints so that the rollout of chargepoints is cost neutral for Lewisham.

Over the course of the previous implementation plan Lewisham successfully secured Government funding from both the Go Ultra Low City Scheme (GULCS) and On-street Residential Chargepoint Scheme (ORCS). Government have announced a new Local Electric Vehicle Infrastructure (LEVI) fund which will operate from 2022/23 – 2025/2026 and this will be our main source of funding for period covered in this plan. We will seek to leverage additional private funding into EVI.

We will apply for ORCS funding in 2023 to deliver additional residential chargepoints while developing a business case for how best to use the LEVI funding in 2024/25. London has been allocated nearly £36m of LEVI funding and grants will be made to individual London boroughs using a similar formula that was used nationally to allocate the grant funding. This formula takes account of how many households lack off-street parking, deprivation and the number of chargepoints that have already been delivered.

With 59% of households in Lewisham not having access to off-street parking the borough could expect a grant between £750,000 - £1.1m. Previous government grant funding has attracted a degree of private match funding so the total budget available to install chargepoints will be larger than the grant award. We will partner with other local authorities to gain greater purchasing power when procuring chargepoints.

We will develop a business case throughout 2023 to determine what is the best value for money way of operating future installations from 2024/25 onwards. This will consider owning and operating the chargepoints, leasing the land to a private operator or continuing with the current concession contracts.

2b) Make use of S106 agreements to help fund car club bays at new developments and assist with electrification of existing bays.

We will continue to use the planning system to secure chargepoints on new developments that serve residents. On larger developments which generates significant amounts of service and deliveries we will also secure EVI that serves the needs of these vehicles. We will also adopt best practice and require developers to

contribute towards the electrification of existing car club bays should this be required.

2c) Aim to maintain high utilisation of our chargepoints at above 25%

Our existing lamp-column chargepoints are well utilised, indicating that there is a clear need for additional charge points. Our approach will be to match EVI supply with demand. Analysis of usage data and resident requests will inform where new chargepoints are installed, once all households are within 500m of one. Our aim is to keep utilisation above 25% so that the assets are earning revenue and achieving best value for money.

2d) Continue to make best use of the council's assets to deploy rapid and destination chargers.

As per action 1f we will install EVI on council land where the sites are suitable for EVI. Lewisham operates 20 car parks across the borough. Some have already had chargepoints installed at them but more can be achieved by further utilising our land holdings to function as charging hubs. TfL is seeking to work with boroughs, especially those south of the river where they own less land, to identify sites that could function as rapid charging hubs. To qualify as a hub there will need to be a minimum of 6 rapid chargers and approximately 500m² of land. These sites will also need to be close to major roads to attract enough custom to be viable.

The process of identifying hub charger locations will be co-ordinated with other workstreams, such as creating local mobility hubs, to understand which of these locations could accommodate chargepoints.

By March 2024 we will have audited our existing land holdings and identified potential mobility hub sites. By March 2025 we will have appointed a supplier to deliver rapid and ultra-rapid chargers. By the end of 2026 every district town centre in Lewisham will have a rapid charger serving it.

4.3 Objective 3

- Ensure the charging network remains fit for purpose, can cater for future expansion and is adaptable to emerging technologies.

3a) Monitor usage data to ensure they are well used and located.

The key performance indicators we will use to assess how well our assets are performing going forward are shown in the table below.

KPI	Target
Utilisation of fast/slow chargepoints	Between 25% - 35%
Ratio of public charger power output to registered EVs	1kW for each BEV & 0.66kW for each PHEV registered.
Number of EVs registered in the borough	In line with regional average

Table 10: KPIs to be monitored

Utilisation of chargepoints is the most important metric. It indicates how well we are matching the supply of chargepoints with demand from EVs and that we are locating them correctly if they are getting well used. However, if the utilisation is too high it could indicate that EV owners are finding it hard to find one that is free when they need one.

To understand how well the supply of public chargepoints is meeting demand we will use a measure developed by the EU. Our target is to ensure there is 1kW of power for each BEV and 0.66kW of power for each PHEV registered in the borough.

We will also monitor the number of EVs registered in the borough with the aim that EV registrations is in line with the London average. This will indicate that our approach to chargepoint delivery is not providing a barrier to the uptake of EVs.

3b) Keep abreast of emerging technologies and work with private sector to trial solutions.
3c) Apply best practice from across the UK.

At the time of publication of this plan the latest technologies on the market, such as cable channels, can provide a direct connection to households’ domestic power supply. We will work towards launching a trial of this technology by January 2024 as it has the potential to reduce the costs paid by drivers for the electricity they use. We

will continue to monitor developments and trial new technology as it comes onto the market.

In terms of consumers’ experience central Government have identified this as an issue and are legislating to improve the interoperability of chargepoint networks. This should also cover standards around futureproofing for vehicle to grid and smart charging. We will continue to incorporate best practice into our procurement documents to provide the best possible consumer experience.

4.4 Objective 4

- Encourage more sustainable travel, including EVs for any essential car trips, through supporting policy frameworks, initiatives and public engagement exercises, drawing on best practice from around the UK and beyond.

4a) Deliver dedicated parking bays at all future chargepoints.

Providing dedicated EV parking bays alongside chargepoints improves access for EV drivers. Chargepoints within controlled parking zones (CPZs), such as lamp-column chargepoints, will be dedicated for permit holders who own an EV. This will restrict access to local residents and businesses and maintain the integrity of the CPZ.

Higher power chargepoints, or those outside a CPZ will have a dedicated bay that allows access for all EV drivers. The use of traffic management orders to create dedicated EV parking bays will allow for enforcement action to be carried out. EV bays will have maximum stay periods which vary according to the power output of the particular chargepoint. Our aim will be to ensure that once an EV is charged it must be parked elsewhere so the chargepoint can be made available for others. Subject to statutory consultation, we anticipate maximum stay periods of:

- 24 hours for lamp-column chargepoints
- 2-6 hours for 7-22kW chargepoints
- 1 hour for 50kW chargepoints



Figure 16: Example signage for chargepoints in CPZs

- 30 minutes for ultra-rapid chargepoints, over 100kW

4b) Ensure that S106 planning contributions are sought to support electrification of car club bays and other EV charging infrastructure where appropriate.

Mobility hubs are small local transport interchanges. They can include public transport, shared mobility such as car clubs, bike or scooter hire and features such as on-street bike storage or EV charging infrastructure. They can be co-located near local amenities and retail sites. They enable travellers to make smooth and safe transfers between different modes, swapping private cars for shared vehicles, bikes, buses, trains, scooters or walking. We are focused on piloting mobility hubs in the borough and would seek to include EV infrastructure as a standard feature.

4c) Embed the rollout of chargepoints into programmes such as mobility hubs and other relevant LIP schemes.

As referenced in action 1f, the borough is delivering other transport workstreams as set out in our Local Implementation Plan. The delivery of our chargepoints will be embedded into this wider work. Chargepoints will be considered as part of any potential mobility hub and by July 2024 all CPZ consultations will include locations for new chargepoints as standard so that the local community can have their say on where they are located.

4d) Update this strategy by the end of 2026

As the field of EV infrastructure is developing all of the time this implementation plan covers a three year period from 2023 – 2026. It will be reviewed and updated by the end of 2026 setting out how EVI will be installed from 2027 onwards.

5 Appendices

5.1 Town centres in Lewisham

Town Centre	Classification	Night time economy classification
Lewisham	Metropolitan	NT3
Catford	Major	NT3
Deptford	District	
Downham	District	
Forest Hill	District	
New Cross and New Cross Gate	District	NT3
Sydenham	District	
Blackheath	District	NT3
Lee Green	District	

5.2 Appendix B: Lamp-column Chargepoint location guidance

Lamp-column chargepoints primarily serve residential or business users with no-off street parking and are designed for overnight or long-term charging. This guidance is intended to be used by the chargepoint installer who will be surveying suitable lamp-columns. It sets out criteria we would like installers to consider when choosing columns to survey. A key consideration is choosing a location where an associated EV bay can be delivered alongside the chargepoint with the minimum of street clutter, in Lewisham all lamp-columns are installed at the back of footways for this reason.

In choosing the general location the aim has been to develop a network that ensures households without off-street parking are within a 10 minute walk of their nearest chargepoint.

Installers need to take account of where the borough's CPZ areas are.

Surveyors **must avoid** which are:

- Where footways are narrow
- Where there are double or single yellow lines on the carriageway (unless there are specific instructions to the contrary)
- Where there is a parking bay with a dedicated usage such as disabled, motorcycle loading bay etc.
- Where there is likely to be loading/unloading activity or parking/waiting that is difficult to enforce against such as very close to MOT garages, minicab firms etc

An ideal location would be one where:



- The parking bay is for residents and business permit holders, or a shared use resident P&D bay
- It is on a side wall of a property because the parking pressure is likely to be lower.
- The column could serve 2 parking bays.
- The column is close to the end of parking bays as an EV bay can be added without the need to install additional poles to carry the signage.

Agenda Item 14

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>
Non-Key Decision	<input type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Review of the councils Homelessness and Rough Sleeping Strategy	
Author	Jacob Foreman, Fenella Beckman	Ext.

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration	X	
EMT consideration	X	

Signed: 

Councillor Sophie Davis, Cabinet Member for Housing Management, Homelessness and Community Safety

Date: 05/07/23

Signed: 

Executive Director of Place

Date: 07.07.2023



Mayor & Cabinet

Report title: Review of the councils Homelessness and Rough Sleeping Strategy

Date: 19th July 2023

Key decision: Yes.

Class: Part 1

Ward(s) affected: All

Contributors: Director of Housing Services

Outline and recommendations

This report details the councils proposed updated Homelessness & Rough Sleeping Strategy. Housing Select Committee considered this policy at its meeting held on 9th March 2023 and supported the approval of this policy by Mayor and Cabinet.

It is recommended that Mayor and Cabinet agrees that the strategy set out in this report is approved.

Timeline of engagement and decision-making

11 November 2020	Housing Strategy and Homelessness & Rough Sleeping Strategy Approved by Mayor & Cabinet
10 March 2022	Update to Housing Select Committee on progress of the Homelessness & Rough Sleeping Strategy 2020-22 action plan
6 July 2022	Mayor and Cabinet approval of new Location Priority Policy
17 November 2022	Accommodation Procurement Strategy presented to Housing Select Committee
7 December 2022	Mayor & Cabinet Approval of Accommodation Procurement Strategy
August 22 – January 2023	Homelessness & Rough Sleeping strategy stakeholder and service user consultation
9 March 2022	Housing Select Committee review of Homelessness & Rough Sleeping Strategy 2023-26

1 Summary

- 1.1. The current Homelessness & Rough Sleeping Strategy was agreed in 2020 and expired in 2022/23. This strategy was proposed as a two-year document so that a new version could be established after the longer term implications of COVID-19 were fully understood.
- 1.2. This paper sets out a summary of the engagement process and proposed updated priorities within the strategy. It is accompanied by a statistical review of trends in homelessness approaches and underlying causes, activity in preventing and relieving homelessness, cohorts that may be more likely to become homeless or be threatened with homelessness and the profile of households experiencing homelessness. The strategy also provides an action plan for meeting the goals set out in the updated version of the strategy.
- 1.3. The proposed Homelessness & Rough Sleeping Strategy and its accompanying action plan is included as Appendix 1. The statistical review that informed the development of the strategy is included as Appendix 2. The Equalities Impact Assessment is included as Appendix 3.

2. Recommendations

- 2.1. It is recommended that Mayor and Cabinet agrees that the strategy set out in this report is approved.

3. Background

- 3.1. Under the Homelessness Act 2002, all housing authorities must have in place a homelessness strategy based on a review of all forms of homelessness in their district. Until 2020 we had incorporated our homelessness strategy within the wider housing strategy. Given the increase in homelessness and rough sleeping since the inception of the previous housing strategy, we moved forward with a dedicated homelessness and rough sleeping strategy in 2020.
- 3.2. The current Homelessness & Rough Sleeping Strategy was agreed in 2020 and expired in 2022/23. This strategy was proposed as a two-year document so that a new version could be established after the longer term implications of COVID-19 were fully understood.
- 3.3. An update on the Council's progress of the Homelessness Strategy 2020-22 action plan

was provided to Housing Select Committee on the 10th March 2022.

- 3.4. Since the last strategy was developed, there have been significant changes in the housing landscape, the cost of living and rising homelessness levels. Whilst many of the challenges the council currently faces are a continuation of existing issues, a review has been completed to determine whether the existing priorities are still fit for purpose or requires updating to reflect our latest needs.
- 3.5. Officers have worked with a wide range of stakeholders who are involved in or operate within the homelessness agenda in Lewisham, to seek their views on the priorities within the strategy. The intention was to work with existing services within the council and established forums of commissioned and community organisations addressing homelessness in the borough, as well as creating opportunities for service users to inform the development of the strategy.
- 3.6. On 9th March 2023 Housing Select Committee reviewed the updated Homelessness & Rough Sleeping Strategy. The committee noted the updated strategy and requested that information was circulated to the Committee on the targets being proposed for the strategy's Action Plan, before the strategy is presented to Mayor and Cabinet for approval.
- 3.7. This report outlines the outcome of the review/refresh of the Homelessness & Rough Sleeping Strategy 2020-22 and the main themes emerging for the updated version.

4. Policy context

- 4.1. This report supports the aims and objectives the councils Corporate Strategy: Quality Housing - to provide as many people as possible with safe, comfortable accommodation that they can be proud of and happy living in, and holding landlords to account.
- 4.2. This report supports the achievement of the following Housing Strategy 2020-26 objectives: Preventing Homelessness and meeting housing need
- 4.3. This strategy sets the overall framework for the ambitions set out in Lewisham's Accommodation Procurement Strategy.
- 4.4. This strategy also complements the councils Location Priority Policy, which sets out how the council will prioritise the allocation of temporary and private rented sector accommodation that is available in different locations to our homeless households.
- 4.5. This strategy also complements the councils Domestic Abuse and Violence Against Women and Girls Strategy 2021–2026.

5. Previous strategy - Homelessness & RS Strategy 2020-2022

6. Lewisham's Homelessness Strategy 2020-22 set out the borough's strategic priorities in five key objectives as follows:
 - Prevent homelessness at the earliest opportunity with the most appropriate level of support;
 - Support people to access a stable and secure home;
 - Support rough sleepers to enable access to services and sustainable accommodation;
 - Adapt and be agile in our service delivery to support residents impacted by COVID-19;
 - Strengthen partnership working.
- 6.1. An update on the councils progress of the Homelessness Strategy 2020-22 action plan, which has now lapsed, was provided to Housing Select Committee on the 10th March

2022. The progress against this action plan had been heavily impacted by the covid-19 pandemic, meaning that work priorities were changed due to newly emerging priorities and capacity challenges.

- 6.2. There were a total of 48 specific actions. For the majority of actions, the status is 'ongoing' as many of these actions form 'business as usual' service and do not have milestones / end points. These activities will continue alongside the delivery of the new strategy.

7. Engagement and Consultation - Reviewing the priorities

- 7.1. Since 2020, there have been more challenges in the delivery of homelessness services as a result of the onset of the pandemic and changes to the housing market / cost of living. Whilst many of the challenges we face are a continuation of existing issues, we wanted to review whether the existing priorities are still relevant and reflect our needs or requires updating to reflect our latest needs.

- 7.2. Between August 2022 and January 2023 we engaged with service users, council services and external organisations to find out their views on our homelessness & rough sleeping strategy. The engagement events focussed on exploring the existing themes within the strategy, our progress against these and other priorities they would like to be considered.

- 7.3. A number of engagement activities took place including formal face-to-face engagement events, discussions with internal partners, workshops with commissioned and non-commissioned providers and community organisations in Lewisham, followed up by an online survey for service users. These include:

- Staff working in the housing needs service were invited to attend 4x workshops in August 2022 to contribute to the development of the homelessness strategy by discussing the current themes;
 - Wider council stakeholders were invited to attend a workshop in September 2022 to discuss the themes within the strategy and how these relate to other areas of work
 - Feedback from over 50 service users / people with lived experience of homelessness through surveys, client committee meetings, one-to-one conversations and group discussions.
 - The Lewisham Homelessness Forum including community homeless organisations, commissioned providers and third sector organisations were invited to take part in a focus group during a forum meeting;
 - External commissioned providers from the Rough Sleeping Pathway, Mental Health Pathway, Young Persons Pathway and Single Vulnerable Adults Pathway were invited to attend workshops to discuss the themes within the strategy and how these relate to other areas of work;
- St Mungos
 - Dinardos
 - Quo Vadis Trust
 - Thamesreach
 - Apax
 - Honour Lee
 - Bench
 - One Housing
 - Equinox
 - Change, Grow, Live
 - Ladywell Hospital
 - 999 Club

8. Summary of findings

8.1. The feedback we received suggested that existing overarching priorities continue to reflect the current needs in Lewisham. In terms of issues raised, a number of recurring themes were identified:

- The outcomes of the engagement highlighted that three themes that were mentioned the most by participants were: 'communication and information sharing', 'support' and 'supply of accommodation'.
- Improving communication regarding the housing support pathways, and other forms of support available was supported as this would enable households to understand the reality of the housing shortage and to be better informed to make their own decisions.
- The need for a continued focus on prevention was clear, by working closely with landlords, partners and other stakeholders to ensure that opportunities to maintain tenancies are maximised. In particular, this included eviction from family and friends, and feedback made clear the need to develop our mediation offer and enhance opportunities to resolve relationship breakdown.
- Equally, there is need to secure more private rented properties both to enable discharge of the homelessness duty, and to prevent homelessness occurring without households having to enter temporary accommodation.
- The engagement found that responding to Covid-19 was no longer viewed as a main priority as our service response has largely become business as usual. However, it was noted that the ability of the council to be agile in response to live issues should continue to feature in the strategy.
- Feedback also highlighted that the current rough sleeping pathways are successfully helping to divert people away from the streets and this needs to be sustained. However there remain concerns about a number of rough sleepers who are experiencing repeat incidences of rough sleeping as well as cases for those whose immigration status means they have No Recourse of Public Funds, restricting the services that would have kept them off the streets.
- Welfare reform and changes to the cost of living are continuing to impact residents, in particular those out of work and single people under the age of 35. Managing the impact will be necessary to prevent homelessness occurring. This includes a focus on supporting households by, for example, assistance with benefits, getting into employment or with their financial management skills to ensure rent arrears do not arise and homelessness is prevented.
- Reducing the number of households in temporary accommodation (TA) was a priority for many respondents. The rate of exit from TA is slowing as the number of available lets in the social housing and private rented sectors have diminished. The Council has recently agreed an Accommodation Procurement Strategy which sets out an action plan for ensuring a sufficient supply of accommodation for homeless households.
- Feedback also noted the need to ensure that the accommodation available supports a range of people including young people, those fleeing abuse and violence, vulnerable adults and people with accessibility needs.
- It was acknowledged that people facing homelessness require access to a range of support services, and developing the coordination of services, policies, and processes between partners would be beneficial.

9. The Homelessness & Rough Sleeping Strategy 2023-26

- 9.1. Lewisham’s strategic vision will guide all our work with partners to tackle homelessness and rough sleeping. Over the next three years, the key priorities of the updated Homelessness and Rough Sleeping will seek to:
- Prevent homelessness by supporting more households to remain in their homes or helping them to find alternative accommodation;
 - Where homelessness does occur, ensure there is a supply of suitable accommodation for eligible households to move into;
 - Deliver an ongoing reduction in the number of people sleeping rough and ensure that where it does occur it is rare, brief and non-recurrent.
 - Improve pathways and partnerships internally and external with public authorities and other partner agencies to prevent and alleviate homelessness.
- 9.2. Under these four priorities, officers have developed a series of actions, initiatives and key performance indicators for each priority, setting out the activity that the council needs to undertake and how it will measure success against the goals set out in this strategy. Some actions reflect continued work streams that will include current council agreed targets, whilst in others, development of our current work, or a new initiative is required, together with support from partners.
- 9.3. Officers will monitor performance against these benchmarks regularly throughout the life of the strategy, alongside the implementation of the councils Accommodation Procurement Strategy. Progress against these benchmarks will be used assess the impact of the Action Plan on improving our response to homelessness Lewisham.

Summary of strategy priorities and changes

Priority	Update
Prevention	No change to priority , but we have reviewed the activities in the accompanying action plan to reflect feedback from consultation.
Accessing Accommodation	No change to priority , but we have reviewed the activities in the accompanying action plan to reflect feedback from consultation.
Rough Sleeping	No change to priority , but we have reviewed the activities in the accompanying action plan to reflect feedback from consultation..
Being agile in response to Covid	Remove priority – feedback from consultation indicated that the activities that were set have broadly become business as usual
Partnership Working	No change to priority , but we have reviewed the activities in the accompanying action plan to reflect feedback from consultation.

10. Financial Implications

- 10.1. There are significant costs associated with housing generally, including managing the allocations service, managing the supply and provision of council housing and providing services to those experiencing homelessness or the threat of homelessness and rough sleeping. All of these are affected over time by demand. Development of the Housing Strategy 2020-26 and Homelessness and Rough Sleeping strategy 2023-26 helps to manage this demand with the resources allocated for that purpose.

11. Legal Implications

- 11.1. The Homelessness Reduction Act 2017 requires local housing authorities to take reasonable steps to prevent homelessness (when anyone is threatened with it within 56 days) and to “relieve” homelessness (through maintaining or securing

accommodation) for eligible applicants who are homeless or threatened with homelessness.

- 11.2. The Homelessness Act 2002 requires local housing authorities to review homelessness in their district and prepare and publish a homelessness strategy based on the review. The council is required to take its Homelessness Strategy into account in the exercise of its functions. A 'homelessness strategy' means a strategy formulated by a local housing authority for: (a) preventing homelessness in their district; (b) securing that sufficient accommodation is and will be available for people in their district who are or may become homeless; (c) securing the satisfactory provision of support for people in their district: (i) who are or may become homeless; or (ii) who have been homeless and need support to prevent them becoming homeless again. In formulating or modifying a homelessness strategy a local housing authority must have regard to: (a) its current allocation scheme under section 166A of the Housing Act 1996, (b) its current tenancy strategy under section 150 of the Localism Act 2011, and (c) in the case of a London borough council, the current London housing strategy.
- 11.3. The Council is required to consult such public or local authorities, voluntary organisations or other persons as they consider appropriate before formulating or modifying a homelessness strategy. The consultation that has taken place is set out at in this report.
- 11.4. The Council must keep its homelessness strategy under review. A copy of the Strategy must be available for inspection at the council's principal office, or a copy provided to member of public if asked for, and the Council should publish the Strategy and review documents on the Council's website.
- 11.5. The council is also under a general duty, pursuant to s11 Children Act 2004, to have regard to the need to safeguard and promote the welfare of children within their area. The duty under section 11 would suggest a strategy that seeks to prevent children from becoming homeless which is one of the things the Homelessness Strategy seeks to achieve

12. Equalities implications

- 12.1. A draft Equalities Analysis Assessment has been completed and is included at Appendix 3.

13. Climate change and environmental implications

- 13.1. There are no anticipated climate change and environmental implications.

14. Crime and disorder implications

- 14.1. There are no anticipated crime and disorder implications.

15. Health and wellbeing implications

- 15.1. The Homeless and Rough Sleeping strategy has been developed in partnership with Public Health, NHS and community colleagues; therefore priorities under this strategy have evolved from a multi-disciplinary lens. The COVID-19 pandemic highlighted the fact that health is a vital consideration in this strategy, particularly our service provision for rough sleepers who have a variety of complex health needs.

16. Appendices

- 16.1. Appendix 1: Homelessness & Rough Sleeping Strategy 2023-26 & Action Plan
- 16.2. Appendix 2: Homelessness Statistical Review
- 16.3. Appendix 3: Equalities Analysis Assessment

17. Background papers

17.1. Homelessness & Rough Sleeping Strategy 2020-22

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Lewisham's Homelessness & Rough Sleeping Strategy 2023-26

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Introduction

Our overarching vision is that is that everyone has a safe, secure and genuinely affordable home. For this to be a reality, we must work towards ensuring that no one stays homeless in Lewisham.

The Housing Strategy 2020–26 outlines five key priorities for Lewisham. One of these priorities is ‘preventing homelessness and meeting housing need’ which outlines our overarching strategic approach to preventing homelessness.

This homelessness and rough sleeping strategy underpins our Housing Strategy. It provides more detail on how we will prevent homelessness and rough sleeping. It outlines how we, with our partners, will work with and support those who are at risk of, or experiencing homelessness.

The updated strategy is a response to a period of unprecedented change. Since the publication of the last strategy, we have transformed how we deliver many of our services for homeless households and people sleeping rough in response to the Covid-19 Pandemic. Whilst we have recovered from many of the immediate challenges presented by Covid, we now face many new challenges. At the time of this strategy being launched, residents are finding it harder than ever to meet rising living costs, including higher rents, mortgage payments and cost of other living essentials. With much uncertainty still remaining around the longer-term impacts of the economic downturn, it is crucial that public services are prepared to support residents.

The review of our homelessness strategy set out to assess whether the existing priorities were still relevant or required updating to reflect our residents current needs. The strategy review has been based on evidence and data which highlighted the main causes of homelessness, as well as input from a wide range of our key stakeholders and partners who have a valued stake and interest in issues relating to homelessness in Lewisham. Overall, feedback strongly supported the existing priorities.

Lewisham’s Strategic Vision

Lewisham’s strategic vision will guide all our work with partners to prevent homelessness and meeting housing need. Over the next three years we will:

- Prevent homelessness by supporting more households to remain in their homes or helping them to find alternative accommodation
- Where homelessness does occur, ensure there is a supply of suitable accommodation for eligible households to move into
- Deliver an ongoing reduction in the number of people sleeping rough and ensure that where it does occur it is rare, brief and non-recurrent.
- Improve pathways and partnerships internally and external with public authorities and other partner agencies to prevent and alleviate homelessness.

The full detail on the actions and initiatives that will deliver this vision and its objectives are set out under each section.

Summary of homelessness in Lewisham

Homelessness has increased during the last ten years and remains high, the private rented sector (PRS) has become increasingly unaffordable and there are not enough social homes to meet the demand for them.

Whilst there have not been significant changes to the drivers of homelessness in Lewisham, the number of people seeking assistance from the council is increasing, with 3,723 households approaching the council for homelessness assistance in 2021/22. This is an increase of 31% since the publication of the current version of the strategy in 2020.

People approaching the Council for assistance due to exclusion from 'family and friends' continues to constitute the major cause of homelessness, rising from 32% of all acceptances in 2019/20 to 37% in 2021/22. There has also been a national increase in the number of domestic violence and harassment cases reported leading to significantly higher levels of those fleeing their homes.

We know that there is sometimes mistrust of housing services, and people can sometimes feel that they are not listened to or that the support provided does not always meet expectations. More needs to be done to explain the pathway of a homeless application, how decisions are made and the reality of housing available in Lewisham. We also need to ensure we are engaging with and building trust with people throughout their contact with the service.

Both the economic downturn in the last year and changing housing market are contributing factors. In 2012, the council started building its own council homes again for the first time in a generation and it continues to push forward with an ambitious programme to provide new homes for our residents. However, huge funding cuts and a lack of the right powers and resources have meant that the number of social homes available is far below the need. Given Lewisham's lack of availability of social and council housing, and record waiting lists for accommodation, by far one

of the key tools that enables us to prevent homelessness is by supporting people to remain in their private rented sector properties or supporting applicants to find alternative PRS accommodation. However, with a continued increase in private landlords choosing to increase their rent in line with market prices, or choosing to leave the market altogether, the council and London more widely are experiencing a recent sharp drop in the supply of affordable accommodation.

The growing housing affordability crisis comes at a time when the financial pressures on low-income households in Lewisham have never been greater. While rents continue to soar at record rates in the capital, ongoing welfare reform means that housing benefits remain frozen at the same level they were at in 2020.

These changes have significantly impacted on our services ability to prevent homelessness from the private rented sector, and to move households out of temporary accommodation. Despite the council increasing the rate of prevention compared to pre-covid levels, the number of people in temporary accommodation has continued to increase to 2,700 in January 2023. Without an increase in genuinely affordable and decent housing across the private rented and social housing sectors in Lewisham, the reliance on temporary accommodation will continue to rise to unsustainable levels.

Rough sleeping is increasing too. After year-on-year reductions, the current housing outlooks has highlighted an increase in the number of people on our streets in the last year. More widely, new figures show a steep rise in the number of people sleeping rough across London. Of concern is the number of people sleeping rough for the first time is increasing. The COVID-19 pandemic accelerated the Councils response to tackling rough sleeping, and we set up a new Rough Sleepers Pathway and partnerships as a result.

This strategy is supports the delivery of the Lewisham Housing Strategy 2020-26 and reflects the vision of the service that everyone has a safe, secure and genuinely affordable home where they can live an independent and prosperous life.

This strategy also supports the Council to achieve its objectives set out in the Accommodation Procurement Strategy 2022-25. The Procurement Strategy set out how the council will Increase the supply of high-quality private rented accommodation, maintain a sufficient supply of cost-effective temporary accommodation and reduce the overall number of households in temporary accommodation.

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Priority 1 - Prevention

Homelessness prevention means providing people with the ways and means to address their housing and other needs to avoid homelessness.

Homelessness prevention refers to all types of activity including but not limited to:

- Housing advice – aimed at helping households to gain access to, or to retain private or social rented tenancies.
- Private renting access schemes – to help people who are homeless or at risk of homelessness to access and sustain a tenancy in the private rented sector.
- Family mediation – help to reconcile relationship breakdown, often between parents and young people to prevent eviction from the parental home.
- Duty to refer - prison, hospital and other institution discharge arrangements to ensure people have a planned move into secure accommodation.

However, true prevention of homelessness is not simply a matter of managing to keep those at serious risk from losing their homes. The Homelessness Reduction Act defines someone at risk if their homelessness is likely to occur in the next 56 days, but we know we need to intervene even earlier to make sure our residents are getting help at the right time, and to prevent peoples housing issues arising in the first place. Timely access to advice, benefits, support to access employment and training, and strategies to deal with debt are all factors that can influence whether someone becomes homeless or not.

We will work with partners in adults and health, children and young people, the criminal justice system the voluntary sector and others to ensure that we are aware of cases in advance and able to secure support to avoid individuals becoming homeless.

What we have achieved so far:-

- Providing a face to face service in the community through various teams including the Rough Sleeping Team, Tenancy

Management & Resettlement Officers, Health & Housing Coordinator and Housing Enforcement & Intelligence team. We are also giving advice about housing through collation arrangements such as at the 999 Club.

- Encouraging partners to support us in preventing homelessness through raising awareness about the Duty to Refer, for which we have developed a specific online form where partners/ individuals can tell us about someone who could be homeless. We have received 648 referrals since 2019.
- Promote multi-agency working and discharge planning for patients leaving Lewisham Hospital with no accommodation, through the Health and Housing Coordinator.
- Continue to use our Rogue Landlord Team to intervene when tenants are threatened with unlawful or retaliatory eviction.
- Using data more effectively to spot groups at risk of homelessness, including fully embedding a new IT system to help improve our insight.
- Upskilling staff to support people at risk of homelessness to stay where they are, such as training officers to support residents to complete defence forms.
- Preventing homelessness from the private rented sector by providing financial support to people in rent arrears, working closely with the Council's Housing Benefit to access Discretionary Housing Payment and partnering with the Lewisham Credit Union to secure rent deposits/one off payments.
- Giving advice about housing through the newly created Housing Advice and Early Intervention Team, which supports residents to get timely information and advice before they become homeless.

Priority 1 – Prevention: Our goals

A high quality, efficient prevention service. We will achieve this by:

- Improving information on the Lewisham Council website on tenant rights and homelessness prevention support available in Lewisham
- Produce leaflets, videos and other information materials that can be used by partner organisations to inform residents who are at risk of homelessness of help and support available to prevent homelessness
- Increasing access to information and advice about homelessness prevention including more face to face contact with households at risk of homelessness
- Creating a home visiting function to work closely and support households at risk of eviction from family and friends

A higher proportion of homeless prevention outcomes. We will achieve this by:

- Promoting the work of the 'cost of living support hub' to manage the impacts of the cost of living crisis on homelessness in borough
- Continuing to use our powers to intervene when tenants are threatened with unlawful or retaliatory eviction
- Running awareness sessions about preventing homelessness in schools to educate young people about their housing options
- Exploring opportunities to co-locate with other services where housing advice can be provided at an earlier opportunity
- Ensuring assistance with accessing benefits, Discretionary Housing Payments, access to employment and skills training or financial management skills is available
- Continuing to ensure partner agencies meet their duty to refer under the Homelessness Reduction Act

Key measures of success:

- Increase in the rate of homelessness preventions
- Reduction in the number of people entering temporary accommodation
- Increase in referrals received under the Duty to Refer

Priority 2 – Accessing Accommodation

Homelessness in Lewisham is exacerbated by the lack of supply of suitable and affordable homes that our residents can access.

In 2012, the council started building its own council homes again for the first time in a generation and it continues to push forward with an ambitious programme to provide new homes for our residents. However, huge funding cuts and a lack of the right powers and resources have meant that the number of social homes available is far below the need.

We know that prolonged periods in temporary accommodation can have a detrimental effect on outcomes for families and children. Supporting people to move out of temporary accommodation requires a focus on increasing the supply of affordable accommodation. Lewisham has recently published an Accommodation Procurement Strategy which sets out how we will achieve this. We will ensure there is alignment between these two strategies to minimise the amount of time that households spend in temporary accommodation.

We must also ensure that the accommodation available supports a range of households. Those fleeing abuse and violence are at particular risk of homelessness. Our aim is that the service can recognise abuse in all its forms and know how to support victims. This should include a widespread awareness and understanding of coercive control and its impact on survivors and children. We must also review the needs of young people, vulnerable adults and people with accessibility needs to ensure suitable accommodation and support is available for different needs.

The council commissions a range of floating and accommodation-based support services to provide homes and support to young people, people with mental health problems, ex-offenders, women escaping domestic abuse, people sleeping rough and vulnerable adults. We will continue to work with our social care, health and commissioned partners to deliver this.

What we have achieved so far

- Established new and bespoke teams, including the Accommodation Assessment & Lettings Team who support people who are homeless to access suitable and affordable accommodation, and the Tenancy Management & Resettlement Team who supports people to sustain their temporary accommodation and move on into settled accommodation either in the private rented sector or into a social housing tenancy.
- Published a new Accommodation Procurement Strategy, setting out how we will ensure we have a sufficient supply of suitable, high quality temporary and private rented sector accommodation.
- Making the best use of capital funding to acquire new stock, or convert underutilised council-owned stock into temporary accommodation such as the acquisition of Sydney Arms.
- Utilise over 1,000 units of supported housing for vulnerable people including single adults, people with mental health needs, those sleeping rough and young people.
- Implementing the new Housing Allocations Policy which gives a higher priority for social housing to homeless households with additional needs.
- Supporting young people and care leavers to access accommodation, including developing a young person's joint working protocol, and supporting people leaving care to access social housing.
- Introducing new provision for people fleeing domestic abuse, including a new re-housing pathway developed for the local refuge.

Priority 2 – Accessing Accommodation: Our goals

Shorter stays in temporary accommodation. We will achieve this by:

- Ensuring that the housing service remains in contact with households during their stay in temporary accommodation.
- Implementing the new Accommodation Procurement Strategy to increase supply
- Developing an Empty Homes Strategy to help bring empty properties back into use for homeless households
- Engaging with tenants under-occupying Council homes, to ensure that we are making the most effective use of our housing stock
- Reviewing the impacts of the new 'Band 2 - Homeless with additional need' priority in the Housing Allocations Scheme
- Implement the Local Lettings Plan to identify new developments in the borough

Homes meet the needs of a range of Lewisham residents. We will achieve this by:

- Adopting and implementing use of the daily vacancy list for refuges for victims of domestic abuse
- Deliver domestic abuse training to staff across the Housing Service
- Review our Young Persons Joint Working Protocol to ensure it meets the needs of young people fleeing violence
- Reviewing arrangements for people fleeing social housing due to domestic abuse
- Implement the Accommodation for Ex-Offenders programme to increase the number of ex-offenders accessing accommodation
- Review the councils action plan on supported exempt accommodation

Key measures of success:

- Increase in housing supply figures
- Social housing allocations under new Band 2 priority for homeless households with additional need
- Reduction in the number of households in temporary accommodation
- Reduction in the length of stay in temporary accommodation
- Reduction in temporary accommodation expenditure

Priority 3 – Rough Sleeping

One rough sleeper on the streets of Lewisham is one too many. Lewisham has seen a reduction in the number of people sleeping rough on a single night year-on-year since 2019. Despite the progress made in Lewisham recent years, new figures show an increasing trend in the number of people sleeping rough across the capital, including Lewisham. It is crucial that we do not become complacent, and instead build on recent success to develop sustainable pathways out of rough sleeping.

The COVID-19 pandemic has had a massive impact on rough sleeping and accelerated the Council's response to tackling rough sleeping. Since then, we have established a Rough Sleeping Pathway and continue to commission a wide range of other accommodation and floating support services to reduce rough sleeping.

However, challenges remain. People sleeping rough often have worse physical and mental health than the general population, as well as worse access to health services. Through our Covid response we adopted a greater health centred approach to rough sleeping, however we know there is a smaller group of people sleeping rough with highly complex personal situations and support needs, such as substance misuse and mental or physical health needs. This can mean existing provision is not always suitable and cause them to stay on the streets for longer. People can also find themselves in this situation because their immigration status means they have No Recourse of Public Funds, restricting the services that would have kept many off the streets. We will work closely with our health partners to improve access to healthcare for people experiencing homelessness.

The government recently published its new Rough Sleeping Strategy, setting out for the first time a clear definition of what the government means by ending rough sleeping, which is that it is prevented wherever possible, and where it does occur it is rare, brief and non-recurrent. We will implement this definition in Lewisham.

What we have achieved so far

- Secured £2.4m Rough Sleeping Initiative Funding and £450,000 in Rough Sleeping Drug and Alcohol Grant Funding to continue delivering a range of services which support people sleeping rough.
- Commission supported housing services offering 24 hour, medium and low support options which can be used to provide short – medium term accommodation options to alleviate rough sleeping
- Offer people sleeping rough a range of move-on options, including social housing, supported housing and accommodation in the Private Rented Sector. Last year, the Rough Sleeping Pathway achieved positive move-on outcomes for 68 people. We have also commissioned a floating support service for a capacity of 50 former rough sleepers, to help people sustain their tenancies.
- Secured £212,000 grant funding to provide access to private rented sector tenancies for ex-offenders who are, or are at risk of becoming, homeless
- Working with other local authorities to tackle rough sleeping, including a new sub-regional outreach service with Greenwich, Lewisham, Bexley and Bromley councils.
- Helped to regularise the immigration status of people sleeping rough where appropriate, such as helping obtain settled status. Of the 14 people with eligibility restrictions who were supported through Everyone-In, 6 have been supported into eligibility in the last year.
- Bring together a Rough Sleeping Strategic Group including partners from Community Services and Public Health, to oversee our rough sleeping work.
- Working with health partners to ensure that we continue to meet the varied needs of rough sleepers.

Priority 3 – Rough Sleeping: Our goals

Deliver an ongoing reduction in the number of people sleeping rough. We will achieve this by:

- Supporting Rough Sleepers with unclear immigration status to access available support and opportunities to find a sustainable route away from the street
- Establish reciprocal arrangements with other boroughs for female clients at risk
- Bid for funding opportunities to increase provision for repeat, long term rough sleepers
- Strengthen joint working with mental health services
- Review our female-specific provision for women sleeping rough with complex needs

Improve insights into why people sleep rough in Lewisham. We will achieve this by:

- Conducting a review into cases of new rough sleeping
- Conduct a review of flow between boroughs with neighbouring local authorities
- Contribute to Strategic Insights Tool for Rough Sleeping (SITRS) led by London Councils

Key measures of success:

- Reduction in the number of people sleeping rough
- Reduction in the incidents of repeat rough sleeping
- Reduction in the number of people living on the streets
- Increase access to support services

Priority 4 – Partnership working

Homelessness and rough sleeping is not simply a housing issue. Homelessness prevention needs to be a priority for all public services.

People facing homelessness experience a combination of problems and will require access to a range of support services. Recognising the different and often intersecting needs of individuals and families experiencing homelessness must be acknowledged to ensure there is effective support.

The homelessness journey is full of transition points, from homelessness to being housed, from unemployment to employment, upon leaving hospital, care, prison or other provided accommodation. Planning for transitions and pathways between support services needs to be undertaken in partnership. This requires coordination of services, policies, and processes working together to find new approaches that maximise resources and provide the most effective support for people.

Our strategy will ensure we are engaged with partners who can contribute to supporting Lewisham residents threatened with or experiencing homelessness.

What we have achieved so far:

- Regularly meet with key partners such as the Registered Provider Partnership, the Rough Sleeping Strategic Group and the Homelessness Forum.
- Attend a range of key multi-agency groups such as the Multi Agency Risk Assessment Conference, Multi Agency Public Protection Arrangements and Violence Against Women and Girls Board.
- Established co-located services with the 999 club to provide face to face housing support and advice.
- Working with Capital Letters to secure the right homes for households in need.

- Collaborating with other local authorities to guarantee the quality of homes that are procured, including adhering to the Inter-Borough Accommodation Agreement (IBAA) and 'Setting the Standard' scheme, ensuring an expected rate, quality and management of certain types of nightly paid and private rented sector accommodation.
- Established new ways of working with children's social care, including the implementation of a joint working protocol for young homeless people.
- Developing future funding bids and strategies in collaboration with council stakeholders, including the Rough Sleeping Initiative and Accommodation Procurement Strategy.
- Working with Asset Management and other partners to identify opportunities for existing council or community assets to be repurposed for homeless households.

Priority 4 – Partnership Working: Our goals

Establish new ways of working across partnerships to collectively reduce the risk of homelessness for families and individuals at risk. We will achieve this by:

- Co-Producing a protocol and pathway for vulnerable adults
- Ensure housing involvement and representation on strategic and operational joint working groups across the Council and with partner organisations
- Improve the availability of information on the range of services available in Lewisham
- Working with partners to develop joint bids for funding where relevant
- Delivering annual homelessness conferences to be attended by representatives of internal and external partners in the borough
- Attending the Homelessness forum to strengthen links between the housing needs service and partner organisations
- Working with partners across the council towards achieving the Domestic Abuse Housing Accreditation
- Work with partners to explore schemes that prevent someone affected by domestic violence from becoming homeless.

Key measures of success:

- Cross-sector buy-in to homelessness prevention
- Representation and attendance from a wide range of partners
- Agreed joint working protocols for vulnerable adults approved by partner organisations

Homelessness & Rough Sleeping Strategy 2023-26 Action Plan

Priority	Action	Target Date (year)
Prevention	Improving information on the Lewisham Council website on tenant rights and homelessness prevention support available in Lewisham	23/24 (ongoing)
	Produce leaflets, videos and other information materials that can be used by partner organisations to inform residents who are at risk of homelessness of help and support available to prevent homelessness	23/24 (ongoing)
	Increasing access to information and advice about homelessness prevention including more face to face contact with households at risk of homelessness	23/24
	Creating a home visiting function to work closely and support households at risk of eviction from family and friends	23/24
	Promoting the work of the 'cost of living support hub' to manage the impacts of the cost-of-living crisis on homelessness in borough	Ongoing
	Continuing to use our powers to intervene when tenants are threatened with unlawful or retaliatory eviction	Ongoing
	Running awareness sessions about preventing homelessness in schools to educate young people about their housing options	Ongoing
	Exploring opportunities to co-locate with other services where housing advice can be provided at an earlier opportunity	23/24
	Ensuring assistance with accessing benefits, Discretionary Housing Payments, access to employment and skills training or financial management skills is available	Ongoing
	Continuing to ensure partner agencies meet their duty to refer under the Homelessness Reduction Act	Ongoing
Accessing accommodation	Ensuring that the housing service remains in contact with households during their stay in temporary accommodation.	23/24
	Implementing the new Accommodation Procurement Strategy to increase supply	23/24 – 25/26
	Developing an Empty Homes Strategy to help bring empty properties back into use for homeless households	24/25
	Engaging with tenants under-occupying Council homes, to ensure that we are making the most effective use of our housing stock	Ongoing
	Reviewing the impacts of the new 'Band 2 - Homeless with additional need' priority in the Housing Allocations Scheme	23/24
	Adopting and implementing use of the daily vacancy list for refuges for victims of domestic abuse	23/24
	Deliver domestic abuse training to staff across the Housing Service	Ongoing
	Review our Young Persons Joint Working Protocol to ensure it meets the needs of young people fleeing violence	23/24
	Reviewing arrangements for people fleeing social housing due to domestic abuse	23/24
	Implement the Accommodation for Ex-Offenders programme to increase the number of ex-offenders accessing accommodation	24/25
Review the councils action plan on supported exempt accommodation	TBC	

Rough sleeping	Supporting Rough Sleepers with unclear immigration status to access available support and opportunities to find a sustainable route away from the street	Ongoing
	Establish reciprocal arrangements with other boroughs for female clients at risk	24/25
	Bid for funding opportunities to increase provision for repeat, long term rough sleepers	Ongoing
	Strengthen joint working with mental health services	24/25
	Review our female-specific provision for women sleeping rough with complex needs	24/25 & 25/26
	Conducting a review into cases of new rough sleeping	Ongoing
	Conduct a review of flow between boroughs with neighbouring local authorities	Ongoing
	Contribute to Strategic Insights Tool for Rough Sleeping (SITRS) led by London Councils	TBC
Partnership working	Co-Producing a protocol and pathway for vulnerable adults	24/25
	Ensure housing involvement and representation on strategic and operational joint working groups across the Council and with partner organisations	Ongoing
	Improve the availability of information on the range of services available in Lewisham	23/24
	Working with partners to develop joint bids for funding where relevant	Ongoing
	Delivering annual homelessness conferences to be attended by representatives of internal and external partners in the borough	25/26
	Attending the Homelessness forum to strengthen links between the housing needs service and partner organisations	Ongoing
	Working with partners across the council towards achieving the Domestic Abuse Housing Accreditation	25/26
	Work with partners to explore schemes that prevent someone affected by domestic abuse from becoming homeless	23/24

1. Homelessness Statistical Review

- 1.1. Under the Homelessness Act 2002, all housing authorities must have in place a homelessness strategy based on a review of all forms of homelessness in their district.
- 1.2. The current Homelessness & Rough Sleeping Strategy was agreed in 2020 and expires this year. This strategy was proposed as a two-year document so that a new version could be established after the longer term implications of COVID-19 were fully understood.
- 1.3. Since this strategy was developed, there have been significant changes in the housing landscape, the cost of living and rising homelessness levels. Whilst many of the challenges the council currently faces are a continuation of existing issues, a review has been completed to determine whether the existing priorities continue to reflect the needs of our clients or whether they require updating to reflect our latest needs.
- 1.4. This paper sets out our review of the current situation in Lewisham. It provides a statistical review of trends in homelessness approaches and underlying causes, activity in preventing and relieving homelessness, cohorts that may be more likely to become homeless or be threatened with homelessness and the profile of households experiencing homelessness. The analysis focusses on data collected between 2019/20 and 2022/23 which is intended to provide a summary of any changes or trends since the publication of the councils last 'Homelessness & Rough Sleeping Strategy 2020-22'. This is intended to act as an evaluative tool to be used alongside the review of the Homelessness & Rough Sleeping Strategy.

2. Summary

- Homeless approaches are increasing. Lewisham has seen a 31% increase in homeless approaches since the financial year of 2019/20.
- Single people continue to be the most represented in those applying as homeless (58% of all applications in 2021/22) followed by households with children (39% in 2021/22).
- People approaching the Council for assistance due to exclusion from 'family and friends' continues to be the major cause of homelessness, accounting for 28% of approaches in 2019/20 and rising to 32% of approaches in 2021/22.
- Domestic abuse homeless approaches are increasing locally and nationally. This accounted for 5% of all acceptances in 2019/20 which has increased to 7% in 2022/23 (year to date).
- When comparing current prevention rates to the pre-covid rate, successful preventions are 10% higher now than pre-covid.
- The rough sleeping count in November 2020 identified 12 people sleeping on the streets in Lewisham. This reduced to 7 in November 2021.
- Analysis of those applying as homeless since the publication of the last strategy shows greater proportions have a physical illness or disability, experience of domestic abuse, offending history and/or history of repeat homelessness. However, whilst statistically smaller a clear trend when reviewing change over time is the increase in the number of applicants for people with support needs related to young people and care leavers since 2020.

3. Approaches

- 3.1. Homelessness has increased during the last ten years and remains high, with 3,723 households approaching the council for homelessness assistance in 2021/22. This is an increase of 31% since the publication of the current version of the strategy in 2020.
- 3.2. During the publication of the existing homelessness strategy the number of

homelessness acceptances had increased significantly. Since then, we have succeeded in preventing a higher rate of households from becoming homeless and as a result seen a considerable reduction in the number of main duty acceptances being made. It is likely that this is also partially the result the moratorium on evictions introduced during the Covid-19 pandemic.

3.3. The below table shows the total number of homelessness approaches acceptances made in the past 4 financial years.

Table 1 – Approaches to the service, and main duty acceptances by year

Year	18-19	19-20	20-21	21-22	22-23 (YTD)
Approaches	2,973	2,833	3,120	3,723	2,412
Acceptances	888	729	550	326	569

3.4. Whilst there have not been significant changes to the most common reasons for homelessness, these causes of homelessness have become more prevalent. These are primarily:

- **Family / Friends Eviction** – People approaching the Council for assistance due to exclusion from ‘family and friends’ continues to constitute the major cause of homelessness, accounting for 28% of approaches in 2019/20 and rising to 32% of approaches in 2021/22. Generally, family exclusions occur when adult children remain in the family home and as a result the household becomes overcrowded.

- **Private sector evictions** – There continues to be an increasing percentage of private landlords choosing to increase their rent in line with market prices, or choosing to no longer rent out their properties resulting in them disposing of the properties altogether. In 2019/20, this accounted for 19% of all acceptances which has increased to 26% in 2022/23 (year to date).

- **Fleeing violence / harassment** – There has been a national increase in the number of domestic violence and harassment cases reported leading to significantly higher levels of those fleeing their homes and seeking alternative secure accommodation. This accounted for 5% of all acceptances in 2019/20 which has increased to 7% in 2022/23 (year to date).

Table 2 – Most common reasons for homelessness by year

Most common reasons for homelessness	18-19	19-20	20-21	21-22	22-23
Family no longer willing or able to accommodate	645	699	1055	934	897
End of private rented tenancy – assured shorthold tenancy	681	463	315	555	689
Domestic abuse	118	154	229	291	247

4. Prevention & Relief

4.1. Since the publication of the last version of the strategy, 2,067 people have been

prevented from becoming homeless in Lewisham. The number of people prevented from becoming homeless peaked at 680 during the publication of the current strategy in 2019/20 and has decreased since then. However, it should be noted that this is likely owing to the governments ban on evictions during the Covid-19 pandemic resulting in a higher number of successful preventions than usual. When comparing current prevention rates to the pre-covid rate, successful preventions are 10% higher now than pre-covid.

Table 3 – Number of households owed a prevention duty, and positive outcomes by year

Year	18-19	19-20	20-21	21-22
Prevention duty owed	1520	1482	1443	1311
Number of positive preventions	491	680	642	554

- 4.2. Since a return to 'business as usual' the success rate of prevention activity has decreased to from 51% in 2020/21 to a current prevention rate of 34%. Both the economic downturn in the last year and changing housing market are contributing factors. Given Lewisham's lack of availability of social and council housing, and record waiting lists for accommodation, by far one of the key tools that enables us to prevent homelessness is by supporting people to remain in their private rented sector properties, or supporting applicants to find alternative PRS accommodation.
- 4.3. As made clear in the councils new Accommodation Procurement Strategy, the council and London more widely are experiencing a recent sharp increase in rental prices and sharp decrease in the supply of private rented sector accommodation. The council's Accommodation Supply Team procured 95 PRS properties for move-on between April – September 2022, down from 182 over the same period in 2020 and 179 in 2021. Across London, the number of properties listed to rent in the first quarter of 2022 was 35% lower than the pre-COVID quarterly average.
- 4.4. This is significantly impacting on our services ability to achieve prevention outcomes through the private rented sector. Currently just 47% of applicants who are threatened with homeless due to eviction from a private rented sector property, are successfully prevented from becoming homeless (down from 58% in 2020/21). We have also observed a decrease in successful negotiation or mediation activity to prevent an eviction, which reduced from 120 in 2019/20 to 45 in 2020/21. This is linked to the fact that many landlords report that they intend to sell their properties due to reduced cash flow caused by higher interest rates. Additionally, many landlords took the opportunity of the strong sales market during 2021, supported by the Stamp Duty holidays, to sell their properties.
- 4.5. The continued increase in exclusion from 'family and friends' is another contributing factor to decreasing prevention rates. Of those prevented from becoming homeless, the most common reason for approaching the council for support was threat of eviction from family. Figures show that the positive prevention rate for this group reduced by 10% from 262 in 2020/21 to 171 in 2021/22. The Council's means to prevent this cause of homelessness are generally limited to an offer of private rented accommodation or rehousing through the Allocations scheme and this is likely a knock-on effect of low supply of PRS.
- 4.6. Other notable trends include the fluctuation in prevention outcomes for households with children. The recent drop in positive prevention outcomes is mainly owing to a drop in prevention for the number of households with children. Whilst the number of positive preventions only dropped by 40 between 19/20 and 20/21, overall there was

a net reduction of 136 positive preventions for households with children. However, it is likely that these figures are slightly skewed as there was a higher number of successful outcome for single people during this period due to the governments everyone-in initiative.

Table 4 - Reason for positive prevention outcome

Reason Prevention Duty ended	2019	2020	2021	2022
Secured alternative accommodation for 12 or more months	125	136	255	203
Secured alternative accommodation for 6 months	124	159	212	178
Secured existing accommodation for 12 or more months	89	101	31	48
Secured existing accommodation for 6 months	153	284	144	129
Total positive preventions	491	680	642	558

Table 5 – Most common activities taken to prevent homelessness

Positive Prevention Activity	No. positive preventions			
	18/19	19/20	20/21	21/22
Accommodation secured by local authority or organisation delivering housing options service	95	93	154	147
Helped to secure accommodation found by applicant, with financial payment	103	109	150	87
Supported housing provided	35	43	63	76
Helped to secure accommodation found by applicant, without financial payment	41	46	73	75
Negotiation/mediation/advocacy work to prevent eviction/repossession	78	120	45	51
Housing related support to sustain accommodation	15	24	24	45
Negotiation/mediation work to secure return to family or friend	4	17	41	33

4.7. The trend of outcomes for households owed a relief duty differs slightly from the trend seen in prevention activity. Since the publication of the last version of the strategy, 4,224 people have been relieved from homelessness in Lewisham. Whilst the number of positive relief outcomes decreased in 2021/22, the success rate of relief activity is higher as a proportion of those owed a relief duty. This success rate increased from 38% in 2020/21 to 45% in 2021/22.

Table 6 – Number of households owed a relief duty, and positive outcomes by year

Year	18/19	19/20	20/21	21/22
Relief duty owed	1,688	1,717	1,368	1,139
No. positive relief outcomes	411	506	582	451

4.8. The increase in positive relief outcomes in 20/21 is owing to a growth in the number of single people secured accommodation. One observable trend is an increase in the number of people being placed into supported housing. This had been enabled by the governments 'everyone-in' initiative, the implementation of a new grant-funded rough sleeping pathway, and improved working relationships with the single vulnerable adult's pathway. However, this trend has reversed more recently with the drop in

positive relief outcomes in 21/22 largely owing to a drop in outcomes for single clients.

- 4.9. The recent drop in the number of successful relief outcomes follows a similar trend to prevention activity, for example including a drop in accommodation secured by the local authority and a drop in help to secure accommodation found by applicants. This is likely a knock-on effect of low supply of PRS described above.

Table 7 – Most common activities taken to end the relief duty by year

Relief activity	18/19	19/20	20/21	21/22
Supported housing provided	102	131	135	180
Accommodation secured by local authority or organisation delivering housing options service	164	176	264	149
Helped to secure accommodation found by applicant, with financial payment	33	91	99	54
Helped to secure accommodation found by applicant, without financial payment	16	22	25	24

5. Other areas of interest

- 5.1. Areas of change or significance since the publication of the last strategy are the change in the household composition and profile of support needs of those approaching Lewisham as homeless.

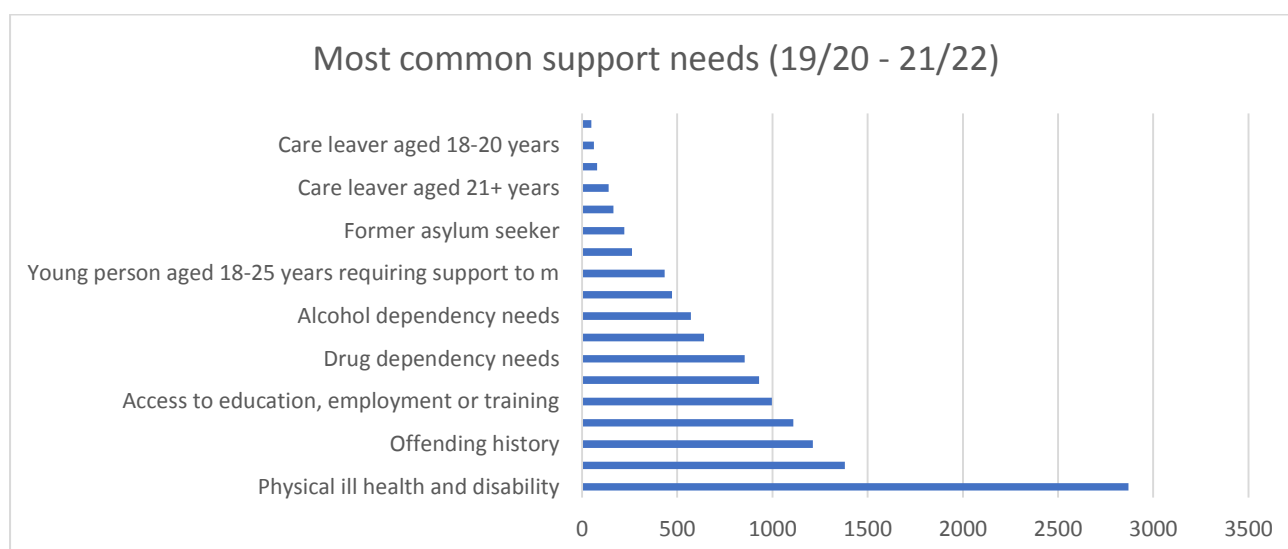
Support needs

- 5.2. The table below summarises the proportion of clients approaching the service who declared they had a support need during their application.

Table 8 – Number of applicants who declared a support needs by year

Year	19-20	20-21	21-22
Support Need Declared	1684	2005	2448
As proportion of all applications	59%	64%	65%

Most common support needs since last strategy



- 5.3. Analysis of those applying as homeless since the publication of the last strategy shows greater proportions have a physical illness or disability, experience of

domestic abuse, offending history and/or history of repeat homelessness.

- 5.4. Whilst statistically smaller, a clear trend when reviewing change over time is the increase in the number of applicants for people with support needs related to young people and care leavers since 2020 (as shown in table X). This has prompted more partnership opportunities and new ways of working with children's social care, including the implementation of a joint working protocol for young homeless people and supporting people leaving care to access social housing. The council also commissions a The Young Persons Pathway, which is made up of 134 units, 58 of which are 24 hour support. This pathway includes an assessment centre for homeless 16 and 17 year old, and dedicated Care Leaver provision.

Table 9 - Largest increases in support needs by year

Support Need	19-20	20-21	21-22	% change
Young parent requiring support to manage independently	17	27	35	106%
At risk of/has experienced abuse (non-domestic)	151	213	277	83%
Young person aged 16-17 years	43	48	73	70%
Young person aged 18-25 years requiring support to manage independently	115	134	184	60%
Care leaver aged 21+ years	42	36	62	48%
At risk of/has experienced domestic abuse	395	470	515	30%

Profile of applicants

- 5.5. The table below shows approaches to the homelessness service by household composition per year.

Table 10 – Most common household types by year

Household Type	19-20	%	20-21	%	21-22	%
Single Person	1,453	51%	2,036	65%	2,175	58%
Household with children	1,261	45%	994	32%	1,463	39%
Adults with no children	67	2%	35	1%	83	2%
Unknown	52	2%	55	2%	2%	0%

- 5.6. There are no statistically significant changes in trends of household compositions applying for homelessness assistance. Whilst proportions vary year on year, single people continue to be the most represented in those applying as homeless (58% of all applications in 2021/22) followed by households with children (39% in 2021/22). When looking in more detail, the two most common type of applicants are single adult males and single female parents with dependent children. This ratio skews more heavily towards households with children when reviewing numbers in temporary accommodation, due to the priority need status give to households with dependent children.
- 5.7. A more detailed breakdown of the service-user profile for those applying for housing support and currently accommodated in temporary accommodation is available in the strategies accompanying 'Equalities Analysis Assessment' (Appendix 3).

6. Rough Sleeping

- 6.1. The number of people seen sleeping rough in Lewisham has fluctuated over the last year.

6.2. During the annual rough sleeping snapshot in 2021, Lewisham had the second lowest rough sleeping single-night snapshot figure in London.

Table 11 – number of people sleeping rough on a single night in autumn, by year

Year	2017	2018	2019	2020	2021	2022
RS Snapshot	22	5	16	12	7	8

6.3. Concerningly, the total number of people rough sleeping across London is increasing compared to the same time last year, with 3,570 people sleeping rough from October – December 2022 - an increase of 21%.

6.4. A Rough Sleeping Taskforce was launched in response to Covid-19 when LBL, the NHS South East CCG and partners came together to provide an effective multi-agency response to the covid-19 pandemic. This work is now being taken forward through the work of the Rough Sleeping Strategic Group.

6.5. The causes of rough sleeping are complex and interconnected. Key trends and challenges in Lewisham currently include:

- **Repeat rough sleeping:** Analysis of the number of accommodation placements for our most complex clients demonstrates long-term and re-occurring instances of rough sleeping. Of the 13 clients we currently support who meet this description, there are sustained instances of rough sleeping with 227 individual bedded down contacts. This is despite all client having been referred into existing provision, of which this group have had 87 separate supported housing or temporary accommodation placements.
- **Gap in provision for complex needs clients:** Supported housing in Lewisham is structured into four separate pathways of funded and non-commissioned provision. Analysis of those engaging with supported housing pathways in Lewisham suggests a gap in support models for clients with the most complex needs. On average, 20% of referrals into existing pathway services result in a refusal by the service, reasons including support needs being too high for what is available. At the same time, of all moves within the pathway that were planned, 25% of these were moves into 24 hour support provision, suggesting a high level of need for intensive support in Lewisham.
- **Restricted eligibility:** Some people have no recourse to public funds (NRPF), which prevents them accessing statutory support or welfare. Many non-UK rough sleepers also refuse offers of support away from the streets as they are sleeping rough in London temporarily while seeking (frequently informal) work. There are currently 35 NRPF clients supported by Lewisham Council to regularise their status.

Equalities Analysis Assessment

Author	Jacob Foreman	Directorate	HRPR - Housing Services Division
Date	17/02/2023	Service	Housing Partnerships and Service Improvement

1. The project or decision that this assessment is being undertaken for:

The review of the councils Homelessness Strategy and adoption of a new three year Homelessness and Rough Sleeping Strategy.

2. The protected characteristics or other equalities factors potentially impacted by this decision

<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Race	<input checked="" type="checkbox"/> Maternity and pregnancy	<input checked="" type="checkbox"/> Marriage and civil partnership	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Gender	<input checked="" type="checkbox"/> Gender reassignment	<input checked="" type="checkbox"/> Disability		
<input checked="" type="checkbox"/> Religion or belief	<input checked="" type="checkbox"/> Carer status	<input checked="" type="checkbox"/> Sexual orientation		

The strategy being considered for adoption provides high-level directions to drive the council towards achieving its objectives. Whilst the strategy itself is high-level, it includes the adoption of a series of actions and activities that will be followed that may have an impact on any of the above protected characteristics. This assessment covers the broad approaches laid out in the strategy.

The strategy also explicitly references some priorities and deliverables that would be specifically targeted at groups with protected characteristics; these are aimed at ensuring we are offering appropriate and effective services for people with the noted characteristics. For the purposes of illustration, one strategic deliverable is to “Review our female-specific provision for women sleeping rough with complex needs” – this would specifically relate to the provision of homes and support for people with a specific gender and can therefore be considered a positive impact. Other related priorities and deliverables are explored below.

3. The evidence to support the analysis

The key data used for this assessment is the service-user profile – i.e. those applying for housing support and currently accommodated in temporary accommodation. Much of this information is provided as part of a housing application and has been sourced from the in-house system.

Applicants, however, are not required to enter data on protected characteristics in their service-user profile. Therefore the council has limited data on the protected characteristics of applicants, so we are unable to provide a detailed assessment of the impact, or forecast the impact with a significant degree of confidence.

- **The analysis**

Age

Homelessness applications Age Range	%
Less than 18	1%
18-25	23%
26-35	28%
36-40	12%
41-50	18%
51-60	12%
More than 60	5%
Total	100%

- The most represented age bracket in homelessness applications is 26-35.
- A clear trend when reviewing change over time is the increase in the number of applicants for people with support needs related to young people and care leavers.

Support Need	19-20	20-21	21-22	% change
Young parent requiring support to manage independently	17	27	35	+106%
At risk of/has experienced abuse (non-domestic)	151	213	277	+83%
Young person aged 16-17 years	43	48	73	+70%
Young person aged 18-25 years requiring support to manage independently	115	134	184	+60%
Care leaver aged 21+ years	42	36	62	+48%

Ethnicity

Homelessness applications ethnicity	%
Any other Asian background	2.60%
Any other Black/African/Caribbean background	2.79%
Any other ethnic group	2.68%
Any other Mixed/Multiple ethnic background	1.64%
Any other White background	5.77%
Asian/Asian British: Bangladeshi	0.32%
Asian/Asian British: Chinese	0.29%
Asian/Asian British: Indian	0.40%
Asian/Asian British: Pakistani	0.40%
Black/ African/Caribbean/Black British: African	19.92%
Black/ African/Caribbean/Black British: Caribbean	19.31%
Don't know / refused	6.25%
Mixed/Multiple ethnic groups: White and Asian	0.32%
Mixed/Multiple ethnic groups: White and Black African	1.69%
Mixed/Multiple ethnic groups: White and Black Caribbean	4.77%
Other ethnic group: Arab	1.02%
White: English/Welsh/Scottish/Northern Irish/British	18.56%
White: Gypsy or Irish Traveller	0.11%
White: Irish	0.48%
Blank	10.67%
Grand Total	100.00%

- We hold high quality data about the ethnicity of residents who make an application of homelessness, as this is collected by officers from the applicants.
- This shows that over half of homeless households have been from Black, Asian and Minority Ethnic households.

Maternity

- **3.69%** of the lead tenants were known to be pregnant at the time of the most recent change in their application status.

Gender

Female	54.14%
Male	44.22%
Transgender	0.24%
Unknown	0.32%

(blank)	1.07%
Total	100%

- **54%** of applicants were female, **44%** male, and **0.2%** transgender.
- This ratio is much more even than that observed for temporary accommodation, which skews heavily female. This is most likely because there are more single women with dependent children owed a long term homelessness duty (as dependent children is indicative of a priority need).
- Female applicants have a different profile of reasons for application, in particular domestic abuse.

Gender identity

- There is no data available for gender identity within homeless applicants.

Disability

Primary Disability Declared in Homelessness Applicants	Count
Physical impairment or mobility issues	110
Mental Health Condition	93
Long standing illness or health problem	46
Blind or serious visual impairment	16
General Learning Disability	14
Deaf or serious hearing impairment	13
Specific Learning Disability	13

- This data field was highly incomplete for homelessness applications, so meaningful analysis is not possible.
- 7% of applicants on the housing register have declared a disability.
- As of November 2022, there were 77 households on the housing register who require a home that is wheelchair accessible and 186 households who require an adapted property to meet their needs. Due to the shortage of supply of such homes, the waiting times for these households are likely to be longer than average.

Religion

Religion	%
Christian	49.6%
No religion	32.4%
Muslim	13.6%
Other religion	2.3%
Hindu	1.5%
Buddhist	0.3%
Jewish	0.3%
Grand Total	100.00%

- This data field was highly incomplete for homelessness applications, so meaningful analysis is not possible.
- Of the 663 remaining individuals who have disclosed a religion, almost a half have identified as Christian. The next most prevalent declaration is 'no religion', followed by Muslim. This data field was highly incomplete for homelessness applications, so meaningful analysis is not possible.

Household type

- Single people continue to be the most represented in those applying as homeless (58% of all applications in 2021/22) followed by households with children (39% in 2021/22). When looking in more detail, the two most common type of applicants are single adult males and single female parents with dependent children. This ratio skews more heavily towards households with children when reviewing numbers in temporary accommodation, due to the priority need status given to households with dependent children.

Household Type	19-20	%	20-21	%	21-22	%
Single Person	1,453	51%	2,036	65%	2,175	58%
Household with children	1,261	45%	994	32%	1,463	39%
Adults with no children	67	2%	35	1%	83	2%
Unknown	52	2%	55	2%	2%	0%

Carer status

- There is no data for carers within the housing register or homelessness applications.

Sexual orientation

How would you define your sexual orientation?	Percentage
Heterosexual / Straight	95.3%
Gay / Lesbian	2.5%
Other sexual orientation	1.7%
Bisexual	0.5%

- Of those who have disclosed their sexual orientation, 95% have identified as straight / heterosexual.
- Less than 5% have identified as gay, lesbian, bisexual or other.

Income

- Low-income households spend a larger proportion than average on energy and food, so are affected by price increases.
- The employment rate (78.2%) in Lewisham is comparable to the London average.
- Our average income is the 8th lowest out of 33 London boroughs, leaving many of our residents more vulnerable to changes in circumstance.
- Data shows a significant number of households in Lewisham are living in fuel poverty, particularly in Rushey Green, Hither Green, and Downham.

4. Impact summary

- Age
 - Ensuring that the needs of vulnerable children and young people are properly addressed within our service provision is in line with the corporate priority of “ensuring the most vulnerable children are protected from harm”. Actions deriving from this priority will have a positive impact on children and young people.
 - Increasing the availability of much-needed specialist accommodation will have a positive impact on older residents who are more likely to need such housing.
- Ethnicity
 - Data shows that Black ethnic groups are disproportionately represented in the homeless applicant extract. Additionally Black African groups are disproportionately represented in the cohort of overcrowded homes within our own stock.
 - Work needs to be done towards ensuring Housing policies and action plans drive positive changes in promoting equality and fighting injustice, and this is a priority of the Housing strategy.
 - Any strategic work under this priority will aim to have a positive impact on Black, Asian and Minority Ethnic (BAME) groups that currently experience disparity in outcomes.
- Maternity
 - Pregnancy is an indicator of priority housing need; therefore any strategic decisions relating to housing allocations may have an impact and should therefore be considered with this cohort in mind.
- Language spoken

- Users of Lewisham’s Housing Services come from diverse backgrounds and consideration must be given to language needs; i.e. use of translation services and ensuring relevant documents are written in plain English.
- Gender
 - Data suggests women are overrepresented in the homeless applicant cohort. Strategic action to effectively address homelessness will therefore have a positive impact on these applicants.
 - Ensuring appropriate solutions are available for people fleeing domestic abuse will have a positive impact on the women who make up the majority of this cohort.
 - Action to address rough sleeping will positively impact the men who make up the majority of this cohort.
- Gender identity
 - There is no evidence to suggest any impact on this group.
- Disability
 - Increasing the availability of much-needed specialist accommodation will have a positive impact on people with disabilities would benefit from this type of home.
 - Reviewing and improving supported housing pathways will have a positive impact on the people with disabilities who are within these units.
 - Working to increase the take-up of Disabled Facilities Grants will help people with disabilities remain in their home, which is a positive impact.
- Household type
 - Delivering homes that address the needs of our residents, whether that be social, private or temporary accommodation, is a strategic priority. The prevalence of all household types need to be considered in the provision of homes – for example if the majority of homeless households need 3-bed houses, our focus should be on the delivery / procurement of such properties (this is an over-simplification but highlights the need to assess need in line with delivery).
- Religion
 - There is no evidence to suggest any impact on this group. Delivery of specific priorities should take into account any cultural or religious sensitivities.
- Carer
 - The implications of any strategic deliveries on carers or those who are cared for must be considered. There is no evidence to suggest any impact on this group, however the strategy alludes to monitoring the implementation of the new band 2 criteria for homeless households with additional needs. This includes those who are carers or cared for.
- Sexual orientation
 - There is no evidence to suggest any impact on this group.
- Income
 - The entire delivery of housing and homelessness strategies will have significant impact on those on low incomes. We know that incomes have not kept pace with house prices or rents, which is a key cause of the housing crisis.
 - One of the five priorities of the housing strategy is helping people to access accommodation. This includes delivering more social rented homes, increasing the supply of private rented homes available to low-income households and improving the standards of temporary accommodation. Any activity under these priorities should have a positive impact on low-income households.

5. Mitigation

This Equalities Analysis Assessment recognises that the implementation of the policy will have a greater impact on specific groups because they have a higher representation within the overall service user profile. However, as explained in section 1, the strategy being considered for adoption provides high-level directions to drive the service and the Council towards achieving its objectives. Specific procedural changes and / or reviews will come about as a result of the adoption of the strategy and the impact of these specific activities on groups with protected

characteristics will be mitigated by the individual assessment carried out in each case. This assessment is a high-level review of the possible effects of the strategic direction of Housing Services.

6. Service user journey that this decision or project impacts

If you think you may become homeless, you should contact the Council for advice at the earliest opportunity on our freephone number 0808 178 0939. The earlier you contact us the more chance we have of helping you to avoid becoming homeless.

If you want to join the housing register you can do this by referring to our information on the website www.lewisham.gov.uk

If you are vulnerable (for example you are elderly, have learning or other disability, or do not have the ability to read English or another language) we can assist you in accessing housing and bidding for properties. The **Lewisham Find Your Home Support Officer**, based in the Allocations and Lettings Service, assists applicants to engage with the choice based lettings system and can assist clients with bidding. Please contact the Allocations and Lettings Service for further information on 020 8314 7007 or LewishamFindYourHomeApplications@lewisham.gov.uk.

**Signature of
Head of Service**

Ellie Eghtedar

For further information please see the full [Corporate Equality Policy](#).

Agenda Item 15

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Lewisham Physical Activity Strategy 2023 - 2028	
Author	Neville Graham	Ext. 6009

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration	x	
EMT consideration	x	

Signed: 
 Cabinet Member for Culture and Leisure
 Date: 07/07/23

Signed: 
 Executive Director for Community Service
 Date: 10/07/23

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	13/03/23
Date submitted to Legal & Finance	26/06/23
Date submitted to Cabinet Members for sign off	07/07/23
Date submitted to Executive Director for sign off	07/07/23



Mayor and Cabinet

Report title: Lewisham Physical Activity Strategy 2023 – 2028 – Adoption

Date: 19 July 2023

Key decision: Yes.

Class: Part 1

Ward(s) affected: All

Contributors: Neville Graham, Sport and Leisure Service Manager; Chris Goddard, Business Partner-Financial Services; Melanie Dawson, Principal Lawyer (Place)

Outline and recommendations

This report seeks the adoption of a new Physical Activity Strategy 2023 – 2028 which outlines the steps we will take to increase physical activity participation amongst Lewisham residents over the next five years.

It is recommended that Mayor & Cabinet:

- Adopt the Physical Activity Strategy 2023-2028
- Note the Lewisham Indoor Built Sports Facilities – Independent Assessment 2021 – 2033

Timeline of engagement and decision-making

Mayor and Cabinet

13 January 2021 – Leisure Management Arrangements

3 November 2021 – Leisure Management Arrangements

Healthier Communities Select Committee

1 March 2023 – Leisure Contracts Performance

1. Summary

- 1.1. This paper seeks the adoption of the draft Lewisham Physical Activity Strategy 2023 – 2028 which outlines the work we will undertake to monitor and increase the physical activity participation levels of our residents over the next five years.
- 1.2. The physical activity strategy has been in development for a number of years, with public consultations taking place before and after the COVID-19 pandemic. This gives this document the unique perspective of tracking how attitudes towards physical activity have changed since the unprecedented events of 2020.
- 1.3. In recognition of the great work already taking place throughout the borough to improve the health and wellbeing of our local residents; this strategy provides a framework for how the Council will work in partnership with local organisations to empower our community to engage in physical activity.

2. Recommendations

- 2.1. It is recommended that Cabinet approves the adoption of the The Physical Activity Strategy 2023 – 2028 as set out in Appendix 1;
- 2.2. It is also recommended that Cabinet notes the Lewisham Indoor Built Sports Facilities – Independent Assessment 2021 – 2033 as set out in Appendix 2 which helps to build the wider picture for physical activity and leisure provision across the borough.

3. Policy Context

- 3.1. Corporate Strategy 2022 - 2026. The characteristics of the Borough are clearly set out with a growing and diverse population including some areas of very high deprivation and child poverty. Encouraging healthy lifestyles and the availability of local leisure centres are key to delivering three of the key priorities namely:
 - Supporting the delivery of an inclusive and high achieving education system
 - Working with schools to strengthen the links between their students and our local sport and physical activity providers
 - Contributing to improving the health and wellbeing of our residents by;
 - Addressing a number of the issues identified in the BLACHIR report
 - Empowering our residents to live a physically active lifestyle
 - Contributing to a Cleaner and Greener Lewisham
 - Increasing physical activity has direct benefits for the local environment. For example, increasing the number of journeys taken on foot and by bicycle will lead to reduced traffic and an improvement in air quality and the overall environment.
- 3.2. Partnership working is a key tool in delivering against these priorities. It is clear that leisure services can play a major role in the delivery of the Corporate Strategy priorities.
- 3.3. The Lewisham Local Plan – This is an important document to help inform the need for future built facilities (including the active environment) and services (impacted by a growing population and potential changes to the demographic

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profile of the Borough).

- 3.4. Lewisham Whole Systems Obesity Action Plan - The Council's whole systems approach to obesity has three overarching aims:
- Promote an environment that supports healthy weight and wellbeing as the norm, making healthier options the easiest choice for our residents to eat well and have active lifestyles;
 - Supporting our communities and families to become healthier and more resilient, which will include addressing the wider determinants of health; and
 - Tackle the weight issues of those who are already overweight and obese.
- 3.5. The strategy is supported by an annual implementation plan with targets designed to assess progress linked to getting people more physically active, increasing active travel and using outdoor space for exercise.
- 3.6. The Lewisham Physical Activity Strategy closely aligns to the vision outlined in Sport England's new national strategy 'Uniting the Movement'. This strategy highlights the importance of ensuring that whilst indoor leisure facilities remain inclusive and accessible to local people; outdoor and nontraditional spaces should be recognised as equally important in getting people more physically active.

4. Background

- 4.1. The strategy has been a long time in development. Originally, the strategy aimed to incorporate plans to change the facility mix in the borough alongside an overall framework for physical activity.
- 4.2. However, for ease of reference and use the two work streams have been separated to create separate documents.
- 4.3. The Lewisham Indoor Built Sports Facilities – Independent Assessment sets out the vision for indoor built sports facilities in Lewisham for the period 2021 – 2033 (Appendix 2).
- 4.4. The overall objective of this independent assessment is to ensure that the Borough's indoor sports and leisure facilities are in the right locations, of the right scale, of high quality, which are accessible to the residents of the Borough to enable them to improve and maintain their health and well-being and help achieve the vision being developed through the Physical Activity Strategy for the Borough.
- 4.5. In essence, the Indoor Built Sports Facilities assessment provides an indepth look at the current vs future supply and demand for sports facilities which has formed an information based for the development of our Physical Activity Strategy.

5. Physical Activity Strategy 2023 – 2028

- 5.1. The development of this Physical Activity Strategy sets out a positive vision and clear way forward to achieve much improved rates of physical activity amongst our residents.
- 5.2. This is required as there is a clear correlation between meeting the Chief Medical

Officers (CHO) recommendations for weekly physical activity (a minimum of 150 minutes of moderate intensity physical activity weekly, along with strengthening activities) and good health.

- 5.3. Furthermore, not meeting physical activity recommendations increases an individual's chances of having a major long term condition and an early death.
- 5.4. Physical inactivity is the one for the leading risk factor for death in the world, significantly increasing an individuals chances of suffering with coronary heart disease (24%), a 16% enhanced risk of stroke and a 42% higher risk of developing diabetes (Lippi et al, 2020).
- 5.5. At present, just under a fifth of Lewisham adults are inactive, meaning they do less than 30 minutes of weekly activity at moderate intensity each week. It's critical that, as a borough and a place to live, we provide an offer that encourages and enables this cohort to build activity into their daily lives.
- 5.6. Conversely, if an individual adopts a more physically active lifestyle, the benefits include a reduction in:
 - The risk of Coronary Heart Disease and Stroke by 35%;
 - The risk of diabetes by 50%;
 - The risk of developing mental health conditions and dementia by 30%;
 - The likelihood of loneliness and social isolation;
 - Involvement in anti-social behaviour and crime.
- 5.7. We are aiming to make Lewisham a healthy, prosperous, safe and cohesive place to live and we believe that physical activity has a big role to play in helping to achieve that aim.
- 5.8. Our vision for this strategy is to:

Create a whole systems approach to physical activity, which will transform the health, wellbeing and quality of life of all Lewisham residents by supporting them to become more active in their daily lives.
- 5.9. The strategy sets a strategic framework around 3 key domains:
 - Active People
 - The provision of programmes and services that are tailored around the needs of our local people with emphasis place on those underrepresented in physical activity participation
 - Active Environments
 - Ensuring that all our residents have access to high quality, safe and affordable places to engage with physical activity, whether this be in a traditional gym/leisure centre or a non-traditional place like religious institutions and workplaces.
 - Active Systems
 - Ensuring that the local systems and structures in place to facilitate the achievement of our vision. Supporting and upskilling the existing and workforce as well as new volunteers to deliver physical activity to their community.

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- 5.10. The strategy is purposefully iterative with targets set on an annual basis in recognition of the fact that we have a lot of rebuilding to do post COVID in re-engaging our residents in physical activity.

Whole Systems Approach

- 5.11. As mentioned above, partnership working will be key to the delivery of this strategy. Achieving sustained, improved rates of physical activity, will require a Whole Systems Approach with initiatives that set out to tackle the underlying behaviour patterns that contribute to people not being active.
- 5.12. More work needs to be done with individuals to understand their motivations and remove barriers to physical activity, improving the support and the opportunities available from the 'systems' that impact on their everyday lives.
- 5.13. The Whole Systems Approach recognises that tackling inactivity and raising activity levels requires changing the culture, opportunities, infrastructure and policies of our borough. We need all parts of the system to provide opportunities for physical activity.
- 5.14. We need physical activity to be embedded within our local education system, our policies, our health and social care systems, our workplaces, in our public health approach to crime and antisocial behaviour and the way our borough is developed from a planning perspective.

Governance and Monitoring

- 5.15. Localised key performance indicators such as annual leisure centre participation, membership uptake on the Play Tennis Lewisham Scheme and the number of volunteers engaged in delivering sports / physical activity to the Lewisham community will be used to monitor annual progress.
- 5.16. These indicators will be used alongside national participation datasets such as Sport England's Active Lives Survey which allow for an understanding of where Lewisham rank in terms of physical activity participation when compared with London and national averages.
- 5.17. A stakeholder forum will be formed, comprising of both internal and external partners, meeting quarterly to discuss workstreams and monitor progress against action plan targets.
- 5.18. The stakeholder forum will also provide insight that will shape the proceeding years action plan. This approach aligns with the Whole System Approach adopted in the Strategy.
- 5.19. Updates on strategy progress will also be provided to the Healthier Communities Select Committee on an annual basis.

Pre Cabinet Scrutiny

- 5.20. The draft Physical Activity Strategy was seen/reviewed by the Healthier Communities Select Committee (HCSC) in June 2023.
- 5.21. The strategy was welcomed by the committee members who were invited to ask questions regarding the strategy and how it would be implemented.
- 5.22. The emerging themes from these questions related to the following:
- The use of terminology/wording in aspects of the strategy

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- The need for examples of current local activities
 - How the annual action plan would interact with the strategy.
- 5.23. Upon reviewing the comments made by HCSC, the language throughout the strategy has been simplified wherever possible. This includes using examples to explain terms like whole systems approach and non-traditional spaces.
- 5.24. The Committee was keen to get as many examples of local activities included into the strategy however, it was explained that the strategy is intended to be a high level document with the local activities detailed in the action plan and made available through the Lewisham website.
- 5.25. Mapping of Lewisham activities will be done on an ongoing basis with activity providers being encouraged to upload information on their sessions to a centralised activity finder, available on the Council's website.
- 5.26. The final page of the strategy clarifies that the implementation plan will be updated/unreviewed by the stakeholder group on a regular basis. The action plan will also be uploaded to the Lewisham website so residents are able to stay up to date with progress against it.
- 5.27. An annual report will be produced, detailing the progress against targets set in the action plan. This will provide a basis for the targets set in the following years action plan.

6. Financial implications

- 6.1. The adoption of this strategy in the recommendation does not have any direct financial implications with existing budgets taking account for current physical activity commitments.
- 6.2. This primarily relates to the cost of delivering the two existing Leisure contracts in the borough and staff resources within the Council's Sport and Leisure Team.
- 6.3. There may be elements of capital works required to delivery improvements to local facilities through the lifespan of this strategy however, these would typically be resourced via a combination of external funding sources and applications for capital funding allocations.

7. Legal implications

- 7.1. Section 1 localism act 2011 gives the Council a general power of competence to do anything that individuals may generally do.
- 7.2. Section 2B of the National Health Service Act 2006 (as amended by Section 12 of the Health and Social Care Act 2012) introduced a new duty on Councils in England to take appropriate steps to improve the health of the people who live in their area.
- 7.3. Section 11 of the Children Act 2004 places a duty on the Council to ensure its functions are discharged having regard to the need to promote the welfare of children, including preventing impairment of children's health or development.
- 7.4. The adoption of the Physical Activity and Sport Strategy will assist the Council in fulfilling the above statutory obligations.

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8. Equalities implications

- 8.1. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

9. Climate change and environmental implications

- 9.1. There are limited climate change and environmental implications that arise as a result of this report. However, through encouraging more Lewisham residents to engage in active travel methods, there may be a reduction in the number of people using traditional transportation methods.

10. Crime and disorder implications

- 10.1. There are no direct crime and disorder implications as that arise as a result of this report.

11. Report author(s) and contact

- 11.1. Neville Graham, Sport and Leisure Service Manager 020 8314 6009 – neville.graham@lewisham.gov.uk
- 11.2. Chris Goddard, Business Partner-Financial Services 020 8314 8466 – chris.goddard@lewisham.gov.uk
- 11.3. Melanie Dawson, Principal Lawyer (Place) – melanie.dawson@lewisham.gov.uk

12. Health and wellbeing implications

- 12.1. There is a wealth of evidence to highlight that the benefits of an active lifestyle are far reaching and impact positively on people's lives across the life course. Those who play sport and are active are healthier, happier and more likely to be successful in academic and professional life.
- 12.2. We know that the benefits of an active lifestyle are far reaching and impact positively on people's lives. The weight of the national evidence base regarding the risks and costs of inactivity is compelling:
- Physical inactivity directly contributes to one in six deaths in the UK, the same number as smoking;
 - Physical inactivity is the fourth largest cause of disease and

disability in the UK;

- Physical inactivity leads to around 37,000 premature deaths a year;
- Evidence highlights that active people are less likely to suffer from heart disease, stroke, cancer, diabetes and may consequently live 5 years longer.

12.3. Physical inactivity poses a serious and growing danger to society; it damages health, economy and the environment and limits the educational attainment and future lives of children.'

12.4. It is estimated by Public Health England that the cost of physical inactivity is £7.4 billion per year.

13. Appendices

13.1. Draft Lewisham Physical Activity Strategy 2023 – 2028



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13.2. The Lewisham Indoor Built Sports Facilities – Independent Assessment 2021 – 2033



Lewisham Indoor
Sports Facilities Indep

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Equalities Analysis Assessment Template

An Equality Analysis Assessment (EAA) should be conducted and this template completed, when a major decision is being made. If you are unsure about what a major decision is, then please refer to the EAA guidance on SharePoint.

The EAA process is a continuous one, analysis of impact has to be done throughout the life of the decision, to ensure that groups are not inadvertently impacted by circumstances that were not foreseen at the beginning. The EAA can follow a decision or project along the service user journey, beyond team boundaries. If ownership of a decision is unclear then the EAA should be jointly undertaken.

A completed copy of this document should be attached to all reports, even if this EAA simply notes that a full assessment is not required and why. EAAs have to be produced even where there is no data available. A lack of data should not be a barrier to any consideration of equalities, where there isn't the best evidence available, it is still essential that the process is followed and the decision-makers are made aware of any limitations.

Author	Neville Graham	Directorate	Community Services
Date	12 June 2023	Service	Parks, Sport and Leisure

1. The activity or decision that this assessment is being undertaken for

The Lewisham Physical Activity Strategy 2023 – 2028 is being assessed. This strategy which outlines the work we will undertake to monitor and increase the physical activity participation levels of our residents over the next five years. The strategy also provides a framework that allows National Governing Bodies of Sport and external funders insight into our vision for the next 5 years. This will provide a foundation for which funding applications can be built upon.

Equality Objectives

This strategy provides a framework for how the Council will work in partnership with local stakeholder organisations to empower our community to engage in physical activity. This aligns to the corporate equalities objective **to increase the number of people we support to become active citizens.**

There is a range of great work already taking place throughout the borough to improve the health and wellbeing of our residents. This aligns with the corporate equalities objective **to improve the quality of life of residents by tackling preventable illnesses and diseases.**

We aim to keep our already active residents engaged in physical activity however, emphasis will be given to those that are define as leading an inactive lifestyle (taking part in less than 30 minutes of physical activity weekly). This will require focus being placed on working the underrepresented groups we have identified in the assessment below which aligns with the corporate equalities objective **to ensure equal opportunities for marginalised and seldom heard communities.** Part of this will require us to work towards address some of the

inequalities identified in the recently conducted BLACHIR study which investigates the underlying issues that contribute to the health inequalities experienced by our black African and Caribbean residents. This aligns to the corporate equalities objective **to ensure that services are designed and delivered to meet the needs of Lewisham’s diverse population.**

2. The protected characteristics or other equalities factors potentially impacted by this decision

<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Ethnicity/Race	<input checked="" type="checkbox"/> Religion or belief	<input checked="" type="checkbox"/> Language spoken	<input type="checkbox"/> Other, please define:
<input checked="" type="checkbox"/> Gender/Sex	<input checked="" type="checkbox"/> Gender identity	<input checked="" type="checkbox"/> Disability	<input checked="" type="checkbox"/> Household type	
<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Carer status	<input checked="" type="checkbox"/> Sexual orientation	<input checked="" type="checkbox"/> Socio Economic	
<input checked="" type="checkbox"/> Marriage and Civil Partnership	<input checked="" type="checkbox"/> Pregnancy and Maternity	<input checked="" type="checkbox"/> Refugee/Migrant/Asylum seeker	<input checked="" type="checkbox"/> Health & Social Care	
<input checked="" type="checkbox"/> Nationality	<input checked="" type="checkbox"/> Employment	<input checked="" type="checkbox"/> Veterans or reservists		

Here you should include those protected characteristics that may be relevant – your research may later show that they are not all impacted but this is where you evidence consideration of possible impact.

You should also explain the reasons why you have selected particular protected characteristics as well as why you have chosen not to select others. If you decide none of the characteristics are impacted you must also provide a justification for reaching this decision. It will be important if you need to evidence how you have adhered to the Public Sector Equality Duty.

In addition to protected characteristics, which the Council must consider by law, you should also consider whether any of the other characteristics in the table above are relevant.

3. The evidence to support the analysis

We have used a range of sources to provide the data (both qualitative and quantitative) required to complete this EAA.

The data source for each protected characteristic is sited below, a lack of data sources has also been highlighted.

Sex – Census 2021, Sport England Active Lives, Leisure Centre Data

Gender Reassignment – No data available for Lewisham

Age – Census 2021, Sport England Active Lives, Leisure Centre Data

Disability – Census 2021, Sport England Active Lives, Leisure Centre Data

Race & Ethnicity – Census 2021, Sport England Active Lives, Leisure Centre Data, BLACHIR study

Sexual Orientation - Limited anecdotal information

Religion – Census 2021, Leisure Centre Data

Pregnancy & Maternity - No data available for Lewisham

Marriage & Civil Partnership - No data available for Lewisham

4. The analysis

The key findings for Lewisham include:

Sex

- Males (74%) are more active than females (65.7%)
- Males (15.3%) have less inactivity than females (21.1%)

Gender Reassignment

- There is no local data available
- National research indicates that nationally levels of activity are lower amongst transgender people than cis-gendered counterparts

Age

- Younger people are more active than older people;
- 72.7% of residents aged 16 - 34 are physically active for at least 150 minutes per week, compared to 64.2% of residents aged 54-75

Disability

- People with no registered disability are significantly more active (72%) than people with a registered disabled (59.2%)

Race and Ethnicity

- In Lewisham, White British/White Other people are more active (79%) than their Black counterparts (58.8%)

Sexual Orientation

- There is no local data available for this category
- National data indicates that gay and lesbian people are more active than heterosexual people.

Religion or Belief (or No Belief)

- People that do not follow a faith/non-belief (77.5%) are more active than Christians (46.9%)
- No data was available locally for any other faiths or religious beliefs
- Nationally there is a mixed picture regarding faith and physical activity. Overall, those with no religion, Christians and Buddhists are the most active while Hindus, Jewish, Muslim, and Sikh people have low levels of activity.

Pregnancy & Maternity

- There is no Active Lives data regarding pregnancy & maternity. However, other Sport England research and analysis has found, that when people experience major events in their lives such as marriage and having children, physical activity levels drop.

Marriage and Civil Partnership

- There is no Active Lives data regarding marriage/civil partnership. However, other Sport England research and analysis has found, that when people experience major events in their lives such as marriage and having children, physical activity levels drop.

5. Impact summary

Sex

- Males (74%) are more active than females (65.7%)
- Males (15.3%) have less inactivity than females (21.1%)

Our physical activity strategy will have a positive impact on this protected characteristic. Women and girls are a key target audience within our strategy with the aim of overcoming the disparities that exist between males and females' activity levels in the borough.

Particular focus will be given to encouraging and empowering women and girls to take part in a wide range of physical activities, working with them to understand and address some of the barriers that exist in preventing them from taking part.

Action

- We will work with facilities and deliverers to support the delivery of female only sessions where possible,
- We will work to improve the female workforce to provide role models and champions residents to inspire our residents.

Gender Reassignment

- There is no local data available
- Research indicates that nationally levels of activity are lower amongst transgender people than cis-gendered counterparts

Our physical activity strategy will have a positive impact on the activity levels with regard to gender reassignment. Similar to the above, this strategy will aim to make physical activity accessible for all members of our community.

Action

- We will continue to work with the LGBTQ+ organisations such as the London Trans and Gender Non-conforming Swimming Group (TAG's) to further understand the barriers to engaging in physical activity they experience
- We will continue to promote the sessions that are currently taking place at Glass Mill leisure centre and explore opportunities to increase provision where demand dictates.

Age

- Younger people are more active than older people;
- 72.7% of residents aged 16 - 34 and 64.2% of residents aged 54-75 150 minutes per week

Our physical activity strategy will have a positive impact on this protected characteristic We aim to make physical activity a lifelong habit, so we'll continue to encourage the uptake of physical activity starting at an early age. However, we recognise that maintaining a physically active lifestyle gets harder as we get older so we will explore opportunities to promote physical activity to this age demographic.

Action

- We will continue to offer concessions memberships for residents over the age of 60.
- We will seek opportunities to actively promote physical activity to this age demographic.

Disability

- People with no registered disability are significantly more active (72%) than people with registered disability (59.2%)

Our physical activity strategy will have a positive impact on this protected characteristic. We aim to increase the levels of physical activity people with registered disabilities are engaging with. We know that physical activity has a range of benefits for people with disabilities and long term health conditions in improving the quality of life for these individuals.

Action

- We will continue to offer free access to our leisure centres for residents with a registered disability.
- We will also work closely with our leisure contractors to continually review the leisure centre layouts to ensure they are DDA compliant.
- We will seek opportunities to Co create physical activity programmes that people with registered disabilities can access.
- We will continue our work with access sport in contributing a Disability sports forum.

Race and Ethnicity

- In Lewisham, White British/White Other people (79%) are more active than Black (58.8%) counterparts

The Lewisham physical activity strategy will have a positive impact on physical activity levels when taking the disparities between race and ethnicity into account.

Action

- We will work with community groups to further understand the barriers that exist for our black residents in taking part in physical activity.
- We will work with our leisure centres and community organisations to ensure activities are delivered with improved cultural awareness.
- We will work to achieve the recommendations outlined in the BLACHIR study with regard to increasing healthier behaviours, for example working with trusted black African and black Caribbean grassroots organisations to co-create opportunities for physical activity..

Sexual Orientation

- There is no local data available for this category
- National data indicates that gay and lesbian people are more active than heterosexual people.

There will be a positive impact on the physical activity levels of people with regard to their sexual orientation. We will aim to provide safe and inclusive environments for all people to take part in physical activity.

Action

- We will seek opportunities to support our local physical activity providers in providing inclusive activity sessions.
- We will seek opportunities to promote existing physical activity sessions for people within LGBTQ+ communities.

Religion or Belief (or No Belief)

- No data was available locally for any other faith's or religious belief's
- People that do not follow a faith/non-belief (77.5%) are more active than Christians (46.9%)
- Nationally there is a mixed picture regarding faith and physical activity. Overall, those with no religion, Christians and Buddhists are the most active while Hindus, Jewish, Muslim and Sikh people have low levels of activity.

There will be a positive impact on the physical activity levels of both religious and non-religious people across Lewisham. We will aim to work with religious organisations understand the barriers that exist in preventing people taking part in physical activity.

Action

- We will work faith-based groups and organisations to understand the barriers their cohorts of people experience in accessing physical activity.
- We will work with faith-based groups and organisations to co-create opportunities for physical activity.
- We will work with faith-based groups and organisations to communicate existing opportunities for physical activity.

Pregnancy & Maternity

- There is no Active Lives data regarding both pregnancy & Maternity. However, Sport England research and analysis has found, that when people experience major events in their lives such as marriage and having children, physical activity levels drop.

There will be a positive impact on the physical activity levels of pregnant people across Lewisham. We aim to enable people with young families to continue to be able to access leisure facilities.

Action

- We will work to improve the promotion of our Creche provisions available at Glass Mill and Downham Leisure Centres

Our Physical Activity Strategy aims to improve rates of physical activity of all members of our community, as well as tackle inequalities. Generally, the major inequalities relate to gender, age, ethnicity, disabilities, and faith. There are also notable gaps in data that pertains to gender reassignment, pregnancy, marriage, and civil partnership.

The strategy proposes to work with a range of internal and external stakeholders to increase physical activity engagement for all, but will focus attention on the areas of the borough where there is the most inactivity. Protected groups will benefit from this approach

6. Mitigation

This equalities analysis assessment recognises that whilst the physical activity strategy up for consideration by measuring happen that has no identified negative impacts with regards to protected characteristics, there are still mitigating steps that could still be taken to ensure barriers to accessing to physical activity are reduced. Some of the mitigating steps that can be taken have been highlighted below:

Socio-economic status

Typically, the cost of physical activity sessions can be a barrier for people in socio-economically challenging situations. Our leisure contractors operate a concessionary membership scheme that allows for means tested subsidised access to our leisure centres, including offering free access to those registered with disabilities.

A lack of time can be a barrier to the way our residents access physical activity, especially for those in challenging economic circumstances. We will continue to ensure that the opening hours for our local leisure centres and tennis courts across the borough are as wide as possible, including evenings and weekends.

We are continually conducting mapping exercises to understand where physical activity is being delivered and aim to find effective ways to communicate this provision to our residents. We know that travel can be a barrier for some of our residents in accessing physical activity, so we aim to

help our residents stay informed on the locations of physical activity sessions with the use of an activity Finder that we have made available on our website.

As the Borough of Sanctuary, we want to assist refugees and asylum seekers in accessing opportunities for physical activity. Free leisure centre memberships are on offer at any of our GLL (operating as Better) managed leisure centres for anyone that has been granted refugee status in the last 12 months.

Residents with health limitations

Health and mobility limitations may impact the ability of residents to participate in various types of physical activity. Those that meet the relevant eligibility criteria are able to access our exercise on referral scheme offered at four of our leisure centres. This allows General Practitioners to refer residents to our leisure centres for subsidised access and specialist support.

We will also support our leisure centres in ensuring they are Dementia friendly. This will include working with organisations such as dementia friends to ensure our leisure centres are as accessible as possible for people suffering with Alzheimer's and dementia. Also, each site is monitored on an ongoing basis, with reviews conducted to ensure each centre remains accessible for people with mobility issues including wheelchair users.

We understand fat obesity is a increasing issue for the children and young people in Lewisham. we will be working with our public health colleagues in ensuring physical activity is embedded in the services provided to our local schools. this issue is magnified for people from certain ethnic backgrounds as highlighted in the BLACHIR study. working with grassroots organisations across the borough to co-create culturally appropriate programmes for health and well-being and physical activity will be key to addressing some of these issues.

Awareness of the benefits of Physical Activity

Improving the way, the benefit of physical activity is communicated to our residents is of paramount importance. Communications plans will be put in place and reviewed on an ongoing basis to ensure the correct messaging is or lack of knowledge about how to engage with physical activity. This may include providing easy read versions of existing literature for specific stakeholder groups to help their cohorts in accessing available information.

As mentioned above we will also aim to work with faith-based organisations to ensure the benefits of physical activity on the health and well-being of our communities are understood and promoted.

We are aware of the importance of obtaining quality data to assist in further understanding the equalities disparities that exist in accessing physical activity opportunities. The aim over the life span of the physical activity strategy will be to ensure our delivery partners and organisations are able to collect the data needed to understanding some of the existing gaps we have in our local information. this will include working with our leisure centres to encourage members to provide as much demographic information as possible as well as working to automate our booking systems for facilities such as our local football pitches and parks tennis courts. Again, this will aid us in the collection of useful information we can use to analyse under representation in activity and device action plans to address these.

7. Service user journey that this decision or project impacts

The strategy sets a strategic framework around 3 key domains:

- Active People
 - o The provision of programmes and services that are tailored around the needs of our local people with emphasis placed on those underrepresented in physical activity participation
- Active Environments
 - o Ensuring that all our residents have access to high quality, safe and affordable places to engage with physical activity, whether this be in a

traditional gym/leisure centre or a non-traditional place like religious institutions and workplaces.

- Active Systems

- Ensuring that the local systems and structures in place to facilitate the achievement of our vision. Supporting and upskilling the existing and workforce as well as new volunteers to deliver physical activity to their community.

Signature of Director



James Lee

Director of Communities, Partnerships and Leisure



July 2023

Let's Get Lewisham Moving

The Lewisham Physical Activity
Strategy 2023-2028

Foreword

I am delighted to present the new Lewisham Physical Activity Strategy 2023-2028 for our borough.

According to the Office for Health Improvement and Disparities, people in the UK are around 20% less active now than in the 1960s. If current trends continue, we will be 35% less active by 2030. We are the first generation that needs to make a conscious decision to build physical activity into our daily lives.

Both nationally and locally, people are facing serious challenges including obesity, physical and mental health issues, social isolation and economic hardship. These issues were heightened during and as we come out of the challenges of the COVID-19 pandemic.

We want to Get Lewisham Moving and transform the health, wellbeing and quality of life of all Lewisham residents. This strategy represents the first step towards Lewisham's journey to become a fitter, more active and healthier borough. We thrive here because of the celebration of our differences and diversity and while we make good progress improving the inclusivity of our communities, there is still a lot more we can do for people of all ages living in Lewisham.

Over the next five years, this strategy aims to increase the number of opportunities for residents of all ages and abilities, to become more physically active.

We will seek to tackle physical and mental health inequalities by ensuring that all of our residents have the opportunity to make physical activity a regular part of their everyday lives through the provision of programmes and services that are tailored around the needs of our local people. We want to give everybody in Lewisham access to high quality, safe and affordable places to exercise and we will work with partners to target activity at particular groups who might otherwise not be active.

The development of this strategy would not have been possible without the contributions of all involved, across our services and communities. We want to thank everyone who took the time to contribute to this work and share their knowledge and experience.

Cllr André Bourne

Cabinet Member for Culture and Leisure



Our Vision

We are aiming to make Lewisham a healthy, prosperous, safe and cohesive place to live, and we believe that physical activity has a big role to play in helping to achieve that aim. Our vision for this strategy is as follows:

To create a whole systems approach to physical activity, which will transform the health, wellbeing and quality of life of all Lewisham residents by supporting them to become more active in their daily lives.

Our mission

To empower our residents to access opportunities to lead a more physically active lifestyle through the provision of information, services, facilities and funding opportunities; enabling our residents to understand and buy into the many benefits of leading an active life.

Our principles

- Our first principle will be to work in partnership. We will collaborate with local organisations across the public, private and third sectors to deliver places, activities and programmes that match the physical activity needs of the local population.
- Our second principle will be to build, refine and improve our insights, promoting best practice to develop our understanding of barriers and motivations, demonstrate the contribution of physical activity to local priorities and improve access to external funding sources.
- Our third principle will be to influence policy and investment decisions to incorporate physical activity at its heart.

Sport England's 2022 Active Lives survey tells us:

Adults



70%

Active

18%

Inactive

Children



29%

Active every day

45%

Less active every day

Our Lewisham target by November 2023:

Adults



72%

Active

16%

Inactive

Children



31%

Active every day

43%

Less active every day

We will use this as a benchmark for year-on-year improvement.

*definitions for Active and Inactive can be seen on [page 3](#)

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Introduction

‘Let’s Get Lewisham Moving’ sets out our partnership vision for increasing levels of physical activity in Lewisham. It is clear to us that there has never been a more important time to tackle the issue of inactivity.



The problem

Both nationally and locally in Lewisham, people are facing challenges such as obesity, physical and mental health issues, social isolation and economic hardship. These issues were heightened during the COVID-19 pandemic and remain as major issues as we come out of it.

‘People in the UK are around 20% less active now than in the 1960s. If current trends continue, we will be 35% less active by 2030. We are the first generation to need to make a conscious decision to build physical activity into our daily lives.’

Office for Health Improvement and Disparities

‘Physical inactivity poses a serious and growing danger to society; it damages health, economy and the environment and limits the educational attainment and future lives of children.’

(All-Party Parliamentary Commission on Physical Activity)

There is a wealth of evidence to highlight that the benefits of an active lifestyle are far-reaching and impact positively on people’s lives.

‘If physical activity were a drug, we would refer to it as a miracle cure, due to the great many illnesses it can prevent and help treat.’

Office for Health Improvement and Disparities 2020

Our solution

Within this context, this document sets out a strategy to increase physical activity levels in Lewisham between 2023 and 2028. We will use this document to guide the creation of an annual implementation plan, which will allow us to monitor our progress against targets.

The Year 1 implementation plan is attached as Appendix 1 to this strategy and will be used as a baseline for future activity.

What is physical activity?

To ensure the term physical activity is understood by all, we will be working to the definition of the term in the broadest sense. **Periods of sustained activity that increase your heart rate** are considered physical activity; this could involve anything from housework, gardening, playing in the garden with the children or walking / cycling from place to place. Physical activity also includes more structured activities such as taking part in casual or organised sports or visiting the gym or swimming to increase fitness levels.

Physical activity



Active Living

- Moderate to vigorous household chores, gardening or DIY
- Encouraging walking / standing meetings at work
- Programmes for cardiac rehab or weight management

Active Travel

- Walking
- Cycling
- Using the stairs
- Scooting to school/work

Active Recreation

- Dance and fitness
- Active play
- Using indoor/ outdoor gyms
- Walking, cycling or swimming as leisure pursuits
- Playing indoor sports, e.g. badminton

Active Sports

Informal Sport

- Playing sport with a group of friends
- National Governing Body programmes, e.g. Back to Netball
- Participation events

Organised Sport

- Joining a competitive sports team
- Entering sports tournaments

Benefits of physical activity

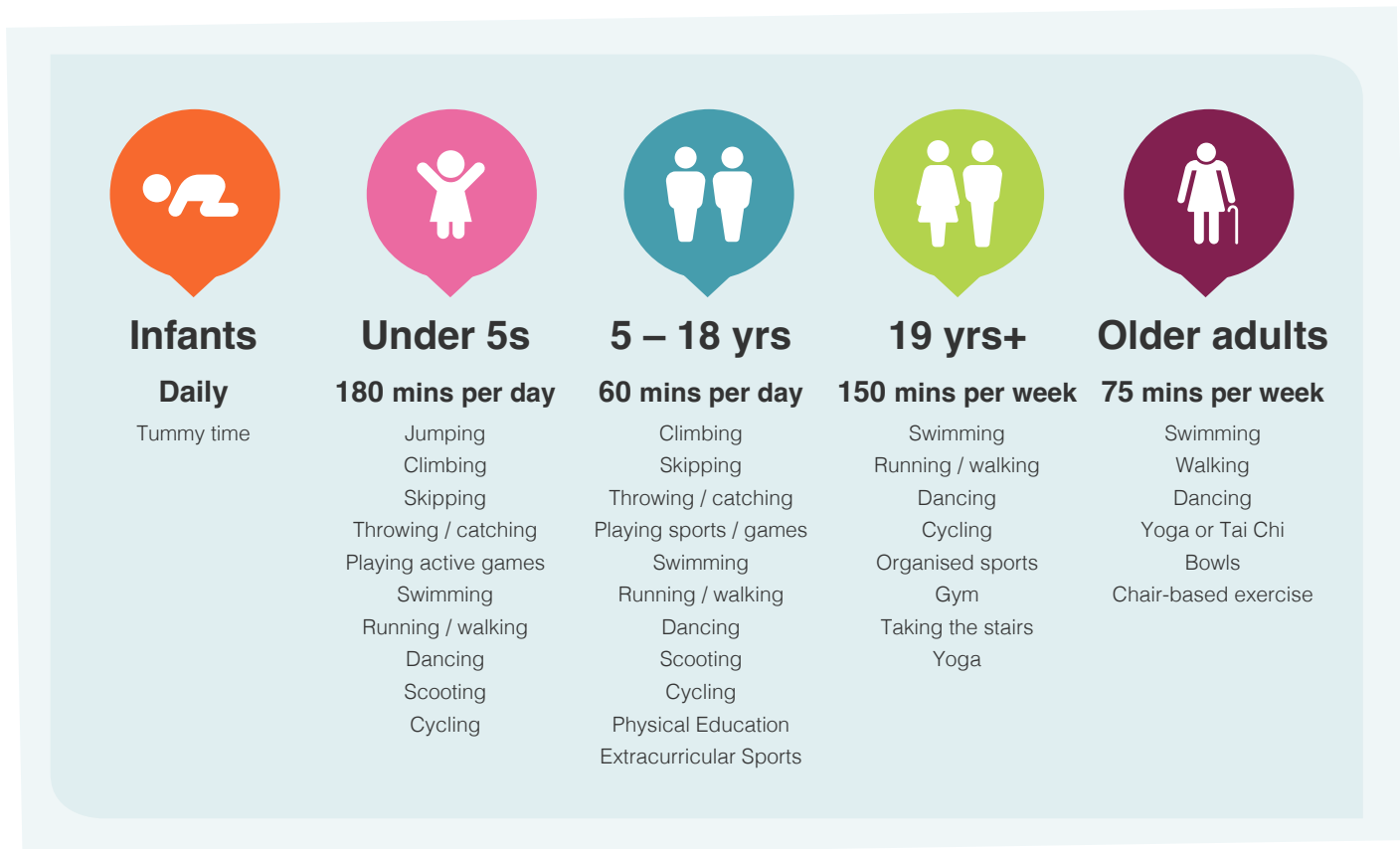


The benefits for physical activity are wide-ranging, helping to:

- build relationships and social skills
- stimulate brain development and learning
- tackle obesity whilst maintaining healthy weight
- reduce feelings of social isolation and loneliness
- reduce risk of early death by 30%
- reduce risk of experiencing depression, stress, anxiety and dementia by 30%
- improve mobility and balance throughout life, reducing the risk of falls in older age

Recommended levels of physical activity

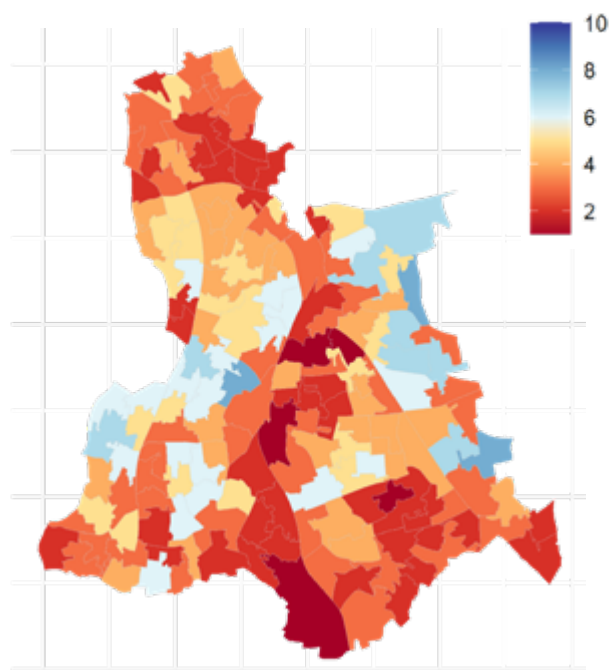
The Chief Medical Officer recommends these levels of physical activity for each stage of life:



Lewisham's population



Economic challenges



IMD 2019 source: English indices of deprivation 2019, Department for Levelling Up, Housing and Communities

- 35th most economically impacted local authority in the country
- 82% of the population live in economically impacted neighbourhoods (orange and red areas on the map)
- in the top 20 of local authorities in the country with highest levels of child poverty
- above average levels of unemployment and an above average proportion of people claiming work benefits
- youth and older adults unemployment rates notably higher than the national average

Average indicators:

Indicator	Lewisham	London	England
Children under 16 in low income families (%)	22.6%	18.8%	17.0%
Smoking prevalence in adults (%)	14.5%	12.9%	13.9%
Percentage of adults classified as overweight or obese (%)	59.1%	55.9%	62.3%
Prevalence of obesity in Year 6 children (%)	38.3%	23.7%	21.0%
Estimated diabetes diagnosis (%)	64.7%	71.4%	78.0%
Estimated dementia diagnosis rate aged 65+ years (%)	74.9%	71.3%	67.4%
Under 75 years mortality rates – cardiovascular (per 100,000 population)	81.3%	69.1%	70.4%
Infant mortality rate (per 100,000 population)	3.4%	3.4%	3.9%
Life expectancy at birth – males (years)	79.1	80.9	79.8
Life expectancy at birth – females (years)	83.8	84.7	83.4

● Significantly higher
 ● Not significantly different
 ● Significantly lower

Health challenges

The main cause of death in Lewisham is **cancer**, followed by **circulatory disease** and **respiratory illnesses**.

Lewisham's minority ethnic communities are at greater risk from health conditions such as diabetes, hypertension and stroke as referenced in the recent Birmingham and Lewisham African and Caribbean Health Inequalities Review (BLACHIR). Considering that 27% of Lewisham's population is Black African or Black Caribbean (ONS 2021), coordinated efforts with Public Health will be made to address the needs of our local minority ethnic communities.

There is concern over obesity levels, particularly among children, which can lead to more serious long-term health complications.

We have some challenges with crime and antisocial behaviour in our borough:

- above average crime levels
- above average antisocial behaviour incidents
- issues with gangs, knife crime and guns

Activity Level

Positively, we are a relatively active population in Lewisham.



Adults

Nov 20 - Nov 21



Children

Nov 20 - Nov 21

Less active

less than an average of 30 minutes a day



18%

45%

Fairly active

an average of 30-59 minutes a day



14%

26%

Active

an average of 60+ minutes a day



68%

29%

Sport England's most recently published data (November 2020 – 2021) shows that more Lewisham residents are active when compared to the year prior. This shows that our adults are returning to getting active as we recover from the COVID-19 pandemic. We also have a lower proportion of our residents that are inactive; we are clearly moving in the right direction after a life - altering two years. However, we still have work to do to return back to the pre-pandemic rates of active adults, which peaked at 69% between May 2019-20.

However, challenges remain. According to Sport England's November 2021 Active Lives Survey:

- Lewisham has moved from the 3rd most active borough in London in 2015/16 to the 9th most active borough in London in 2020/21
- for those who are 'active', males are significantly more active than females
- there is an above average number of people who are South Asian, Black and mixed ethnicities who are 'inactive'
- average visits to parks and open spaces per person per year and the average length of visit were both below the national average
- proportion of visits to parks and open spaces in Lewisham is lower from the minority ethnic communities and people from more challenging areas

Our strategic approach

We will deliver on our vision and key priorities by adopting the following strategies:



Person-centred

Putting local people at the heart of the strategy to ensure our actions are based on what local people need. An improved understanding of the needs of the people of Lewisham is key.



Behaviour change

Adopting the principles of behaviour change to help people build a sustainable habit of being more active.



Place-based

Evidence-led action in localities, using insight to understand what needs to change. Then supporting the whole system to make those changes.



Universal approach, scaled to need

Something for everyone, with a focus on those with greater needs. The aspiration is for everyone in our borough to have the same opportunities to be active no matter who they are or where they are born or live. Inclusivity must be the common theme. In aiming to reduce inequalities, the intention is for actions to be universal, but with a scale and intensity that is proportionate to the level of disadvantage. We will target the most vulnerable and disadvantaged by adopting a holistic approach.



Action across the life time

Good practice highlights the importance of adopting a life time approach, recognising that barriers and motivations will change depending on the stage of life.



Whole systems approach

Changing the behaviours of largest masses of people require change at all levels. There is not one solution to the issue of inactivity. Whole systems means we need to consider the changes required to achieve our outcomes at many levels. This means the physical environment, organisations, the social environment, as well as individuals themselves. We must involve multiple sectors in the solutions, ensuring everyone, including policy makers, planners, community workers and residents themselves play their part in helping people make healthy choices.

We have gained considerable insight from reviewing the evidence base and speaking to local residents as part of the development of this strategy. This understanding has informed our emerging thinking on the development of the new strategy.

It is clear that these ambitions will only be achieved through the combined efforts of many partners. Lewisham Council will not be able to deliver all of the facilities, services and activities required by local residents on its own. The role of the Council will be as a deliverer, partner, enabler

and facilitator working with local residents, the public, private, third and education sectors to ensure that the vision is delivered.

We want to hear from you to understand your views on the strategy, particularly our emerging vision, priorities and approach and to start a conversation about your priorities, the work you deliver in the community and how we can work more closely with you to help deliver on our shared priorities. We will use this insight to develop an action plan that we can jointly own and work towards delivering with our partners.



Our priorities

To achieve our vision, we will work in partnership with organisations and communities across our borough towards delivering the following four priorities:

Active people

Our residents will have the opportunity to make physical activity a regular part of their everyday lives through the provision of programmes and services that are tailored around the needs of our local people.

- Tackle physical and mental health inequalities and celebrate the rich diversity in our borough
- work collaboratively with internal and external partners to tackle health, wellbeing and economic inequalities
- ensure older residents have a variety of activities available to help encourage uptake and maintenance of regular physical activity
- encourage uptake of sport and physical activity by women and girls
- enhance opportunities for people with minority ethnic backgrounds to take part in sport and physical activity on a regular basis

Active environments

We will seek to ensure that all of our residents have access to high quality, safe and affordable places which are designed and managed with the aim of helping people to be active, no matter who they are or where they live.

- Ensure that children and young people benefit from clean, safe and trusted environments for physical activity
- make more and better use of the parks and open spaces in our borough by activating the communities that surround them
- work towards improving access to school facilities for community use
- offer support to the Cleaner, Greener Lewisham agenda by promoting opportunities for active travel
- make use of more non-traditional spaces such as community halls, health centres and places of worship, to encourage the least engaged members of our community to have easy access to sport and physical activity

Active systems

We will seek to ensure that the local systems and structures in place to facilitate the achievement of our vision are fit for purpose with the principles of strong governance, leadership, advocacy, workforce development and partnership working at their core.

- Ensure residents understand the strong links between physical activity and health and wellbeing
- upskill the physical activity workforce to support and encourage all residents to lead active lives
- physical activity will be a visible and proactive health and social care pathway
- provide clear and concise information so that our residents understand and buy into the multiple benefits of leading an active life
- ensure sport and physical activity are at the forefront of options for antisocial behaviour and crime interventions

Building on our successes

There is already significant good work going on in our borough which we intend to build on over the coming years, including the whole systems approach to obesity:

- The Daily Mile
- Healthy Neighbourhoods
- Quietways and Cycle Superhighways
- Adult and child weight management programmes
- Healthy Walks programmes
- Implement our Playing Pitch and Parks and Open Spaces strategies

Links to local and national strategies and policy



Lewisham Council will not be able to deliver all the facilities, services and activities required by local residents on its own. The role of the Council will be partly as a deliverer and partly as a partner, enabler and facilitator working with the private, third sector (charities, community groups and voluntary organisations) and education sectors to ensure that the vision is delivered. We are keen to engage with organisations across our borough to work together in partnership to deliver this ambitious strategy.

Further to this, a range of local to national strategies have been used to shape the direction and outcomes of this strategy, including:

- Lewisham Playing Pitch Strategy
- Lewisham Public Health Approach to Violence Reduction
- Lewisham Parks and Open Space Strategy
- Lewisham Play Strategy
- Lewisham Health and Wellbeing Strategy
- Lewisham Education Strategy
- Sport England Uniting the Movement
- DCMS – A national plan for sport, health and wellbeing
- Mayor of London's Strategy for Sport and Physical Activity

Outcomes



- increase the number of positive role models / community leaders
- improve mental health and wellbeing
- reduce feelings of loneliness and social isolation
- create clean and safe environments for physical activity
- more outdoor spaces for sport and exercise
- promote and enhance awareness of the benefits of physical activity

We will produce an Annual Action Plan to accompany the strategy and will regularly review our aims and objectives to ensure their ongoing alignment with local, regional and national priorities.

The first year's plan is attached as Appendix 1.

Active people

With a population of 300,600, Lewisham is the 14th largest borough in London by population size and the 6th largest in Inner London. Not getting enough physical activity can lead to an increased likelihood of developing heart disease risk factors, including obesity, high blood pressure, high blood cholesterol and type 2 diabetes. With the population set to grow to an excess of 325,000 people by 2031, this means extra demand for services including GP practices and pharmacies. Physical activity will play a major role in reducing the demand on those services.

Over the next five years, this strategy aims to increase the number of opportunities for residents of all ages and abilities to become more physically active.

Our aims

We will seek to tackle physical and mental health inequalities by ensuring that all our residents have the opportunity to make physical activity a regular part of their everyday lives through the provision of programmes and services that are tailored around the needs of our local people. Whilst we aim to create healthy active lives for all, we will place particular focus on those that are typically under-represented when it comes to physical activity locally.



Children and young people

We aim to support schools and colleges to create a healthy and active culture by promoting initiatives such as Healthy Schools, signposting students into weight management programmes and delivering structured initiatives such as the Daily Mile. We also aim to strengthen links between schools and community sports clubs / organisations to ensure clear pathways into recreational and competitive sport opportunities.



22.4% of children in Reception are overweight or obese.

This rises to **38.3%** in Year 6

Women and girls

In Lewisham, females are more likely to be inactive (19.8%) when compared to males (16.7%) - Sport England Active Lives 2021. With females tending to stop doing physical activity at around 14 years old, we seek to better understand the reasons for this trend.

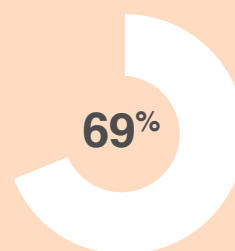
We aim to provide appealing, accessible opportunities for our female residents to ensure they feel safe, confident, motivated and supported enough to change their behaviours. For this to work effectively, we will work with our communities, getting them involved in designing solutions that directly suit their needs.

People with disabilities or long-term health conditions

According to the 2021 Census, 17.7% of residents are living with a disability which limits their daily activities. We will work with local sports clubs and organisations to ensure they are supported and capable of delivering inclusive activities to enable all residents to take part and access opportunities.



Statistics state that people with disabilities are 10% less likely to be physically active:



Active people **with no** disability or long-term health condition



Active people **with** disability or long-term health condition

We will work with all local schools, especially SEN schools, to ensure they are aware and able to signpost students into existing opportunities, or are at the heart of designing programmes that suit their needs.

Older people

Older adults aged 65+ make up 9.6% of the Lewisham population.

Maintaining healthy habits for physical activity has countless benefits for individuals, these benefits deliver billions of pounds of value to our healthcare systems, society and economy.

We know that maintaining physical activity becomes harder as we get older, so this will require us to focus on creating the conditions that make healthier lifestyle choices easier for our older residents.

Physical activity in older age creates healthy ageing, by maintaining muscle and bone strength and reducing the pace of mental decline.

We will aim to provide the support for older people to live well and independently for as long as they can. We will work with all physical activity providers to ensure their services cater to the needs of our borough's under-represented groups. Our Be Active scheme will continue to be offered at each of our leisure centres, reducing the cost of access to activities for Lewisham residents that meet the criteria of the scheme.

Equalities

According to Lewisham's Joint Strategic Needs Assessment (JSNA), Lewisham is the 15th most ethnically diverse local authority in England, with 27% of our residents coming from Black ethnic groups; so we need to ensure everything delivered through this strategy considers and reflects the ethnic diversity of our borough.

We know that the COVID-19 pandemic widened existing inequalities and affected our minority ethnic community residents more than any other ethnicity. This trend extended to the gap in activity rates. The Active Lives survey shows that between May 2019 and May 2020, White British residents were 10% more active than their Black counterparts (73.9% vs 63.8% respectively) however, this gap widened to 20% in November 2020-21 (74.3% vs 54.2% respectively).

Our goals



- We will seek to tackle physical and mental health inequalities and celebrate the rich diversity in our borough
- We will work collaboratively with internal and external partners to tackle health, wellbeing and economic inequalities
- We will ensure older residents have a variety of activities available to help encourage uptake and maintenance of regular physical activity
- We will encourage uptake of sport and physical activity by women and girls
- We will reduce the number of children registered as overweight or obese
- We will increase opportunities for people with disabilities to access physical activity

Active environments

Now, more than ever, we recognise how important it is to understand how and where people like to get fit and healthy. The COVID-19 pandemic shed light on how important our local environment is to us.

With the more traditional health and fitness facilities such as gyms and leisure centres closed, residents had to find new places and new ways to be physically active. Parks and open spaces in our borough became the place to be throughout those difficult lockdown months and we want to build and develop on the usage of these places. We want residents to re-imagine how they use the environment around them to assist them in becoming or remaining fit and healthy.



Our aims

We will seek to ensure that all our residents have access to high quality, safe and affordable places which are designed and managed with the aim of helping people to be active, no matter who they are or where they live. We need to respond to people's real lives and circumstances to make sure that everyone has options and opportunities that work for them.

Our leisure centres

We will continue to work with our current leisure providers – Greenwich Leisure Limited (operating as Better) and 1Life to ensure that these facilities are at the centre of our residents' needs by continuing to improve the pools, gyms, sports halls, sauna and steam room facilities to keep them open. We also need to ensure that we are working as hard as we can to reduce the carbon footprint our centres are producing. Exploring options to upgrade the energy systems operating within each centre will be a focus across the life of this strategy and beyond.

With a shortage of pool water space in our borough when compared to our population, we felt it important to work alongside the local community to protect and re-provide the pool water at Wavelengths Leisure Centre. We aim to continue to protect the current pool water space whilst exploring opportunities to re-provide pool water space in the south of the borough.

Parks and open spaces

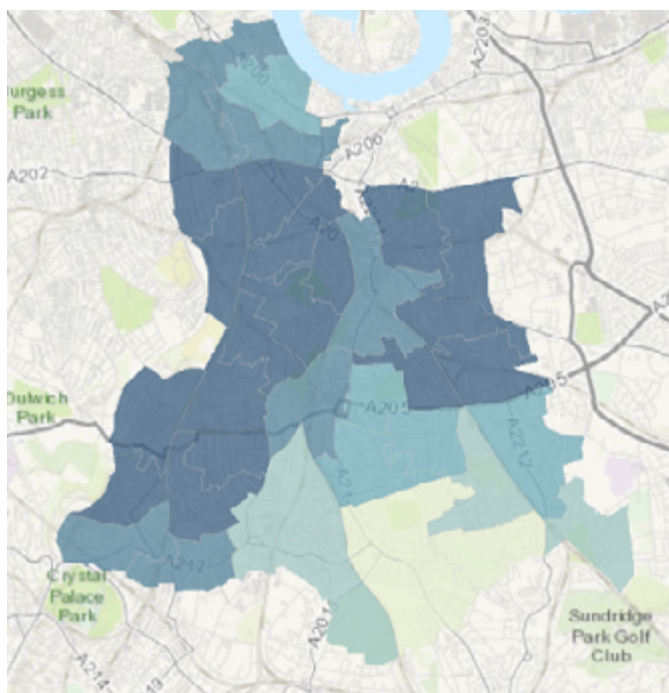
Lewisham's natural environment has a major role in how local people get active and maintain their wellbeing, particularly considering the number of our residents that live in flats or high-rise buildings. We need to recognise this and capitalise on the increased interest in using parks and open spaces as a result of the COVID-19 pandemic.

In 2021, Good Parks for London ranked Lewisham as number 1 borough for having the best parks in London. Over 95% of respondents to the Parks and Green Space consultation expressed that quality parks and open spaces made

neighbourhoods good places to live in. Feeling safe, providing good sports areas and facilities such as toilets, cafés and good infrastructure (e.g. bins and benches) and good play provision for children were all highly important and deemed to encourage greater use by the whole community.

We aim to build on the successful Good Gym, Health Walks and Play Tennis Lewisham programmes, further activating these spaces to make it easier for residents to book, use and enjoy our parks for grassroots sport and physical activity.

Place-based solutions



Activity levels by area

- Darker shaded areas indicate higher levels of activity
- Lower activity levels in the south of our borough
- High activity levels in the east and west of the borough
- Correlation can be seen between the areas with the highest deprivation levels and the lowest activity levels

The correlation between inactivity and economically impacted areas is stark. We will take a 'place-based' approach to targeting the most inactive areas in our borough. In particular, this will focus on the most economically impacted areas in the south of the borough, considering how we can ensure the most appropriate programmes and assets are in place, no matter who is providing them and better utilise existing assets to help these areas to become more active.

Active travel

As stated in our Transport Strategy (2018), we must acknowledge the importance of encouraging our residents to travel by more sustainable modes of transport. This includes increasing the number of people walking, cycling or even scooting to, from and within our borough. We will work with schools and work places to develop and promote active travel plans ensuring the message is consistent throughout our borough.

Non-traditional spaces

The solutions to unlocking inactive and under-represented groups are likely to involve 'nontraditional' partners, settings and locations. We want to increase the number and type of places physical activity is delivered in, utilising both indoor and outdoor spaces to create opportunities for people to get active in the ways they enjoy.



Our goals



- Ensure all residents benefit from clean, safe and trusted environments for physical activity
- Make more and better use of the parks and open spaces in our borough by activating the communities that surround them
- Work towards improving access to school facilities for community use
- Support our Cleaner, Greener agenda by promoting opportunities for active travel
- Make use of more non-traditional spaces to encourage the least engaged members of our community to have easier access to sport and physical activity
- Continue to provide clean and well maintained leisure facilities and explore opportunities for new provision in the south of our borough

Active systems

Physical activity can play a major part in helping to address a number of societal challenges including closing the gap on health issues such as childhood obesity, increasing levels of employment, skills and employability and reducing crime and antisocial behaviour. We will aim to use physical activity to help deliver improvements in these areas, particularly focused on young people.

We understand that there are a wealth of organisations operating across Lewisham that can contribute to achieving a more active, more connected borough. We aim to act as a central point of contact, linking organisations together to create a more cohesive place to live.

Our aims

We will work with partners to target activities towards particular groups who might otherwise not be active, seeking to build activity into people's everyday lives. In Lewisham particularly, this means people from minority ethnic communities, care givers and people who live in our most most challenging neighbourhoods. We will seek to change the way our community thinks and feels about physical activity by addressing social norms and attitudes through the provision of information so that our residents understand and buy into the multiple benefits of leading an active life.

Communications

We need to work with partners to address the barriers that local people feel prohibit them from being active. One of the ways to do this is to ensure that residents can easily find out how and where they can get active. We aim to improve the provision of this information through the use of online tools and social media as well as having respected and trusted local advocates in the right places, championing the benefits of physical activity.

Internal and external partners

Sport and physical activity can provide a fun and sustainable way for people to channel their energies into positivity. We aim to ensure strong and clear pathways between antisocial behaviour agencies, local sports clubs and organisations that are formed to provide opportunities for young people to engage in positive activities.

We will ensure that care pathways are clear and resilient, creating visibility for physical activity opportunities, proactively promoting our services in health and social care settings to improve physical and mental health and wellbeing.

With the landscape of Lewisham constantly developing and evolving to align with our population growth, it is now more important than ever to ensure that sport and physical activity are factored into how our environments are being shaped. We will endeavour to continually give input when it comes to planning and regeneration.



Workforce development

We aim to work with our local further education providers to unlock the potential of our future leaders, providing pathways to increase the number of registered coaches and volunteers in our borough. We will particularly focus on female coaches and male volunteers to help to support the great work our sports clubs and organisations provide for the community.

We will work with partners to ensure that people's physical activity needs are catered for across the life course, from early years, youth provision and education settings, to active workplaces and care homes.



Our goals



- Ensure residents understand the strong links between physical activity and health and wellbeing
- Invest in the activity workforce to ensure they gain the confidence and skills needed to support and encourage residents to lead active lives
- Physical activity will be a visible and proactive health and social care pathway
- Support clubs and organisations to increase the number of people volunteering to deliver physical activities
- Ensure sport and physical activity are at the forefront of options for antisocial behaviour and crime interventions
- Support leisure activity providers to engage in training, apprenticeship and employment opportunities

Strategy Implementation

This strategy must be owned and delivered in collaboration with a range of stakeholder organisations across our borough. We will facilitate the formation of a stakeholder forum made up of key internal departments as well as external partner organisations that see the value in physical activity creating a healthy and cohesive borough. The forum will work collaboratively to deliver our physical activity action plan; reviewing and updating it on an annual basis to ensure that it continues to grow and develop as the activity habits of our residents evolve. The forum will meet periodically throughout the year to monitor progress against the plan, producing an end of year report detailing the outcomes of the initiatives put in place and outlining plans for the year ahead.







LEWISHAM INDOOR BUILT SPORTS FACILITIES – INDEPENDENT ASSESSMENT

2021 - 2033

LONDON BOROUGH OF LEWISHAM COUNCIL



FMG CONSULTING LTD

JULY 2021

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Appendices

Appendix A - Assessment of Need and Evidence Base for Swimming Pools

Appendix B – Assessment of Need and Evidence Base for Sports Halls

Appendix C – Assessment of Need and Evidence Base for Indoor Tennis

Appendix D - Assessment of Need and Evidence Base for Indoor Bowls

Appendix E - Assessment of Need and Evidence Base for Squash

Appendix F - Assessment of Need and Evidence Base for Studios

Appendix G - Assessment of Need and Evidence Base for Health and Fitness

Basis of Information

It is not possible to guarantee the fulfilment of any estimates or forecasts contained within this document, although they have been conscientiously prepared on the basis of our research and information made available to us at the time of the study. Neither FMG as a company, nor the authors, will be held liable to any party for any direct or indirect losses, financial or otherwise, associated with any contents of this document. We have relied in a number of areas on information provided by the client and have not undertaken additional independent verification of this data.

Executive Summary

- ES1 This document sets out the vision for indoor built sports facilities in Lewisham for the period 2021 – 2033. It has been undertaken to inform the development of the Council’s Physical Activity Strategy which will identify how the Council can encourage people to be more active in the Borough by taking a whole-systems approach to the challenge, incorporating the provision of facilities with appropriate programmes and services, delivered by a range of partners.
- ES2 The overall objective of this independent assessment is to ensure that the Borough’s indoor sports and leisure facilities are in the right locations, of the right scale, of high quality, which are accessible to the residents of the Borough to enable them to improve and maintain their health and well-being and help achieve the vision being developed through the Physical Activity Strategy for the Borough.
- ES3 This assessment has been undertaken to identify the long-term facility needs of residents up to 2033, whilst also taking into account the context of the immediate financial pressures that the Council are facing and how the Council’s portfolio of facilities can play its part (along with facilities provided by the private and third sectors) in meeting current and future demand levels whilst reducing the unsustainable financial costs of leisure centre provision which the Council is currently facing.
- ES4 The assessment has been undertaken following Sport England’s best practice ANOG methodology (‘Assessing Needs and Guidance’). The recommendations have been developed based on the results of the supply and demand modelling data but also reflect the reality of the challenging economic climate that the Council is working within. In light of this, it may not be possible for the Council to immediately provide everything which the data suggests is required. Instead, the Council may need to take some difficult decisions and prioritise where it wishes to invest its money for maximum results in the short-medium term and simultaneously work with a range of external partners to strive to ensure that the long-term requirements of local residents are fulfilled through a mixed-economy of providers and facilities.

The Assessment – Lewisham Needs Analysis and Action Plan

- ES5 The assessment set out a summary of the needs analysis for each facility type and identifies a number of resulting recommendations contained in the action plan. The key recommendations for each facility type are summarised in the table below (the accompanying justification is set out in Section 10). This focusses on facility types as a whole, regardless of the supplier, and not just Council-owned assets.

Table ES1 – Key Action Plan Recommendations

Facility Type	Recommendations
Swimming Pools	<ul style="list-style-type: none"> Protect and retain the level of public swimming pool water provided in the Borough. Continue to invest in maintaining and modernising the existing public leisure centre swimming pool stock. Investigate the scope to develop access to St Dunstan’s College swimming Pool for wider community use. Consider providing a new public leisure centre swimming pool site to serve the Lower Sydenham area and south east of the Borough (as a replacement for the Bridge Leisure Centre).

Facility Type	Recommendations
	<ul style="list-style-type: none"> Support for the provision of a swimming pool within the Surrey Canal Triangle development (in conjunction with reviewing the future offer from Wavelengths to ensure that the needs of the residents in the north of the Borough are met).
Sports halls	<ul style="list-style-type: none"> Work with education establishments to provide public access to and continue to modernise the existing sports halls stock on their sites. Consider including sports hall space within a new public leisure centre in the southern area of the Borough to replace the Bridge Leisure Centre (if a viable business case can be identified). Support for the provision of a sports hall within the Surrey Canal Triangle development.
Indoor Tennis	<ul style="list-style-type: none"> Work with the LTA to investigate the feasibility for an indoor tennis centre in the Borough.
Indoor Bowls	<ul style="list-style-type: none"> Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. Investigate the scope to increase the short mat game to a longer version, to be able to play a hybrid indoor bowls game at the recreational level.
Squash Courts	<ul style="list-style-type: none"> Keep squash under review, and if there are plans to provide new/adapt existing leisure centres, then review the need for squash, as part of the feasibility study for such a project.
Studios	<ul style="list-style-type: none"> Protect the existing supply of studios at public leisure centres. Consider the need for further studios at the public leisure centres as opportunities to enhance provision arise. Consider support for provision of studios as part of the Surrey Canal Triangle project.
Health and Fitness	<ul style="list-style-type: none"> Protect the existing supply of health and fitness at public leisure centres. Provide gyms as part of any new public leisure centre project, based on location catchment latent demand modelling, in order to cross-subsidise the wetside offering.

The Assessment – Implications for Council Built Indoor Facilities

ES6 Based on the findings in the needs analysis and action plan set out above, the Council's other related plans (e.g. for parks and open spaces and playing pitches), site visits, consultation undertaken, the current condition and financial performance of the Council's leisure centres, we have summarised the specific implications for the Council's leisure stock in the table overleaf.

Table ES2 – Recommendations for the Council's Leisure Centres

Leisure Centre	Recommendations	Justification
The Bridge Leisure Centre	<ul style="list-style-type: none"> Do not reopen. Consider developing a new leisure centre on the existing site or, if not, on another site in the south of the Borough such as Bellingham Leisure and Lifestyle Centre. Carry out feasibility study and business case work to identify the preferred site and facility mix for a new replacement facility. 	<p>The existing centre is in poor condition, is not fit for purpose in terms of the facilities it offers and the design (it was originally a private sports club with an outdoor pool which was covered and the facility converted into a leisure centre), requires significant investment to reopen (circa £2.395m for dilapidations, even before longer-term costs are factored in) and is the most expensive site in the Borough to operate.</p> <p>The case to provide a new leisure centre is set out in the needs analysis and action plan. It is clear that a replacement facility is necessary from a strategic demand perspective, to be located on the most suitable site in the south of the Borough.</p>
The Lewisham Indoor Bowls Centre in Sydenham	<ul style="list-style-type: none"> Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. 	<p>Indoor bowls is an important indoor facility type for people aged over 60 (a growing cohort in Lewisham) however the sport is losing popularity and participation has declined in recent years at most indoor centres across England. This trend is reflected in the membership levels for the Lewisham Indoor Bowls Club which are extremely low at 160 – 200 and not strong enough to make the centre financially viable in its current form.</p>

Leisure Centre	Recommendations	Justification
The Bellingham Leisure and Lifestyle Centre	<ul style="list-style-type: none"> This is not a Council owned facility but independent plans are being developed by the owners to redevelop the site with enhanced sport and leisure facilities on the site (although not specifically a new leisure centre). Consider whether the replacement for the Bridge LC could be located here (either replacing or extending the existing facility) through the development of a feasibility study. There may be potential for a 3G pitch on this site or at Downham Health and Leisure Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	This is an ageing site with c£200k of dilapidations works required and is in need of significant refurbishment. It is an expensive to operate for the Council and would benefit from investment, potentially turning it into a wet and dry leisure centre. It is in a deprived area with low levels of physical activity locally so, with investment, has the potential to make a significant impact on the achievement of the Council's targeted outcomes within its Physical Activity Strategy.
Forest Hill Pools	<ul style="list-style-type: none"> Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. No specific investment recommendations at this stage. 	The facility is not old (opened in 2012) and is the most financially successful of all of the Council's leisure centres. It needs to stay fresh and follow trends to retain and attract new customers. Circa £398k is estimated as being required for dilapidations works which should be combined with consideration of additional income generating investments. The scope to expand the offer within the building is limited so these will likely focus on refreshing, upgrading and maximising the current offer.
Ladywell Arena	<ul style="list-style-type: none"> Retain the athletics track. Consider income-generating opportunities to help make the site more financially viable. Consider options for a change in management model if possible / viable (e.g. asset transfer). 	Retention of the track is recommended within the Council's playing pitch strategy. The track is predominantly used by a number of core clubs and has not been maximised as an asset under the management of an external leisure operator. There may be interest from the core club users to take a more formal role in the management of the track.

Leisure Centre	Recommendations	Justification
Glass Mill Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Consider conversion of underutilised spaces for physical activity offer. 	<p>This is a relatively new site (opened in 2013) however has been underperforming financially and requires circa £225k of dilapidations works. There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however there are a number of designs features which have resulted in 'dead space' which should be considered for providing additional physical activity uses if there is a sustainable business case e.g. the reception / atrium / café area and the first-floor mezzanine area.</p>
Wavelengths	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Short-term consideration of cost / benefit analysis regarding the future of the leisure pool and medium-term consideration of future options for replacing the facility. 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however it is an ageing facility (although refurbished in 2013) and will be the next leisure asset that the Council will need to consider ongoing investment to maintain it effectively.</p> <p>Wavelengths requires £700k of investment into the leisure pool to enable it to reopen in the short-term. The Council should carry out a cost benefit analysis on the future of the leisure pool based on the significant costs needed to refurbish it and the high revenue cost associated with managing it. There may be alternative dryside uses for this space which could be considered instead however this would leave a significant deficit of water supply in this area of the Borough (this could be addressed through the Surrey Canal Triangle development as long as there is <u>guaranteed sufficient public pay and play access</u> secured to the proposed wetside facilities).</p>
Downham Health and Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, 1Life, to maximise the quality and range of facilities and thereby sustainability of the site. • No specific investment recommendations at this stage. • There may be potential for a 3G pitch on this site or at Bellingham Leisure and Lifestyle Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types). This facility is provided through a long-term PFI agreement and is well maintained. However, there is the potential to consider whether current uses of spaces are maximising the centre and could be converted into spaces that encourage people to be more active and increase income e.g. the ex-citizens advice area.</p>

- ES7 Whilst not part of the official ANOG methodology for developing facility strategies, early consultation undertaken as part of developing the Physical Activity Strategy has evidenced a clear need to provide **facilities that engage younger people, particularly teenagers**. It is recommended that any future considerations of replacing or upgrading the Council's leisure facilities or discussions with developers and operators about facilities to be provided in the Borough should always **include consideration of developing facilities with a fun / play adventure element** to attract this demographic to become more active.
- ES8 It is noted that priorities will change over time as the Physical Activity Strategy is delivered and new issues and challenges emerge. It is also essential to evaluate the implications of actions taken and the knock-on effect on the overall strategy and its associated priorities. While the strategy vision should therefore remain consistent over the defined period, the action plans should be dynamic and responsive to change.

1. Introduction to the Assessment

Introduction

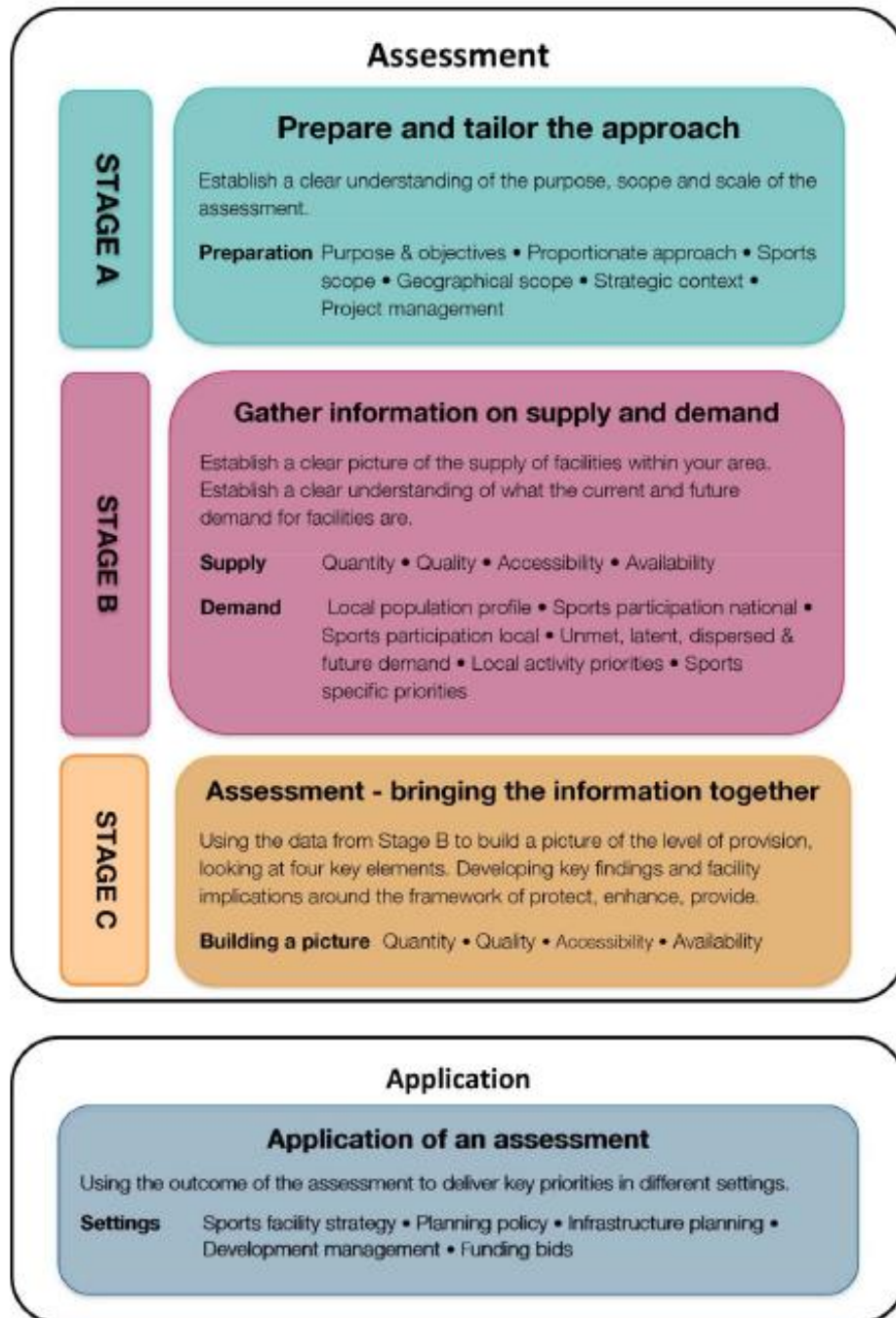
- 1.1 In December 2019 the London Borough of Lewisham ('the Council') appointed FMG Consulting to work with the Council to prepare a Physical Activity Strategy and to include an Indoor Built Sports Facilities Assessment for the Council area for 2021 – 2033.
- 1.2 The work has involved:
- **An Evidence Base Needs Assessment** – to provide the evidence base for each of the facility types along with the consultations and the key findings. This work applies the Sport England Assessing Needs and Opportunities Guidance and methodology (ANOG);
 - **The Indoor Built Sports Facilities Assessment 2021 – 2033** - the recommendations arising from the evidence base assessment have been carried forward into this document, along with an action plan for implementation.
- 1.3 The assessment is required to assess the current and future need for a range of community level indoor sport and leisure facilities, with an evidence base which underpins the Physical Activity Strategy.
- 1.4 The assessment includes the planned extensive housing growth in the Borough and its impact on the future demand for community sports facilities and changes in the distribution of demand.
- 1.5 The overall objective is the provision of indoor sports and leisure facilities in the right locations, of the right scale, of high quality, which are accessible to the residents of the Borough to enable them to improve and maintain their health and well-being.

Scope

- 1.6 The Indoor Built Facilities Assessment has been developed in line with Sport England's published guidance for developing a local assessment of need and evidence base for indoor sports and recreational facilities called 'Assessing Needs and Opportunities Guidance' (ANOG) and includes an assessment of the following facility types (in line with ANOG):
- Swimming pools;
 - Sports halls;
 - Indoor tennis centres;
 - Indoor bowls centres;
 - Squash courts;
 - Studios;
 - Health and fitness facilities (gyms).
- 1.7 ANOG takes as its lead from the first National Planning Policy Framework, published in 2012. ANOG is intended to provide detailed guidance to local authorities on how to develop a local evidence base for all types of sport and recreational facilities indoor and outdoor (Paragraphs 73 and 74 of the 2012 guidance). Outdoor facilities are covered within Lewisham's Playing Pitch Strategy.

- 1.8 ANOG has four stages of work as shown in Figure 1.1. The work for this project has followed the ANOG stages. The assessment for each of the facility types follows the same ANOG sequence of **QUANTITY, QUALITY, ACCESSIBILTY AND AVAILABILITY**.

Figure 1.1 - Assessing Needs and Opportunities Guidance Sport England 2014



- 1.9 It should be noted that there are many places and ways to be physically active which fall outside of the scope of ANOG however these are considered through a combination of Council strategies which should all be considered holistically when considering the issue of how to help people become more active e.g. the Physical Activity Strategy, the Playing Pitch Strategy, the Parks and Open Spaces Strategy, the Health and Wellbeing Strategy, the Cycle Strategy and others.

- 1.10 The recommendations within this Indoor Built Sports Facility Assessment will directly feed into the Council's overarching Physical Activity Strategy.
- 1.11 Whilst this Indoor Built Sports Facility Assessment covers the provision of sport and leisure facilities across the Borough (irrespective of the provider), the Council directly controls a portfolio of facilities via two leisure management contracts.
- 1.12 The Council has 8 leisure facilities in its portfolio, as summarised in the table below. Seven of the leisure facilities are operated by GLL on a short-term contract (two years plus possible three-year extension) which started 8th October 2020. The other Council-owned leisure facility in the Borough is Downham Health and Leisure Centre which is operated by 1Life on a 32-year PFI contract which expires in 2039.

Table 1.1 – Council Leisure Centres

Leisure Centre	Details
The Bridge Leisure Centre	Wet and dry leisure centre in Sydenham, operated by GLL.
Forest Hill Pools	Wet and dry leisure centre in Forest Hill, operated by GLL.
Glass Mill Leisure Centre	Wet and dry leisure centre in Lewisham, operated by GLL.
Ladywell Arena	Athletics track and health and fitness facility in Catford, operated by GLL.
Lewisham Indoor Bowls Centre	Indoor bowls centre in Sydenham, operated by GLL.
Wavelengths Leisure Centre	Wet and dry leisure centre in Deptford, operated by GLL.
Bellingham Leisure and Lifestyle Centre	Dry leisure centre in Bellingham, operated by GLL. Owned by a local charity, the Bellingham Community Project, and leased to the Council, who sub-lease to GLL.
Downham Health and Leisure Centre	Wet and dry leisure centre in Downham, operated by 1Life.

- 1.13 The seven facilities managed by GLL were previously managed by Fusion Lifestyle on a long-term contract which was terminated in 2020. The facilities have been closed for much of the period between late March 2020 and January 2021 because of the Covid-19 pandemic.
- 1.14 There has been a large decrease in membership numbers during the Covid-19 enforced closures so the Council is likely to be facing significant additional revenue costs moving forward.
- 1.15 The same challenge of reduced income and membership numbers applies to the PFI contract for Downham Health and Leisure Centre, which is likely to result in further pressures on the Council's budgets for this service.
- 1.16 This Assessment has been developed to identify the long-term facility needs of residents up to 2033, whilst also taking into account the context of the immediate financial pressures that the Council are facing.
- 1.17 This assessment should be read in conjunction with the Council's emerging Physical Activity Strategy which identifies how the Council can encourage people to be more active in the Borough

by taking a whole-systems approach to the challenge, incorporating the provision of facilities with appropriate programmes and services, delivered by a range of partners.

Assessment Structure

1.18 The remainder of the assessment contains:

- Section 2 – Overview of the Borough;
- Section 3 – Swimming Pools;
- Section 4 – Sports Halls;
- Section 5 – Indoor Tennis Centres;
- Section 6 – Indoor Bowls Centres;
- Section 7 – Squash Courts;
- Section 8 – Studios;
- Section 9 – Health and Fitness;
- Section 10 – Action Plan for Delivery and Implementation;
- Section 11 – Monitoring and Review.

1.19 The evidence base needs assessments for each facility type are included as appendices to this document. Sections 3 – 9 summarise the key findings from these evidence base needs assessments.

2. Overview of the Borough

Introduction

2.1 In this section, we will set out the following:

- The Vision and Objectives for the Indoor Built Sports Facilities;
- Profile of the Borough.

Vision and Objectives

2.2 The vision is:

To provide, plan and work in partnership with other organisations to ensure a network of high quality, accessible and affordable indoor community sporting and leisure facilities, to meet the needs of Lewisham Borough residents both now and in the future.

This is to be achieved by the combined efforts of the Council and other providers. The focus is one of balance and in providing new facilities that are required, at the correct scale and in the right locations, plus retain and enhance existing facilities, to ensure they continue to meet the physical activity needs of Lewisham residents.'

2.3 The objectives are:

- To plan and provide indoor facilities so that Lewisham residents can develop an active and healthy lifestyle, with access to modern and high-quality facilities for all;
- To plan and provide facilities on the basis of evidence and need, so as to ensure there is a balanced distribution in terms of, population, size of settlements, type, and scale of facilities - both large and small;
- To plan and provide facilities on the basis of evidence and need which includes the projected changes in the Lewisham Borough population and new residential development. Thereby, maximising the opportunities for contributions to meet some of the cost of provision, through the Lewisham Local Plan and the Community Infrastructure Levy;
- To develop an assessment that is clear to external organisations about what the Council is aiming to achieve, so there are maximum opportunities for collaborative working and investment;
- To provide an evidence base for the physical activity assets required to help deliver the vision and priorities being developed through the Physical Activity Strategy.

Profile of the Borough

- 2.4 A detailed demographic analysis has been carried out as part of the production of this assessment and the nascent Physical Activity Strategy. It is contained in the supporting documents to these strategies. A summary of the key findings is set out below.

Summary of the Borough Demographics

The key information from the Borough analysis is as follows:

- The ONS mid-year estimates in 2018, highlighted circa 303,536 people in the Borough.
- There is an above national average number of people aged 15 years and a low number of people aged over 65 years in comparison to the national averages.
- There has been significant population growth in Lewisham, above the national average, according to the ONS Mid-year estimates in 2017.
- The ONS Population Projections 2016 estimates the population increase to 318,225 by 2025 (5-year increase). This is expected to continue to increase to circa 332,947 by 2035 (15 years' time). The 5-year increase is a 4.8% increase which is above the national average of 3.7% but in line with the London average (4.2%).
- In terms of the ethnicity, there is diverse population in Lewisham. The 2011 Census found that 41.5% of the borough identified as White British, lower than the national average of 79.8%. In total, 46.5% of residents identify as non-white (compared to 14.6% nationally) whilst a further 27.2% were identified as Black (higher than the England average of 3.5%). There is also an above average number of white-non-British, mixed, Asian, black and other ethnic groups. The Census data has also outlined that a below average number of residents were born in England (64% compared to 83.5% nationally), with a lower-than-average number of people with English as their first language (80% compared to 90.9% nationally). This suggests a diverse number of languages spoken within its Borough. There is also a significantly above average number of people with Muslim (6.4% compared to 5% nationally), Hindu (2.4% compared to 1.5% nationally) and Buddhist (1.3% compared to 0.5% nationally).
- The data shows that married and pensioner households are the two groups below the average in types of households, whilst lone-parent households are higher than the national average. The remaining households similar to the national average. This indicates that there are many families living in the area, when combined with the high number of 0-14- and low over 65 age groups.
- For those who own their own properties (44%), this is below the national average (64%) and as a result indicates that there is a high proportion of people renting. The main source of renting is social rented apartments and a private landlord or letting agency.
- In addition, purpose-built flats and flats combined to create circa 55.4% of the dwelling type, significantly above the national average of 22%. This suggests that many may move to the area for an easy commute into Central London and this potentially has contributed to the reduction in deprivation in the area as many of these groups will be part of the higher socio-economic groups.
- Life expectancy is above average for females (nationally but not compared to London average) but below average for males (nationally and London).

- Lewisham has the 5th highest rate of premature deaths across all London boroughs for men and 7th highest for women.
- According to the Joint Strategic Needs Assessment (JSNA), the main cause of death in Lewisham is cancer, followed by circulatory disease and respiratory illnesses. It also noted that Lewisham's Black and Minority Ethnic communities are also at greater risk from health conditions such as diabetes, hypertension and stroke.
- There is also concern over obesity levels which can lead to more serious long-term health complications.
- Lewisham has significantly higher rates of serious mental illness (1.3%) compared to England (0.9%).
- In Lewisham, the Proportion of all-cause adult mortality attributable to air pollution is 6.5%, this is in line with London, but higher than England.
- There is a higher number of people economically active, including an above average percentage of people in full-time work. This is positive for the borough as it suggests good job security and is therefore likely to have a positive impact on levels of disposable income available for leisure activities.
- Lewisham has a high number of AB and C1, which indicates disposable income available for leisure activities however there are significant areas of deprivation.
- In Lewisham, there are more people living in the most deprived neighbourhoods in England than the least deprived neighbourhoods (circa 82% of the population living in the top 5 deciles of deprivation). However, when comparing the 2015 IMD data to the most recent 2019 IMD data, statistics show that deprivation within the borough has improved and is now ranked 35th most deprived (compared to 28th in 2015). This is likely to be due to affluent residents moving to area, such as commuters.
- Sport England data has shown a very active population with below average levels of inactivity, suggesting that the older population within the borough are also active.
- For those who are active, males are significantly more active than females and there is an above average number of black people who are active (over 150 minutes per week) in Lewisham (59.9% compared to black people in London 56.2% and nationally 56.9%). There is an above average number of people who are South Asian, Black and Mixed ethnicities who are inactive compared to the same ethnicity stats for England.
- Low activity levels are more prominent in the south of the borough (55-60% compared to 64% nationally). Whereas high activity is recorded to the east and west of the borough (70-75%). Additionally, the statistics for Lewisham across all key activities are above average, except for walking.

3. Swimming Pools

Introduction

- 3.1 This section provides a summary of the findings from the swimming pools assessment under each of the ANOG headings. The full needs assessment can be found in Appendix A to this document.

Swimming Pools Assessment Summary

- 3.2 The assessment includes all indoor swimming pool sites and individual pools located within the Borough. The minimum size of pool for inclusion is 160 sq metres of water (20m x 4 lane pool). The assessment includes all providers of swimming pools where there is community use.
- 3.3 This assessment is based on Sport England's Facilities Planning Model (fpm) report of swimming pools, commissioned by the Council in June 2020. The data, analysis and findings from that study are applied in this assessment. This follows the same structure and sequence of reporting as for the other facility types in the Lewisham Borough Indoor Sports Facilities Assessment.

HEADLINE FINDINGS FOR LEWISHAM

- 3.4 Lewisham Borough has an extensive and quite modern supply of 5 public leisure centre swimming pools. The average age of all the swimming pool sites in 2020 including St Dunstan's College Sports Centre, is 15 years. Two of the pool sites are over 20 years old (St Dunstan's (opened in 1996) and the Bridge Leisure Centre (which is the oldest swimming pool site in the Borough, having opened in 1994).
- 3.5 The quality of the public leisure centre swimming pool offer in Lewisham is very extensive, with all public swimming pool sites having two pools (a main pool and a learner pool, with the exception of Wavelengths which has a main pool and a leisure water pool). The scale of each pool site means they can provide for all swimming activities in dedicated pools, the activities being: learn to swim, public recreational swimming, lane and fitness swimming activities and swimming development through clubs. Furthermore, the Wavelengths Leisure Centre (opened in 2008) has an extensive leisure pool.
- 3.6 Of significance is that ALL the public leisure centre sites are located close to the Lewisham boundary with neighbouring local authorities. This means their catchment area extends into neighbouring local authorities. Based on residents using the nearest pool to where they live. 60% of the Lewisham satisfied demand is retained within the Borough and 40% is exported.
- 3.7 So, there is a reasonable correlation with the swimming pool locations/catchment area and the location of the Lewisham demand for swimming pools, with six out of ten visits to a pool by a Lewisham resident retained within the Borough. The largest exported demand is in order to, Greenwich at 14% of the Lewisham satisfied demand and Bromley with 13% Greenwich with 8% and the remainder to the other authorities or outside the area.
- 3.8 The Lewisham total unmet demand is low at 4.7% of total demand in 2020, increasing to 7.4% in 2033 and this equates to 157 and 265 sq metres of water, respectively (for context, a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on individual lane width).

- 3.9 The majority of unmet demand is located outside the catchment area of a swimming pool, 75.5% of total unmet demand in 2020 and 57.2% based on the 2033 demand for swimming. The percentage of unmet demand as a result of being located outside of the catchment area of a swimming pool decreases by 2033 because the pools are projected to be fuller by 2033 so there is an increase in the percentage of unmet demand as a result of lack of capacity.
- 3.10 Unmet demand in both years and from both sources, is highest in the Bermondsey/Deptford areas of the Borough. In 2020, unmet demand is between 55 - 60 sq metres of water, but this increases in 2033 to between 75 - 85 sq metres of water. There is not an area of the Borough which has a cluster of unmet demand, in sufficient quantity, to consider increasing swimming pool provision on grounds of increasing accessibility for residents. This would require a single location with at least 160 sq metres of water.
- 3.11 In 2020, the swimming pools, as an authority wide average, are estimated to be 97% full at peak times and this increases to 99% in 2033.
- 3.12 In large part the used capacity findings reflect:
1. the location and catchment area of the Lewisham swimming pool locations being on the periphery of the Borough. This means their catchment extends into the neighbouring Boroughs and they are accessible to residents in these Boroughs;
 2. the Lewisham public swimming pools are more modern and provide for more flexible use than the pools in the neighbouring local authorities;
 3. the combination of 1 and 2 means there is a draw and attraction to the Lewisham pools and the finding is that 40% of the used capacity of the Lewisham pools is imported in 2020. The major source of imported demand is from Greenwich with 12% of the used capacity of the Lewisham pools and Southwark with 10%.

QUANTITY

- 3.13 There are 6 swimming pool sites and a total of 11 individual pools. The total supply of water space available for community use in the weekly peak period is 2,396 sq metres of water (Note: for context, a 25m x 4 lane pool is between 210 and 250 sq metres of water, depending on lane width).
- 3.14 There are 5 public leisure centre swimming pool sites, and they make up 89% of the total water space available for community use in the weekly peak period. The sixth pool site is St Dunstan's College swimming pool (opened in 1996) and which has a 25m x 6 lane main pool.
- 3.15 Glass Mill Leisure Centre has the largest capacity of the sites in Lewisham, providing 24% of the water space available for community use across the Borough. St Dunstan's College Sports Centre has 7 hours available for community use per week. There are no commercial swimming pool facilities located in Lewisham.
- 3.16 The Surrey Canal Triangle development is currently planning to provide two swimming pools, a main pool and a learner pool. However, the final facility mix has not been confirmed at this stage, the timescales are uncertain and the development has been a potential new addition to the local facility stock for over ten years now. For these reasons, it has not been taken into account in the FPM modelling but the potential of the development has been noted in a qualitative fashion as a potential future solution where the results are analysed and recommendations made later in this section.

Swimming Pool Supply per 1,000 Population

- 3.17 In 2020 Lewisham had 8.9 sq. metres of water per 1,000 population. This decreases to 8.3 sq metres of water based on the increase in the projected population changes 2020 – 2033.

- 3.18 The findings for the London Region and England wide in 2020 are 10.7 and 12 sq metres of water per 1,000 population, respectively. So, the Lewisham supply is lower than the London Region and England wide supply.
- 3.19 The findings on water space per 1,000 population are set out because some local authorities like to compare their quantitative provision with elsewhere, it is not setting a standard of provision.

QUALITY AND THE SWIMMING OFFER

- 3.20 The quality of the public leisure centre swimming pool offer in Lewisham is very extensive, with all the public swimming pool sites having both a main pool, plus a separate teaching learner pool (with the exception of Wavelengths which has a main pool and a leisure water pool). So, each pool site is of a scale to provide for all swimming activities in dedicated pools, the activities being: learn to swim, public recreational swimming, lane and fitness swimming activities and swimming development through clubs. Furthermore, the Wavelengths Leisure Centre (opened in 2008) has an extensive leisure pool.
- 3.21 The average age of the six current swimming pool sites in 2020 is 15 years, which means it is a relatively modern stock of swimming pools. Of the six pool sites, two are over 20 years old (St Dunstan's (opened in 1996) and the Bridge Leisure Centre (which is the oldest swimming pool site in the Borough, having opened in 1994).

ACCESSIBILITY

- 3.22 Accessibility is measured by:
1. how much of the demand for swimming pools is satisfied; and
 2. how accessible the swimming pools are to residents based on their location and travel patterns.
- 3.23 Both assessments are based on (1) the demand within the catchment area of swimming pool and (2) the capacity of the swimming pool to accommodate the demand in the catchment area.

Accessibility Satisfied Demand

- 3.24 In terms of satisfied/met demand, 95.3% of total demand is met in 2020 and 93.8% in 2033. Both are very high figures, and the finding is that between 93% - 95% of the Lewisham demand for swimming pools is contained within the catchment area of a swimming pool (pool sites located inside and outside the Borough) and there is enough capacity at the pools to meet this very high percentage.
- 3.25 Bromley has the highest level of satisfied demand, at just below 96% of total demand in both years, with Croydon next highest at around 95% of total demand in both years.

Accessibility Retained Demand

- 3.26 A subset of satisfied demand is the Lewisham demand for swimming retained at the pools located within the Borough. This assessment is based on the catchment area of pools and residents using the nearest pool to where they live, and it is a pool located in the Borough.
- 3.27 In 2020 retained demand is 60.1% of the total 95.3% satisfied demand and 57.9% of the total 93.8% satisfied demand in 2033. So quite high, at around six out of ten visits to a pool by a Lewisham resident being retained within the Borough.
- 3.28 However, it also means a significant proportion of the Borough's satisfied demand for swimming is exported to neighbouring authorities.

Accessibility Exported Demand

- 3.29 The residual of satisfied demand, after retained demand, is exported demand. Again, based on residents travelling to and using the nearest pool to where they live but which is now a pool located outside the Borough.
- 3.30 In 2020 just under 40% of the Borough's demand for swimming is exported and met at pools in neighbouring local authorities and this increases to 42.1% of satisfied demand in 2033. The largest exported demand in 2020 is to Greenwich with 14% of the exported demand, Bromley with 13%, Southwark with 8% and Croydon with 5%.

Accessibility Travel Patterns

- 3.31 It is possible to measure how many swimming pools can be accessed by Lewisham residents, based on where they live and the:
- 20-minute drive time catchment area of the swimming pool locations - This includes pool sites located in neighbouring authorities, and where the catchment area extends into Lewisham Borough; and
 - 20 minute/1-mile walking catchment area of the swimming pool locations.
- 3.32 All of the Borough is located within a 20-minute drive time catchment area of 25+ swimming pools in both 2020 and 2033. The finding is that between 45% - 46% of all visits to swimming pools by Lewisham residents are by car in 2020. In short there is access to a high number of pools for residents who travel by car.
- 3.33 Overall, around 60% of the land area of the Borough is within the 20 minutes/1-mile walking catchment area of the swimming pool locations. There are two narrow central areas running north to south in the Borough, that are outside the walking catchment area of a swimming pool. This reflects that most of the swimming pool sites are located on the periphery of the Borough. The finding is that 37% of all visits to swimming pools in 2020 are by walking.

AVAILABILITY

- 3.34 Availability is a measure of usage and throughput at swimming pools and estimates how well used/how full facilities are. Sport England includes a 'comfort factor', beyond which the venues are too full. The pool itself becomes too busy to be able to swim comfortably, plus the changing and circulation areas become too crowded. The assumption is that usage over 70% of capacity used in the weekly peak period is busy, and the swimming pool is operating at an uncomfortable level above that percentage.
- 3.35 In 2020, the swimming pools, as an authority wide average, are estimated to be 97% full at peak times in 2020 and this increases to 99% in 2033.
- 3.36 Of note is that the estimated used capacity for the Bridge Leisure Centre is lower and this is because it is the oldest pool site in the Borough. It has decreasing attraction to residents, compared with more modern pools which share some of the same catchment area, Forest Hills Pools and Downham Health and Leisure Centre.
- 3.37 The other public leisure centre swimming pools are estimated to be 100% full at peak times with a slightly lower level at the St Dunstan's Sports Centre for the seven hours it is available for community use. The public sites provide (1) the full range of swimming activities (2) highest access for public and club swimming use; (3) highest hours of availability; and (4) proactive programmes for increasing participation.

Re-allocation

- 3.38 When the finding is that a swimming pool has an estimated used capacity of 100%, it is important to know if there is demand that would like to access the pool but cannot do so because it is estimated to be full.
- 3.39 The Sport England model tries to re-allocate this demand to other pools in the same catchment area and this is an iterative process until there is no more capacity at the other pools to absorb demand. The demand that remains is known as “demand re-distributed after initial allocation”.
- 3.40 Glass Mill Leisure Centre is the centre which has most demand which cannot be allocated at 2,247 visits per week in the weekly peak period. To provide context this represents 49 visits for every hour of the weekly peak period. This is followed by Forest Hill Pools with 1,284 visits in the weekly peak period or 28 visits per hour.
- 3.41 It is likely that these pool sites and their catchment area includes the areas of the Borough with the highest population density and this is driving the demand which cannot be allocated.

DEMAND

- 3.42 The Lewisham Borough population in 2020 is 308,427 people and is projected to increase to 333,006 people by 2033, an approximate 8% increase.
- 3.43 The Borough total demand for swimming in 2020 equates to a total demand for 3,356 sq metres of water (for context, a 25m x 4 lane pool is between 210 – 250 sq. metres of water, depending on individual lane width). Total demand is projected to increase to 21,422 visits in the weekly peak period in 2033 and this equates to a demand for 3,555 sq. metres of water, an increase of 199 sq metres of water, or 5.9%.
- 3.44 In short, there is a projected 8% increase in the total population across Lewisham from 2020 to 2033 and a projected 5.9% increase in the total demand for swimming.
- 3.45 The most likely reason for the lower percentage increase in the total demand for swimming, compared with the population percentage increase, is because the total demand for swimming in 2033 is made of (1) the resident population and (2) the growth in population between 2020 and 2033.
- 3.46 The ageing of the resident population between 2020 and 2033 will influence the demand for swimming. It can mean there are fewer people in the main age bands for swimming (14 – 54 and for both genders) in 2033 than in 2020.
- 3.47 So, the increase in demand for swimming from population growth, can be offset by the ageing of the much larger resident population. The modelling is based on the frequency of swimming participation being unchanged between both years.

Satisfied Demand for Swimming Pools

- 3.48 The findings on how much of the Lewisham Borough demand for swimming pools is met, how much demand is retained within the Borough and how much demand is exported and met outside the Borough are all set out under the accessibility heading.

Unmet Demand for Swimming Pools

- 3.49 Unmet demand has two parts to it - demand for pools which cannot be met because:
1. there is too much demand for any particular swimming pool within its catchment area; or

2. the demand is located outside the catchment area of any pool and is then classified as unmet demand.
- 3.50 The Borough total unmet demand is 4.7% of total demand in 2020 increasing to 7.4% of total demand in 2033 and this equates to 157 and 265 sq metres of water, respectively (again, for context a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on individual lane width).
- 3.51 The majority of unmet demand is located outside the catchment area of a swimming pool, 75.5% of total unmet demand in 2020 and 57.2% based on the 2033 demand for swimming. In 2033, a slightly larger proportion of unmet demand is due to lack of capacity, equating to 42.8% of unmet demand
- 3.52 The key findings on unmet demand are that:
- In both years unmet demand is low in percentage and more importantly in sq. metres of water, within a range of 157 – 265 sq metres of water. For context, the total available supply of water space in Lewisham Borough in 2020 is 2,397 sq metres of water.
 - Unmet demand from definition 2 – demand located outside catchment will always exist, because it is not possible to get complete spatial coverage, whereby all areas are inside the catchment area of a swimming pool.
 - This is especially true for the 20 minutes/1-mile walking catchment area. As identified in the accessibility section, some 47.3% of Lewisham Borough residents do not have access to a car and either walk or use public transport to access a pool. These residents account for 73.2% of the demand located outside catchment in 2020.
 - Unmet demand in both years and from both sources, is highest in the Bermondsey/Deptford areas of the Borough. In 2020, unmet demand is between 55 - 60 sq metres of water and increases in 2033 to between 75 - 85 sq metres of water. There is no one area of the Borough which has a cluster of unmet demand, in sufficient quantity, to consider increasing swimming pool provision on grounds of increasing accessibility for residents. This would require a location with at least 160 sq metres of water.

RECOMMENDATIONS

The recommendations are based on two questions which arise from the assessment

1. Does Lewisham need more swimming pools?

In terms of meeting the projected demand for swimming up to 2033 and beyond, the answer is no. This is because:

1. demand is projected to increase by only 6% over the period to 2033;
2. unmet demand up to 2033 is projected to be 265 sq metres of water (for context a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on individual lane width. However;
3. there is no single location where unmet demand is clustered to justify considering increasing swimming pool provision. This would require a single location with at least 160 sq metres of water and the highest unmet demand is located in the Bermondsey/Deptford where it is between 55 - 60sq metres of water in 2020 and 75 - 85sq metres of water in 2033.

The small deficit in the Bermondsey/Deptford may be filled by the Surrey Canal development in the future (if that development is delivered with a swimming pool as currently planned). This would likely more than meet the demand in that area however should be considered in conjunction with a review of the offer provided at Wavelengths in the future as the facility is ageing and will be in need of future replacement.

2. Is there a need to replace the current swimming pools in Lewisham?

The pool stock is modern, apart from the Bridge Leisure Centre, which is the oldest pool site in the Borough, and which opened in 1994. It was originally an outdoor swimming pool built as part of a corporate social club which has since been covered and incorporated into an extension of the leisure centre building. It is not fit for purpose in design or condition.

The Bridge Leisure Centre is the most expensive site for the Council to operate and requires additional investment if it is to be reopened following the Covid-19 closure. If the Bridge Leisure Centre does not re-open, there are other swimming pools within Lewisham that share part of the same catchment area, notably Downham Health and Leisure Centre and Forest Hill Pools (the actual nearest swimming pool site to the Bridge Leisure Centre is Crystal Palace National Sports Centre, which is the second largest swimming pool site in London).

Whilst the other Lewisham pool sites are accessible for the southern part of the Borough and provide alternative venues to the Bridge, the finding is that these pools are estimated to be full at peak times. Therefore, accommodating demand displaced from the Bridge is challenging.

So, on criteria of:

- retaining swimming pool capacity across the Borough;
- retaining a modern stock of swimming pools across the Borough;
- meeting the demand for swimming in the Sydenham and southern part of the Borough; and
- not adding to the demand to be accommodated by other pools estimated to be full at peak times...

...if the Bridge is to close, there is an evidence base case for a new swimming pool site in the Sydenham/southern area of the Borough. The demand for swimming in the Sydenham area equates to between 160 – 180 sq metres of water in 2020 and projected to be between 180 – 200 sq metres of water in 2033.

Reviewing the location and access findings for the swimming pool sites and the demand for swimming pools, an alternative location to re-providing a swimming pool site at the Bridge Leisure Centre location is the Bellingham Leisure Centre site.

This site provides a better overall balance in terms of supply, demand, and access to swimming pools for the Bellingham/Lower Sydenham area and is in a target location for the delivery of wider outcomes such as health, deprivation and physical activity. There is also a planned redevelopment of the wider site at Bellingham so this presents an opportunity to investigate the feasibility of including a pool on an extended or redeveloped leisure centre on the site and reducing the number of facilities the Council operates whilst still protecting the provision of pool water space. The issue of the Council not owning this site and any impact on Downham Health and Leisure Centre will need to be considered as part of a feasibility study / business case for the site.

The evidence base case is for a minimum 25m x 6 lane pool or for a 25m x 4 lane pool with a teaching/learner pool of at least 100 sq metres of water.

4. Sports Halls

Introduction

- 4.1 The section outlines a summary of the findings for the assessment of need and evidence base for sports halls in Lewisham. The full needs assessment can be found in Appendix B to this document.

Sports Halls Assessment Summary

- 4.2 The assessment includes all sports halls which are at least three badminton courts size (27m x 18m). The rationale being this is the minimum size of sports hall to play a range of indoor hall sports at the community level of participation. The assessment includes all providers of sports halls and where there is community use.
- 4.3 This assessment is based on Sport England's Facilities Planning Model (fpm) assessment of sports halls, commissioned by the Council in April – May 2021. The data, analysis and findings from that study are applied in this assessment.
- 4.4 The work has been expanded to include consultation surveys and the findings with sports clubs, secondary schools with sports halls and community centres/community hall providers and operators. Plus, consultations with the National Governing Bodies for hall sports and their views about the development of their sport in Lewisham.
- 4.5 The assessment follows the same structure and sequence of reporting as for the other facility types in the Lewisham Indoor Sports Facilities Assessment and applies the Assessing Needs and Opportunities Guidance and methodology.

HEADLINE FINDINGS FOR LEWISHAM

- 4.6 Lewisham Borough has an extensive supply of sports halls with 19 sites and 27 individual sports halls. Sixteen of the 27 individual sports halls are a four badminton court size sports hall. A four badminton court size sports hall can accommodate all the indoor hall sports at the community level of participation. There are also 3 sports halls that are three-court halls and eight venues which have a smaller activity hall as well as a main hall.
- 4.7 The sports halls are mainly located in the south and centre of the Borough, there are eleven sites in the south of the Borough, from Forest Hill to the southern boundary. There is only one site on the eastern side of the Borough which is Trinity School. Fortunately, the catchment area of sports halls located in Greenwich extend into Lewisham and provide some access for Lewisham residents. There are five sites in the Bermondsey/Deptford area which is the area of highest demand for sports halls.
- 4.8 The most significant finding is that 15 of the sites are owned by education and located on school and college site. So, access for Lewisham residents to be able to play hall sports at these sites is dependent on the policy of schools and colleges to community use and the community access hours/types of use. Lewisham Council only has direct ownership and control of one of the sports hall sites, the Bridge Leisure Centre.
- 4.9 Across the 19 sports hall venues there are a total of 99 courts in 2020, of which 65 courts are available for community use. There is an aggregate total, across the education sites, of 34 badminton courts which are unavailable for community use. This represents 34.3% of the total supply, or put another way, just over 8 sports halls each of four badminton court size.

- 4.10 It is not realistic to be able to access all of this supply but combining the findings on (1) the areas of highest demand for sports halls in the Borough with (2) the education sites with the least access for community use, the most important sites to focus on are set out below (note: the sites are a combination of location and highest demand plus the hours available for community use).
- St Dunstan's College Sports Centre, (with only 4.5 hours of community use per week). This is the only sports hall site in the Catford area and Catford does have a high demand for sports halls.
 - Deptford Green School (20 hours of community use per week) a modern sports hall having opened in 2013 and is located in an area of high demand for sports halls.
 - Tidemill Academy (20 hours of community use per week) has the same set of findings as for Deptford Green School, this sports hall is also modern having opened in 2012.
- 4.11 The most important Borough wide finding is that all the sports hall sites are estimated to be full at peak times, based on the hours they are available. This is not a finding specific to Lewisham or the surrounding local authorities. A GLA study of sports hall provision in 2017 found there was a shortage of sports halls across nearly all London Boroughs and demand exceeds supply in nearly all London Boroughs. Hence the importance of increasing access to the existing sports hall sites in Lewisham and providing more community access from these venues.
- 4.12 In terms of new provision to address this finding, the proposed Surrey Canal Triangle development located in the Bermondsey area of the Borough and close to the Southwark boundary, does include sports hall provision. The findings from this assessment very much supports the provision of a sports hall in this part of the Borough. Demand for sports halls is highest in the Bermondsey/Deptford area of the Borough.
- 4.13 It is understood this development may also include an indoor arena and this may also "double up" as the sports hall space for community use. To accommodate indoor hall sports hall events, requires the sports hall to be 6 badminton courts, or possibly 8 courts, depending on the scale of events proposed.
- 4.14 It is acknowledged the London Thunderdome is a 12 badminton court size sports hall but most of the space and time is for basketball use. Based on agreement with the Council, the assessment has applied 4 badminton courts being available for wider non - basketball sports community use. It is also acknowledged that Crystal Palace National Sports Centre does have a 12 badminton court sports hall, and which also stages major hall sport events, but this venue is co-located with the intersection of 5 London Boroughs and its use is shared across all these Boroughs, it is not a Lewisham only venue.

QUANTITY

- 4.15 There are 19 sports hall sites and 27 individual sports halls located in the Borough in 2020. The total number of badminton courts in the Borough is 99 courts in 2020 of which 65 are available for community use in the weekly peak period (weekday evenings up to 5 hours per day and weekend days up to 7 hours per day).
- 4.16 The reason for the difference in the two sets of figures, results from the number of courts which are unavailable for community use, aggregated across the education venues. There is an aggregate total of 34 badminton courts which are unavailable for community use, and this represents 34.3% of the total supply. It is a key finding and providing more access to this unavailable supply helps meet the Lewisham demand for sports halls.

Sports halls per 10,000 population

- 4.17 A comparative measure of sports hall provision is badminton courts per 10,000 population and Lewisham has 3.2 badminton courts per 10,000 population in 2020. This decreases to 3 badminton courts in 2033 based on the increase in demand for sports halls from the projected population change 2020 - 2033.
- 4.18 In comparison to the neighbouring authorities, Lewisham is mid table, with provision being higher in Bromley at 3.5 badminton courts per 10,000 population in 2020 and 3.3 courts in 2033 and in Croydon, where there are 3.3 courts per 10,000 population in 2020 and 3 courts in 2033.
- 4.19 Lewisham has a higher supply than Greenwich, which has 2.7 courts in 2020 and 2.2 courts in 2033 and Southwark which has 2.6 courts in 2020 and 2.3 courts in 2033.
- 4.20 London Region and England wide are both 1.6 badminton courts per 10,000 population in 2020 and so Lewisham has a much higher supply than the regional or national average.

QUALITY AND THE SPORTS HALL OFFER

- 4.21 The quality of the sports hall offer in Lewisham is good with 16 of the 27 individual sports halls in 2020 being a four badminton court size sports hall. This size of venue can accommodate all the indoor hall sports at the community level of participation and provide for club sport development. There are also 3 sports halls that are three-court halls, and eight venues have a main hall plus a smaller activity hall.
- 4.22 Ten of the education main sports halls have dimensions of 33m x 18m and three of the education main sports halls have dimensions of 34.5m x 20m, Prendergast Vale School, Tidemill Academy and Trinity School.
- 4.23 Lewisham does have a major sports hall venue which is the London Thunderdome which is a twelve court sports hall with dimensions of 58m x 17m. It is an events venue and home for basketball and in the assessment, with the agreement of the Council it has been reduced to a 4 badminton court size sports hall, to reflect its availability for wider community use, other than for basketball.
- 4.24 The average age of all the sports hall sites in 2020 is 19 years, the oldest centre is Sydenham High School, which opened in 1965. The most recent sports hall to open is Prendergast School sports hall which opened in 2013. Two of the older facilities have been modernised, the Lions Centre 1994 and modernised in 2005, and the London Thunderdome, opened in 1977 and modernised in 2014. Modernisation is defined as one or more of - the sports hall floor upgraded to a sprung timber floor, the sports hall lighting upgraded, the changing accommodation modernised.

ACCESSIBILITY

- 4.25 Accessibility is measured by:
1. how much of the demand for sports halls is satisfied and;
 2. how accessible the sports halls are to residents based on their location and travel patterns.
- 4.26 Both assessments are based on (1) the demand within the catchment area of sports halls and (2) the capacity of the sports halls to accommodate the demand in the catchment area.

Accessibility Satisfied Demand

- 4.27 In 2020 82% of the Lewisham Borough total demand for sports halls is met, and 78% is met in 2033. Both are reasonably high figures, and the finding means that between 82% - 78% of the Lewisham demand for sports halls is contained within the catchment area of a sports hall (sites located inside and outside the Borough) and there is enough capacity at the sports halls to meet these levels.

Accessibility Retained Demand

- 4.28 A subset of satisfied demand is the Lewisham Borough demand for sports halls retained at the sports halls located within the Borough. This assessment is based on the catchment area of sports halls and residents using the nearest sports halls to where they live, and it is a venue located in Lewisham Borough.
- 4.29 In 2020 retained demand is 58.5% of the total 82% satisfied demand and it is 56.5% of the total 78% satisfied demand in 2033. So six out of ten visits to a sports hall by a Lewisham resident retained within the Borough.
- 4.30 This does mean a significant proportion of Lewisham Borough's satisfied demand for sports halls is exported and met in neighbouring authorities.

Accessibility Exported Demand

- 4.31 Based on Lewisham residents using the nearest sports hall to where they live and which is a sports hall located outside the Borough, the model's findings are that 41.5% of the Lewisham Borough demand for sports halls is exported, this increases slightly to 43.4% of satisfied demand in 2033.
- 4.32 The largest export is to Greenwich at 3,007 visits in 2020 and 2,899 visits in 2033., followed by 2,250 visits per week exported to Southwark in 2020 and 2,238 visits in 2033. The Greenwich findings can be explained by there being only one Lewisham sports halls located in the eastern side of the Borough. The Southwark findings are explained by there being few sports hall located in the Bermondsey area, and where demand for sports halls is the highest in the Borough. Plus, there are a cluster of sports halls in Southwark quite close to the boundary with Lewisham and where the catchment area extends into Lewisham.

Accessibility Travel Patterns

- 4.33 The accessibility travel patterns are measured by how many sports halls can be accessed by Lewisham residents, based on where they live and the:
- 20-minute drive time catchment area of the sports hall locations;
 - 20 minute/1-mile walking catchment area of the sports hall locations.
- 4.34 All of Lewisham Borough is within a 20-minute drive time catchment area of 25+ sports halls in both years. The finding is that in 2020 some 51% of all visits to sports halls by Lewisham residents are by car.
- 4.35 Around 90% of the land area, of the Borough is within the 20 minutes/1 mile walking catchment area of at least one sports hall location. The finding is that walking to sports halls by Lewisham residents, represents 33% of all visits.

AVAILABILITY

- 4.36 Availability is a measure of usage and throughput at sports halls and estimates how well used/full facilities are. Sport England includes a 'comfort factor', beyond which the venues are too full. Their modelling Hey model assumes that usage over 80% of capacity used in the weekly peak period is busy, and the sports halls is operating at an uncomfortable level above that percentage.
- 4.37 The Lewisham Borough sports halls are estimated to be 100% full at peak times in 2020 and 2033.
- 4.38 There are several factors which explain this finding:
- When the assessment is based on the catchment area of sports halls and across local authority boundaries, 82% of the Lewisham demand can be met and 18% of the Lewisham demand is unmet demand and which equates to 17 badminton courts in 2020.
 - In 2033 78% of the Lewisham demand for sports halls can be met and 22% of the Lewisham demand is unmet which equates to 21 badminton courts.
 - When comparing the Lewisham Borough demand for sports halls with the Lewisham supply available for community use, the Borough has a negative supply in both years with demand exceeding supply by 26 badminton courts in 2020 and by 31 badminton courts in 2033.

DEMAND FOR SPORTS HALLS

- 4.39 The Lewisham Borough population in 2020 is 308,427 people and is projected to increase to 333,006 people by 2033, an approximate 8% increase.
- 4.40 The Lewisham Borough total demand for sports halls in 2020 is 26,317 visits per week in the weekly peak period and this equates to a total demand for 90 badminton courts. Total demand is projected to increase to 27,966 visits in the weekly peak period in 2033 and this equates to a demand for 96 badminton courts.
- 4.41 So, there is a projected 8% increase in the total population across Lewisham from 2020 to 2033 and a projected 6.2% increase in the total demand for sports halls.
- 4.42 The most likely reason for the slightly lower percentage increase in the total demand for sports halls, compared with the population percentage increase, is because the total demand for sports halls in 2033 is made of (1) the resident population and (2) the growth in population between 2020 and 2033.
- 4.43 If the population is ageing between 2020 and 2033 this will influence the demand for sports halls. It can mean, there are fewer people in the main age bands for hall sports participation (14 - 59 for males and 14 - 49 for females) in 2033 than in 2020.

Greater London Authority Indoor Sports Hall Study

- 4.44 As part of the development of the new London Plan, the GLA in 2016, undertook a spatial London wide assessment of the supply and demand for sports halls, using Sport England facilities planning model. This study identified that London wide, the demand for sports halls exceeds supply.
- 4.45 The London wide unmet demand in 2016 equated to 389 badminton courts, of which 52% is because of lack of sports hall capacity. In short, the demand for sports halls exceeds supply London wide and not just in Lewisham or the Lewisham study area.

How can the used capacity be reduced and some of the demand met?

- 4.46 When the finding is sports halls are estimated to be at 100% of used capacity in the weekly peak period, the Sport England model goes through a process of re-allocation. The purpose being to see if the demand which cannot access a sports hall because it is full, can be accommodated at other sports halls within the same catchment area. This is an iterative process and carries on until no more demand can be re -distributed.
- 4.47 The sites with the unallocated demand are set out (Note: the capacity of one badminton court in the weekly peak period equates to 210 visits.
- 4.48 Prendergast School and Prendergast Vale School located in Lewisham and Ladywell respectively, have unallocated demand of 209 visits and 443 visits. They are the only sports halls sites in this area and whilst the demand for sports halls is slightly lower than elsewhere. It may well be that the population density is higher here than elsewhere in the Borough and contributing to the findings.
- 4.49 The next highest site is Tidemill Academy with 371 visits per week which are unallocated. This school is also a modern sports hall, having opened in 2012 and has the full size four badminton court sports halls. It is also located in Deptford which is the area of highest demand for sports halls in the Borough. According to the data returned by the Borough, the site has up to 20 hours of community use per week and so there is some but limited scope to increase the hours for community use and accommodate more demand.
- 4.50 There are similar findings for Deptford Green School which has the next highest unallocated demand at 303 visits per week in the weekly peak period. Again a recent sports hall having opened in 2012 and according to the data it has up to 31 hours of community use a week, so limited scope to increase the hours for community use.
- 4.51 St Dunstan's College sports hall is located in Catford and there are no other sports hall sites in Catford. It has an unallocated demand of 193 visits per week. This is a smaller sports hall of 3 badminton courts and according to the data there is only 4.5 hours of community use a week. So there is scope to increase access for community use and in an area where there are no immediate alternative sports hall sites.
- 4.52 Bonus Pastor School is located in the Southend part of the Borough and it has an unallocated demand of 179 visits in the weekly peak period. Another of the more recent sports halls to open, being 2012 again and it has a 4 court main hall. Demand in this area is amongst the lowest in the Borough and according to the data the sports hall is available for community use and provides 28 hours for community use a week. So limited scope to increase.
- 4.53 The Bridge Leisure Centre's is that it has an unallocated demand of 109 visits in the weekly peak period. This is lower than elsewhere and reflects the lower demand for sports halls in the Lower Sydenham area. Plus, there is a cluster of education sports hall sites located in the south of the Borough and so the unallocated demand is much lower than elsewhere.
- 4.54 The overall conclusion from the used capacity set of findings could well be, that there is a need to increase further the provision of sports halls within Lewisham Borough, so as to meet demand and reduce the used capacity findings at individual centres. This will ensure some of the unallocated demand can be met.
- 4.55 However, the findings set out in the bullet points earlier plus the GLA study findings London wide, indicate the scale of the unmet demand in both the Lewisham study area and London wide. In short, more provision will accommodate some of the unmet demand but not all.

- 4.56 The second approach is to increase access to the sports halls on education sites. As set out in the quantity section, the total number of badminton courts in the Borough is 99 courts of which 65 are available for community use in the weekly peak period (weekday evenings up to 5 hours per day and weekend days up to 7 hours per day).
- 4.57 There is an aggregate total of 34 badminton courts which are unavailable, and this represents 34.3% of the total supply of badminton courts in the Borough. The equivalent of over 8 more sports halls, each of 4-badminton court size, which are unavailable for community use. It is recognised it is not realistic to achieve complete access to all the sites, but the potential scale is significant.
- 4.58 The education sports halls with the least hours for community use are, St Dunstan's College Sports Centre, (with 4.5 hours of community use per week). As set out, this is the only sports hall site in the Catford area and Catford does have a high demand for sports halls.
- 4.59 The other education sports hall sites listed above in the areas of highest unallocated demand paragraphs 4.48 – 4.51 have much higher levels of availability for community use. However the detailed work is to investigate if this availability is actually taken up, or, if there is more scope to accommodate community use. The sites identified are the key education sports hall sites to focus on, to increase access for community use and provide more sports hall capacity from the existing provision of sports halls.

Surrey Canal Triangle Development

- 4.60 The proposed Surrey Canal Triangle development is located in the Bermondsey area of the Borough and close to the Southwark boundary, does include sports hall provision. The final scale of the sports hall provision will be set out in the detailed development for the project. The findings from the facility planning model assessment very much supports the provision of a sports hall in this part of the Borough. Demand for sports halls is highest in the Bermondsey/Deptford area of the Borough.
- 4.61 It is understood the development may also include an indoor arena and this may also "double up" as the sports hall space for community use. To accommodate indoor hall sports hall events, requires the sports hall to be 6 badminton court, or possibly 8 courts, depending on the scale of events proposed.
- 4.62 The provision of a sports hall which can accommodate multi sports use at the same time is very much supported by the facility planning mode assessment. It is acknowledged the London Thunderdome is a 12 badminton court size sports hall but most of the space and time is for basketball use. Based on agreement with the Council the assessment has applied 4 badminton courts being available for wider non - basketball sports use. It is also acknowledged that Crystal Palace National Sports Centre does have a 12 badminton court sports hall, and which also stages major hall sport events, but this venue is co-located with the intersection of 5 London Boroughs and its use is shared across all these Boroughs, it is not a Lewisham only venue.

RECOMMENDATIONS

The recommendations are based on two questions which arise from the assessment.

1. How can the demand for sports halls in Lewisham be met?

The focus is on increasing access to the education sports halls for community use. There is an aggregate total of 34 badminton courts (34.3% of the total supply and which equates to nearly 8 sports halls each of 4 badminton court size) at the education venues which are unavailable for community use.

It is not realistic to be able to access all of this supply but combining the findings on (1) the areas of highest demand for sports halls in the Borough with (2) the education sites with the least access for

community use, the most important sites to focus on are, in order (Note the sites are a combination of location and highest demand plus the hours available for community use):

- **St Dunstan's College Sports Centre** (with only 4.5 hours of community use per week). This is the only sports hall site in the Catford area and Catford does have a high demand for sports halls.
- **Deptford Green School** (20 hours of community use per week) which is a modern sports hall having opened in 2013 and is located in an area of high demand for sports halls.
- **Tidemill Academy** (20 hours of community use per week) which has the same set of findings as for Deptford Green School, this sports hall is also modern having opened in 2012.

2. Is there a need to provide more sports halls in Lewisham?

Based on the hard evidence findings and consultations then the answer is **yes**. However, this has to be placed in the context that the GLA 2016 sports hall study identified a shortfall of sports hall across London, not just in Lewisham or the wider Lewisham study area. So, providing more sports halls in Lewisham will address this issue but it is likely that any new sports hall will also become full at peak times.

The most pragmatic approach is support for the Surrey Canal Triangle development which has two major benefits (1) it is located in the Bermondsey area which has the highest demand for sports halls in the Borough (2) the current proposals suggest the provision could be a 6 or even 8 badminton court sports hall which would also be an events venue for hall sports, especially basketball.

The Bridge Leisure Centre and demand for sports halls in the Sydenham area

The Lower Sydenham area has the lowest demand for sports halls, 1.5 badminton courts in 2020. However, there is a deficit of sports hall space across the Borough. So, at a strategic level, should the Council consider development of a new public leisure centre in this area then a 4-court sports hall should be provided if the business case shows that it is affordable. If not affordable, a flexible space (e.g. studios), could be provided which can accommodate a range of physical activities, dance, exercise, soft play etc. This would be subject to a feasibility study for any such new leisure centre and the demand assessment for this range of activities.

If the Bridge Leisure Centre does not re-open post Covid-19 and a new sports hall is not provided in the area, the Council should negotiate increased access to Sedgehill Academy for community use. The school has a 4 badminton court main hall plus a large activity hall which opened in 2012. There is also, further away, Bonus Pastor Catholic College (4 badminton court sports hall opened 2012) to the west which has a 4 badminton court main.

5. Indoor Tennis

Introduction

- 5.1 The section outlines the findings for the assessment of need and evidence base for indoor tennis in Lewisham. The full needs assessment can be found in Appendix C to this document.

Indoor Tennis Assessment Summary

Types of Indoor Tennis Centres

- 5.2 There are three types of indoor tennis centres, all three can either be temporary or permanent structures
- **Air structures** - more commonly known as bubbles are inexpensive and efficient to construct. Air structures usually comprise single or multi-layered fabric, which are erected and supported using air pressure, provided by substantial air blowers, which are also used to ventilate and control the climate within the bubble.
 - **Fabric frame structures** - comprise a steel, aluminium or wood framework, with a fabric similar to the fabric used on air structures, stretched tightly over the framework. An inner lining is often used in places where the climate is variable, to help retain the heat in winter and resist it in summer. Fabric frame structures are modular and usually cover between one and four courts. However, they can be designed to cover as many courts as needed.
 - **Permanent structures** - steel is the most common material used to construct the frame of an indoor tennis centre. Steel buildings cost more to construct than air or fabric framed structure but will offer better insulation and therefore provide savings on the overall running costs. A steel framed building can last up to 65 years.

HEADLINE FINDINGS FOR LEWISHAM

- 5.3 There are no indoor tennis centres in the Borough
- 5.4 The nearest venues are located in Bromley, which has five venues and Bexley, with 2 venues. There are a total of 27 indoor courts located at these venues.
- 5.5 The 20-minute drive time catchment area for these venues does not extend to all of Lewisham Borough. The catchment area for the nearest venue, the David Lloyd Centre in Beckenham, extends to the southern half of the Borough.
- 5.6 None of the neighbouring centres are owned/operated by local authorities and there is no pay and play access. Access to the two club venues and four commercial venues is by membership (one centre only has private access). So, there are no opportunities for recreational and casual play. Access is for players who want to play regularly and pay the membership. This further limits accessibility for Lewisham residents, who may wish to develop an interest in the sport and play occasionally.
- 5.7 There is no accepted methodology for assessing the demand for indoor tennis participation. The LTA measure is one indoor court has the capacity for 200 players.

- 5.8 Adult participation in indoor tennis, based on the Active People survey, is available for England wide and London Region 2012 – 2016. The London Region rate of participation is higher than for England wide and has increased from 0.27% of adults playing at least once a week in 2012 to 0.36% of adults in 2016. Around 75% of adult participation is in the 15 – 44 age range.
- 5.9 To provide a proxy guide to participation and applying the London Region rate of adult participation of 0.36% of adults participating, to the Lewisham population aged between 15 – 44 generates 151,000 people playing. Assuming the play once a week, this would generate 543 visits per week.
- 5.10 This visit rate, would, in turn, equate to provision of between 2 – 3 indoor courts, based on the LTA measure of 1 indoor court equating to 200 players. This is the scale of indoor tennis court provision at five of the seven indoor tennis centres located in Bromley and Bexley.
- 5.11 It should be noted that the Council has recently worked with the LTA to drive participation in outdoors park courts across the Borough. This has involved installing floodlights and gate access systems across four park venues in the borough and putting on tennis activities to attract more players. This has proved to be very successful and may help strengthen the case for indoor provision within the Borough if participation continues to increase.
- 5.12 In 2019 the LTA published a strategy for indoor tennis centre provision. The target locations have been prioritised according to the number of potential players in each area, with demographic profiles of the population for each target community. This is used to ensure new facilities are developed in a way that also helps to broaden the participation base of the game.
- 5.13 The strategy identifies 72 potential locations in England, and these are ranked in priority order, Lewisham is ranked number 4 out of 72, and hence a high priority location for the LTA.

QUANTITY

- 5.14 In 2020 across London, there are 57 individual indoor tennis centres located on 41 sites. Nine of these centres are permanent air halls, 18 are summer seasonal air halls over outdoor courts; 2 are framed fabric structures and 28 are traditional structures.
- 5.15 In South East London, there are 7 indoor tennis centres of which 5 centres are located in Bromley and 2 are in Bexley. These centres are the nearest sites to Lewisham Borough and the nearest sites west of Lewisham are located in Merton and Hammersmith and Fulham.

ACCESSIBILITY

- 5.16 The catchment area of an indoor tennis centre for regular participation is defined by the Lawn Tennis Association as 20 minutes' drive time.
- 5.17 All of the centres located in Bromley and Bexley are outside the drive time catchment area for all of the Borough. The nearest venues to Lewisham are the centres in Beckenham, the Park Langley Club and the David Lloyd Centre. The 20-minute drive time catchment area of the David Lloyd Centre extends to the southern half of Lewisham Borough.
- 5.18 In effect the Lewisham population has limited accessibility to the indoor tennis centres located in both Bromley and Bexley. Furthermore, based on the 2011 Census 47% of the Lewisham population do not have access to a car (the London Region average is 40% of the population) and so further limiting accessibility to indoor tennis centres by the Lewisham population.

AVAILABILITY

- 5.19 Availability is defined in terms of the type of use at the centres, options are club membership through a commercial centre or a sports club venue; or pay and play most usually at public centres. None of the seven venues in Bromley or Bexley are owned or operated by the local authority and there is no pay and play availability.
- 5.20 All but one of the venues are available through membership of the centre, there are three sports club venues, with a total of six indoor courts, three commercial venues with seventeen indoor courts. The four courts located at Newstead Wood school are unavailable for wider community use.

DEMAND AND PARTICIPATION

- 5.21 There is no one consistent source/methodology to calculate the demand for indoor tennis. The LTA 'Priority Project Funding, Policy and Operational Procedures', states that one indoor court can serve 200 regular tennis players.
- 5.22 The Active People surveys by Sport England 2006 – 2016 provides data on the level of participation in indoor tennis. The caveat, as with all facility types, is that this does not equate exactly with demand, as the latter may be affected by levels of provision. However, the regularity of the surveys from 2006 to 2016 does provide consistent survey data on trends in indoor tennis participation.
- 5.23 The Active People benchmark measure to measure participation is, 1 x 30 minutes of activity, at least once a week. For indoor tennis, data is available at the England wide and London Region level for 2012 – 2016. In 2012 some 0.27% of adults in both England wide and London Region participated in indoor tennis at least once a week.
- 5.24 The rate of participation in London Region declined to 2014, when it was 0.18% of adults participating at least once a week. It increased in the next two years and was 0.36% of adult playing indoor tennis at least once a week in 2016, so an upward trend. In contrast the England wide rate of adult indoor tennis participation was 0.22% of adults in 2016.
- 5.25 A proxy guide to demand is to apply the London Region 2016 rate of adult participation of 0.36% of adults participating to the Lewisham population (ONS source) aged between 15 – 44 (this is the main age bands for indoor tennis participation), of 151,000 people. Assuming they played once a week, this would generate 543 visits per week.
- 5.26 This visit rate equates to provision of between 2 – 3 indoor courts based on the LTA measure of 1 indoor court equating to 200 players. This is the scale of indoor tennis court provision at five of the seven indoor tennis centres located in Bromley and Bexley

Lawn Tennis Association (LTA) Strategy for Indoor Tennis

- 5.27 The LTA's indoor tennis strategy, announced in June 2019, identified 72 priority target areas in England for the development of new indoor courts. The analysis overlays population data against the locations of existing indoor tennis facilities and is part of a new strategic approach to investment by the LTA
- 5.28 A review of the LTA strategy does identify Lewisham as a potential location for an indoor tennis centre and this is ranked at number 4 in the list of 72 potential locations in England – so evidently a high priority area for the LTA.

LTA Consultation

- 5.29 Lewisham (alongside Greenwich and Southwark) has been identified as one of the LTA's priority sites – 8 areas in London deemed a priority in total for an indoor tennis centre.

- 5.30 The LTA have not identified a preferred site within Lewisham and after discussions with the Council, it appears there are currently no suitable leisure centre sites at this stage where indoor tennis could be 'bolted on'.
- 5.31 Land is the main barrier to indoor tennis centres in London. Often funding is available through developers but the floorspace is not available. In addition, often the LTA needs local authorities to come to the LTA with possible site options

RECOMMENDATIONS

The indoor tennis assessment does identify sufficient demand for provision of an indoor tennis centre in Lewisham. Based on the methodology applied, this is for between 2 – 3 indoor courts.

The LTA's indoor tennis strategy (2019) identifies Lewisham as a very high priority area (ranked 4th out of 72 locations in England) for an indoor tennis centre. So, there is Governing Body strategic support to provide an indoor tennis centre in the Borough.

The recommendation is to continue discussions with the Lawn Tennis Association, this may then lead to more detailed investigation and feasibility, should the Council wish to investigate the business case and participation case for an indoor tennis centre located in the Borough and should a suitable site become available. The Council should work with partners such as local schools to identify potential sites and models that could provide an indoor tennis centre facility without having a negative impact on the Council's financial position.

6. Indoor Bowls

Introduction

- 6.1 The section outlines the headline findings for the assessment of need and evidence base for indoor bowls in Lewisham. The full needs assessment can be found in Appendix D to this document.

Indoor Bowls Assessment Summary

- 6.2 Indoor bowls is played in a similar way to lawn bowls and although there are slight differences between the two, it is essentially an indoor version of the outdoor game. The length of a rectangular green is between 31 metres and 40 metres. The width of a green can vary from 8 metres (enough for one rink) to 60 metres or more. The width of a rink for indoor play is a minimum 4.6 metres.
- 6.3 Indoor bowling centres are purpose built dedicated centres and are completely different from short mat bowls which is played on a rectangular carpet (15m x 2m) that is rolled out. Short mat bowls can be accommodated in any indoor space large enough to fit the carpet. Carpet mat bowls tends to be played at a recreational level

HEADLINE FINDINGS FOR LEWISHAM

- 6.4 The Lewisham Indoor Bowls Centre has 6 indoor rinks and operates over the winter season September – April. The club has between 140 – 160 members who bowl on a regular basis, plus around 20 -30 bowlers who play on a pay and play basis. The membership has stabilised at these numbers in recent years, the membership is split equally between males and females. The centre has been modernised and is accessible to the Lewisham population.
- 6.5 The capacity of the centre is 600, based on at one time playing capacity of 100 bowlers per rink (English Indoor Bowling Association guideline).
- 6.6 Based on applying the indoor bowls participation rates from a 2013 Sport England survey to the Lewisham 2020 population, identifies a potential indoor bowls population, across all age bands from 16 – 79, of 959 people.
- 6.7 The challenge for the club is to increase its participation base and membership from the 140 -160 members to 300 plus, and which can be accommodated by the centre's capacity. This is needed to make the centre viable over the long term.

QUANTITY

- 6.8 There are 22 indoor bowls centres in London and there are 7 indoor centres located in South East London. There are three indoor centres located in Croydon, two indoor centres in Lambeth and one in Bromley and Lewisham.
- 6.9 The Lewisham Indoor Bowls Centre is located in Lower Sydenham. The centre has one indoor green of 6 rinks, it was opened in 1999. The centre is owned by Lewisham Council and it is managed by the Council's leisure operator. The programme of use is managed by the Lewisham Indoor Bowls Club.
- 6.10 The centre was modernised last in 2018, when a new carpet and underlay were installed along with LCD lighting over the rinks.

ACCESSIBILITY

- 6.11 The catchment area for an indoor bowls is based on the England Indoor Bowling Association is a 20-minute drive time catchment area. The southern half of the Borough is within an up to 10-minute drive of the centre location and all of the Borough is within an up to 15-minute drive of the centre location accessibility map in Appendix D. These findings are based on the Sport England data for travel times and application of the AA road network travel data analysis

AVAILABILITY

Lewisham indoor Bowls Club

- 6.12 The Lewisham Indoor Bowls Club manages the indoor bowls programme of use. The club has a membership of between 140 – 160 members split equally between males and females. The membership has stabilised around this number in recent years.
- 6.13 The club participates in county and national completions for both males and females and has its own internal club competition and inter club competitions. The club also provides rinks for casual pay and play.
- 6.14 The club operates for the winter season from September to April and is closed over the summer months, apart from being open for 2 sessions a week for use by a visually impaired group of bowlers.
- 6.15 Peak time usage is weekdays Monday – Thursday 10am – 4.30pm and increasingly competitions are held on weekday afternoons, rather than evening match play times. The catchment area for the centre membership, who play on a regular basis, is Lewisham with some bowlers from Bromley and Southwark, the nearest centre to the Lewisham centre is the one located at Crystal Palace.

DEMAND AND PARTICIPATION

- 6.16 In 2013, Sport England undertook a national indoor bowls facility assessment, the study sets out participation rates for indoor bowls for a range of age bands and for both genders. This provides more detailed information on the profile of participation than the Active People survey. However, the two sources have a different basis and so cannot be compared.
- 6.17 The highest rates of participation for both genders are in the 65+ age ranges. Perhaps surprising is that participation is highest in the 75+ age group. Up until age 64 participation is below 1% of the adult population for females and is 1% for males.
- 6.18 The advantage of this assessment is that it allows Sport England participation rates to be applied to the Lewisham male and female population in 2020 and for the 6 age bands. Applying these participation rates to the Lewisham population identifies the number of potential bowlers.
- 6.19 It provides a more informed view of the potential demand for indoor bowls by the Lewisham population. This is based on the Lewisham population in 2020, using the GLA 2016 population projections released in 2017.
- 6.20 The key findings are:

- The total potential indoor bowls population, across all age bands from 16 – 79, is 959 people in 2020.
- At an assumed per rink capacity of 100 bowlers per rink, this equates to between 9 and 10 rinks in 2020.
- The age band with the highest number of bowlers is the 65 – 74 age band for both females and males with 213 male bowlers and 183 female bowlers
- Participation in the 65 – 74 age band is higher than for the combined 16 – 64 age range for females and only exceeded by 16 for males. This reinforces both the narrow age range and significance of the age band with the highest participation.

RECOMMENDATIONS

Indoor bowls centres are important facilities for people aged over 60. There are contrasting directions:

1. the sport is losing popularity and participation has declined in recent years at most indoor centres across England;
2. but the percentage of the population in the 60 – 75 age range is increasing in Lewisham and there is the potential to increase participation based on demographic change.

Indoor bowls offers a lot of scope to increase physical activity through health and wellbeing programmes and short mat carpet bowls is played in many Lewisham community halls. There is the potential to increase physical activity and turn the casual players into participating in the real thing.

The quantitative assessment for indoor bowls, is of stable membership at the Lewisham Centre, but which is around a third of the total capacity of the centre – has to be seen in this wider potential contribution indoor bowls can make for increasing physical activity. The challenge for the Council is to find an operating model that can operate at zero cost as the centre is currently operating at a significant deficit.

There are three recommendations:

- Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term.
- If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. This option has been followed at other locations, notably Central Bedfordshire who provided revenue support for the membership of the Dunstable Indoor Bowls Clubs to continue bowls at other centres, after the Dunstable centre closed. However, this option tends not to be supported by bowlers because they have strong loyalty to their centre and participate in competitions (a very strong motivation for bowls) as their club.
- Investigate the scope to increase the short mat game to a longer version, to be able to play a hybrid indoor bowls game at the recreational level. This option is unlikely to be supported by regular bowlers as it is not the game they play. It may however provide a boost for indoor bowls at the many community halls which provide for short mat bowls.

7. Squash

Introduction

- 7.1 The section outlines the headline findings for the assessment of need and evidence base for squash in Lewisham. The full needs assessment can be found in Appendix E to this document.

Squash Assessment Summary

HEADLINE FINDINGS FOR LEWISHAM

- 7.2 With the closure of The Bridge Leisure Centre following the Covid-19 pandemic and its 3 squash courts, there are now no squash court venues in Lewisham
- 7.3 In the neighbouring local authorities there are a total of 30 squash venues and 76 individual courts. Bromley has the highest supply with 20 squash venues and 52 courts, the highest supply of any London local authority. Bexley has 1 venue and 5 courts; Croydon 5 venues and 9 courts and Southwark 4 venues and 10 courts.
- 7.4 The Bridge Leisure Centre is one of only two squash venues in Lewisham and the surrounding Boroughs which are owned by a local authority, the other being the Walnuts Centre in Orpington, which has 2 courts. With the closure of the Bridge Leisure Centre, there is now only one venue, located in Bromley, which provides for pay and play use. All other venues require players to become members of the club/centre. Some venues may provide for pay and play at off peak times, as a way of encouraging players to become members.
- 7.5 For Lewisham residents, who are interested in taking up the sport or are displaced by closure of The Bridge Leisure Centre courts, and who want to play squash on a recreational basis, and not take-out membership of a venue, there are, in effect, very limited opportunities to play.

QUANTITY and QUALITY

- 7.6 As set out, there is a very extensive number of squash venues in the neighbouring local authorities: Bromley has 20 squash venues and 52 courts; Bexley 1 venue and 5 courts; Croydon 5 venues and 9 courts and Southwark 4 venues and 10 courts.
- 7.7 There are a total of 19 glass back courts and 57 normal courts. There are no venues which have double courts or movable walls.
- 7.8 The highest provision is at venues with 4 courts, located at, Beckenham Sports Club, Blundells Fitness Sports and Leisure, Nuffield's Health, St Olaves Grammar School and the Sundridge Park Club, venues in Bromley. There is one 4 court venue in Southwark at the Dulwich Sports Club and one 4 court venue in Croydon at the Whitgift Sports Centre.
- 7.9 There are seven 3 court venues of which 4 are in Bromley and 1 each in Bexley, Croydon, and Southwark. There are 12 venues which have 2 courts of which 7 are located in Bromley, 2 each in Croydon and Southwark and 1 in Bexley. There are 5 venues which just have 1 court, with 3 venues in Bromley and one each in Croydon and Southwark.
- 7.10 The oldest squash venue is located at The Dulwich Sports club, opened in 1957. The most recent squash venue to open, is the Whitgift Sports Centre which opened in 2005. Most of the venues opened in the 1980's when 6 venues opened and the 1990's when 11 venues opened.

ACCESSIBILITY

- 7.11 All of Lewisham Borough is within the 20-minute drive time catchment area of at least one squash venue in the neighbouring local authorities. The highest accessibility is to the south of the Borough with the courts located at Crystal Palace and the 2 venues in Beckenham. The least access is for residents in the west of the Borough as the Southwark venues are not close to the Lewisham boundary.

AVAILABILITY

- 7.12 With closure of the Bridge Leisure Centre, there is now only one venue owned by a local authority and which is available for pay and play, this is The Walnuts Centre in Orpington, which has 2 courts.
- 7.13 The largest ownership category is sports clubs, with 11 venues and 33 courts, there are 10 commercial venues with 24 courts, 3 venues are owned by a health authority, police or government agency and have 6 courts, finally there are 4 education venues with a total of 13 courts.
- 7.14 All but two of these venues are available through membership, there are 2 venues, the HSBC sports club and St Olaves School which are unavailable and have private use.
- 7.15 So out of the very extensive provision of squash court venues courts there is only one venue, The Walnut Centre in Orpington, which is owned by the local authority and is available for pay and play as well as membership of the centre.

DEMAND AND PARTICIPATION

- 7.16 There is no established methodology for estimating the level of total demand, satisfied and unmet demand as with other planning tools. The benchmark measure used in Active People is 1 x 30 minutes of activity, at least once a week. The Active People survey findings for squash are only available at an England wide level and London Region.
- 7.17 The England participation rate was 0.69% of adults playing at least once a week in 2008, and 0.43% participating in 2016.
- 7.18 The London Region once a week adult participation rate was 0.59% of adults playing in 2008 and 0.44% of adults playing in 2016,
- 7.19 Applying the London Region 2016 participation figure of 0.59% of adults playing at least once a week, to the 2020 Lewisham adult population from ONS (16 -55) of 192,300 people, would generate 1,134 squash players.
- 7.20 Given there is only one squash venue in Lewisham, then applying the London Region rate of squash participation is evidently an overestimate of squash participation for the Borough. It is much more applicable to Bromley and to a lesser extent the other neighbouring local authorities.

RECOMMENDATIONS

The biggest challenge is projecting the level of squash participation in the future. It has declined nationally for several years and appeals most to committed players who started participating in the squash boom and have continued playing. Participation by younger age groups is low, and squash does not appear to be a sport which appeals.

Lewisham has no squash club venues with the current closure of the Bridge Leisure Centre and there are now virtually no opportunities for Lewisham residents who might just want to take up the sport/play occasionally at the venues in the neighbouring local authorities.

By contrast, there are extensive opportunities and accessible venues in the neighbouring local authorities, for residents who are committed players and want to take out membership of a squash venue. Their needs can be met by joining one of these venues.

The central question that remains is does the Council want to be a provider or facilitator of squash courts? The purpose being to provide opportunities for residents to play the sport on a pay and play and occasional basis. Given the declining rates of squash participation, and that such provision would have to build up participation, from a near zero base, then even with a minimum supply of 2 courts, it looks to be very challenging to achieve this purpose, as evidenced by the low numbers of people playing squash at the site before it closed.

Furthermore, squash courts are a fixed type of provision in design and configuration and offer limited scope for flexibility and adaption to other types of use (although movable walls can provide some flexibility).

If the Council wishes to continue being a provider of pay and play squash activities, the recommendation is:

- To keep squash under review, and if there are plans to provide a new leisure centre to replace the Bridge, then review the need for squash, as part of the feasibility study for such a project. This would involve looking at the trends in participation and the business case for provision for squash.
- Any new squash provision within the Borough would be based on creating opportunities for pay and play and utilising flexible designs and establishing a viable business case.

There are very extensive opportunities for committed squash players to join one of the 30 squash venues in the neighbouring local authorities.

8. Studios

Introduction

- 8.1 The section outlines the findings for the assessment of need and evidence base for studios in Lewisham. The full needs assessment can be found in Appendix F to this document.

Studios Assessment Summary

- 8.2 Studios serve a range of specific activities pilates, yoga, spinning, dance exercise aerobics and kickbox/ boxing-aerobics, to mention the most popular. Increasingly studios are becoming dedicated for one particular activity, such as spinning studios with immersive and interactive programmes and with national branded programmes. There are no fixed dimensions for studios, and they can range in size from 13m x 10m to 27m x 18m.
- 8.3 There is no established methodology for assessing the demand for studios and it is a subject being researched by Sport England to try and develop some demand parameters, which can be applied to the population nationally and in individual local authority areas.
- 8.4 Demand seems to be influenced by trends and changes in all the range of activities provided by studios, so provision of studios is very much following a demand lead.

HEADLINE FINDINGS FOR LEWISHAM

- 8.5 There are 26 individual studios located at 20 sites In Lewisham in 2020, this includes The Bridge Leisure Centre which has 2 studios (although they are extremely poor-quality studios with poor flooring which are not in line with modern expectations of a high-quality studio offer).
- 8.6 Six sites and 12 studios are provided by Lewisham Council as part of the leisure centre network, (46% of the total number of studios). There are 5 commercial studio sites with 5 individual studios, Pure Gym is the only commercial operator with 2 studios with one at each of its sites (19% of the supply). There are 7 sites and 7 studios provided at school/college/higher education sites (27% of the total supply) and there are 2 studios provided by community organisations, the Abbotshall Healthy Lifestyle Centre and Goldsmith's Community Centre (8% of the supply).
- 8.7 The average age of the 20 studio sites is 13 years. Eight studios opened pre-2000, then 6 in the 2000 decade and 6 sites post 2010. The oldest studio is at The Bridge Leisure Centre, opened in 1994 and the most recent studio to open is located at Sydenham School, opened in 2015. Modernisation of studios requires replacing/upgrading the floor surface, lighting, and sound systems.

ACCESSIBILITY

- 8.8 There is at least one studio site located in most of the main settlements, apart from the west side of the Borough in New Cross, Brockley, and Honor Oak Park.
- 8.9 Taking the Glass Mill location as being central within the Borough provides an approach to measuring accessibility. This shows all the Borough is within a 15-minute drive time of this location. This catchment assessment is based on application of the AA measurement of travel times on the road network. The dispersal of studio sites across the Borough, means there is good accessibility to at least 4-5 venues based on the studio locations and their drive time catchment area.

AVAILABILITY

- 8.10 There are 16 individual studios at 10 sites which are available to residents for pay and play. The commercial venues are available by membership of the centre and there is private availability only at Prendergast Ladywell School and Sydenham School.

DEMAND AND PARTICIPATION

- 8.11 As studios serve a variety of purposes from dance, exercise and fitness classes, aerobics, Pilates, yoga and spinning, there is no one source of data that defines or collects participation “in studios”.
- 8.12 Participation for each of the activities which take place in studios is only available for some of the activities, and for these it is only available at the England level. The Active People data for keep fit classes which includes Pilates and yoga, is available for only some of the Active People survey years.
- 8.13 This shows an increasing rate of participation, it being 1.4% of adults who did these activities in 2011 and increasing to 2.8% in 2016. These findings illustrate the limitations of the data, rather than trying to develop a participation rate for studios.
- 8.14 The trend is participating in sports and activities which require little organisation and are available at times that suit the lifestyle of participants and this applies to studio activities. The activity has a health benefit/motivation, with a recreational not a competitive focus.
- 8.15 It maybe the appeal of informality, ease of just being able to do the activity without learning skills to be able to participate and participating at times which suit residents’ lifestyles, are now big drivers for participation
- 8.16 All the activities which take place in studios are consistent with the trends identified in Active Lives (1) increases in female participation and (2) activities which are fun to do and recreational and can be fitted in around the lifestyle of residents. This along with the much-publicised health benefits from - simply being active.

RECOMMENDATIONS

The challenge is how to assess the future demand for studios, when the range of activities they provide for are very diverse. It can be up to 10 different types of activities that change frequently.

There are also specialist studios which provide for one activity – immersive studios - which is a fixed cycling workout in a digitally created world and which is developed/promoted by brands, e.g., Les Mills UK. So, a particular type of dedicated studio for one activity.

Understanding the participation profile for the full range of activities that take place in studios is also challenging. The age range is from 12 to 70+, with younger ages doing the dance exercise/spinning activities, through to older people doing yoga and pilates. This is however blurring with all ages doing all activities, so developing demand and participation rates in this dynamic changing environment is very challenging.

The recommendations are:

- In the absence of an established demand methodology, plus a changing profile in types of studios and studio activities, assessing the need for future studio provision in Lewisham has to be pragmatic, on a case-by-case basis.
- The approach/methodology is to monitor the programmes and classes at the leisure centres, given provision seems to be demand led. If there is a sustained demand for classes over time,

which cannot be met the current supply of studios, or, by changing the programming to accommodate more classes, then this identifies the possible need for more studios.

- This may lead to the “adaption approach” adopted at several centres, with an increase in the number of studios based on (1) sustained demand (2) providing for new activities with specialist studios (often by converting existing spaces into studio space).
- In terms of any new leisure centres, the recommendation is to carry out a bespoke catchment area analysis at that time. Along with a review of the demographic profile and participation rates for dance and exercise. Then review that assessment against the capacity of a studio for a range of studio activities, then review those findings in the business case to determine a scale of provision.
- Current trends for exercise support the need to ensure that any future Council developed leisure centres provide at least two studio spaces in order to support the health and fitness offer which cross-subsidises the wetside offer.
- The Surrey Canal Triangle development will most likely include studio(s), and this is supported as the provision of studios in the Deptford/Bermondsey area is the lowest in any part of the Borough.

9. Health and Fitness

Introduction

- 9.1 The section outlines the findings for the assessment of need and evidence base for studios in Lewisham. The full needs assessment can be found in Appendix F to this document.

Health and Fitness Assessment Summary

- 9.2 Sport England defines health and fitness as facilities that provide for both cardiovascular and strength training. Health and fitness exclude spaces/studios for aerobics and dance activities. The assessment below is an audit and accessibility assessment for health and fitness in Lewisham Borough in 2020.

HEADLINE FINDINGS FOR LEWISHAM

- 9.3 In 2020 Lewisham Borough has an extensive supply of health and fitness centres (gyms) with 26 health and fitness venues, providing a total of 1,661 stations, with an average of 60 stations per venue.
- 9.4 The 2020 demand for fitness stations is 1,560, which is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations, when excluding education sites (1,523).
- 9.5 Lewisham Brough has 0.18 stations per 1,000 population and despite having the fewest number of venues in comparison with the neighbouring local authorities, it has the highest supply of stations per 1,000 population, Croydon 0.16, Greenwich and Bromley 0.11 stations per 1000 population.
- 9.6 Membership is projected to increase from 39,000 in 2020 to 43,200 by 2035. Many large commercial operators will be able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, and this will increase the capacity of gyms across Lewisham. If we were to assume the 7 large health and fitness sites (99 stations or more) could accommodate up to 35 members per station, this equates to 983 of the current 1,661 stations (59%).
- 9.7 The 7 sites with 983 stations catering for 35 members per station would equate to 34,400 members, with the remaining 678 stations catering for 25 members per station would equate to 16,950 members. Totalling capacity for 51,350 members, which comfortably provides provision for the gym users both now and projected to 2035.

QUANTITY

- 9.8 There are 26 health and fitness venues in Lewisham in 2020 and they provide a total of 1,661 health and fitness stations. Across the 26 centres, there is an average of 60 stations per venue
- 9.9 The largest health and fitness Centre are Pure Gym located in Sydenham, and which has 220 stations, followed by The Gym, located in Lewisham Town Centre and which has 219 stations.
- 9.10 There are four venues with between 100 – 125 stations and these are, Anytime Fitness, Grove Park with 125 stations, The Gym Catford with 120 stations, Glass Mill Leisure Centre with 100 stations and NRG Gym with 100 stations and also located in Lewisham Town Centre.

- 9.11 There are seven public leisure venues with a health and fitness centre, and they have a total of 452 stations, 27.2% of the total supply of stations. The largest public leisure centre venues are The Glass Mill Leisure Centre with 100 stations, and Downham Health and Fitness Centre with 99 stations.
- 9.12 There are ten commercial health and fitness venues, and they have a total of 1071 stations, which is 64.4% of the total number of stations. The average size of the commercial venues is 107 stations, and they range in scale from Pure Gym in Sydenham, with 220 stations, to Anytime Fitness in Hither Green with 22 stations.
- 9.13 There are nine education venues, and they are all small scale, they have a total of 138 stations with an average size of 19 stations. The education venues represent 8.3% of the total number of health and fitness stations located in the Borough. The largest education venue is located at Forest Hill School with 22 stations and the smallest is Sydenham High School with 7 stations.
- 9.14 In terms of age, four venues opened pre-2000, then ten venues opened in the 2000 – 2009 decade and twelve venues post 2010. The oldest venue is located at Wavelengths Leisure Centre, which opened in 1992 and the most recent venue to open is NRG Gym which opened in 2019.
- 9.15 Six of the ten commercial venues have opened post 2010 and the only public leisure centre venue to open post 2010, is Glass Mill Leisure Centre in 2013. Four education venues have opened post 2010 as part of new secondary school developments.
- 9.16 A benchmark measure used in sports facilities assessments is facilities per 1,000 population. In comparison with the neighbouring local authorities, Lewisham despite having the fewest number of venues (26) has the highest supply of stations per 1,000 population. The range across all four local authorities is however quite narrow from 0.18 stations per 1,000 population in Lewisham to 0.11 stations per 1,000 population in Greenwich and Southwark.

ACCESSIBILITY

- 9.17 Based on the Sport England GIS system, all the Borough is within the ten-minute drive time catchment area of at least one health and fitness venue
- 9.18 The correlation between the health and fitness sites and the land area of the Borough, shows that nearly all the Borough is within 0 – 15 walk from a railway or light transit station to a health and fitness venue.
- 9.19 Similarly, all the land area of the Borough is within 0 – 5 minutes' walk of a bus stop and this correlates closely with the location of the health and fitness venues.
- 9.20 Overall, there is very good accessibility to the health and fitness sites by use of public transport.

DEMAND AND PARTICIPATION

- 9.21 Based on Sport England Active Lives data, there is currently 38,500 people 15 years or older participating in gym sessions in Lewisham at least twice a month.
- 9.22 In addition, there are up to 49,000 people participating in fitness classes at least twice a month. This may be as part of a gym membership or as a casual class users.
- 9.23 Our assessment has detailed we believe the current demand for fitness stations is 1,560. This is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations when excluding education sites (1,523). This details there is currently an appropriate balance between supply and demand.

- 9.24 Many large commercial operators will be able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, and this will increase the capacity of gyms across Lewisham. If we were to assume the 7 large health and fitness sites (99 stations or more) could accommodate up to 35 members per station, this equates to 983 of the 1,661 stations (59%).
- 9.25 The 7 sites with 983 stations catering for 35 members per station would equate to 34,400 members, with the remaining 678 stations catering for 25 members per station would equate to 16,950 members.
- 9.26 Totalling capacity for 51,350 members, this comfortably provides provision for the gym users both now (39,000) and by 2035 (43,200).

RECOMMENDATIONS

The gym sites across the Borough are accessible to the Lewisham population, based on their location catchment area in 2020.

As set out, our assessment is that the current supply of gyms and stations across Lewisham almost matches demand. The 2020 demand for fitness stations is 1,560, which is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations when excluding education sites (1,523).

Based on large commercial operators being able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, this could increase the capacity of gyms across Lewisham to 51,350 members, and this comfortably provides provision for the gym users both now (39,000) and by 2035 (43,200).

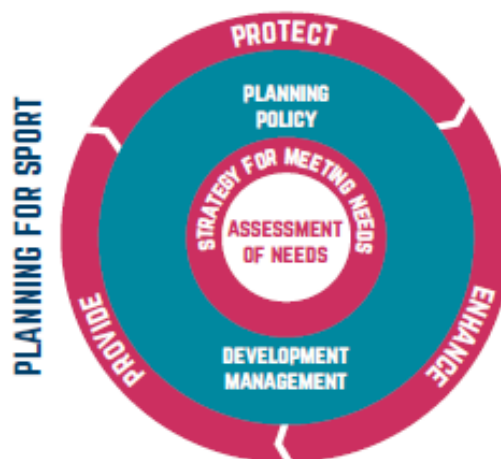
Given the findings on current supply, accessibility, and the current and projected future demand the recommendations are:

- There is no need to specifically develop more commercial health and fitness centres in the Borough unless a strong local catchment latent demand can be evidenced on a site-by-site basis;
- Should the Council decide to re-furbish or replace any existing public leisure centre, with a swimming pool, and studio provision then the need and scale of the gym provision (local drivetime catchment) should be assessed as part of the feasibility – at that time. As an outline the benchmark provision could be a minimum 75 - 100 station facility.
- Current trends for exercise support the need to ensure that any future Council developed leisure centres provide a health and fitness space of a minimum 75 – 100 stations in size in order to cross-subsidise the wetside offer.

10. Action Plan for Delivery and Implementation

Introduction

- 10.1 The action plan recommendations are categorised under the headings of 'Protect', 'Enhance' and 'Provide', as recommended by Sport England in the ANOG guidance.
- 10.2 These categories are not mutually exclusive, and some options may sit within 'Enhance' and 'Provide' for example.
- 10.3 A description of each heading is:



- Protect**
- 10.4 To protect and maintain the overall balance of facilities where the needs assessment has identified a continuing need.
- Enhance**
- 10.5 To upgrade and enhance existing sports facilities for community use, so as to ensure that sports facility needs are met by the provision of appropriate, high quality facilities in the future.
- 10.6 To manage and programme facilities effectively and sustainably across sites and promote partnership working to enable greater use of existing sports facilities.
- 10.7 To improve accessibility to sports facilities, in order to encourage greater participation by all sectors of the community.
- Provide**
- 10.8 To provide facilities where, based on the needs assessment, there is a gap in the existing supply and/or a demand which exists now, and which is projected to be sustained and possibly increase.
- 10.9 The suggested recommendations arising from the assessment and what could be done under each of these headings are set out in Table 10.1 below.

Table 10.1 – Lewisham Action Plan

Swimming Pools

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	<p>Recommendation - Protect SW 1</p> <p>Protect and retain the level of existing public swimming pool water</p>	<p>Retain the existing level of public leisure swimming pool water, replacing the Bridge Leisure Centre (replacement considered under 'provide'), so as to meet the projected demand for swimming over the strategy period. Demand for swimming is highest in the Bermondsey/Deptford areas of the Borough (this may be met in future by the Surrey Canal development).</p> <p>Of significance, is that the public leisure centre sites are located close to the Lewisham boundary with neighbouring local authorities. This means their catchment area extends into neighbouring local authorities and vice versa, pools located in these authorities extend into Lewisham and are accessible to Lewisham residents, notably swimming pool sites in Bromley.</p> <p>There is a reasonable correlation with the swimming pool locations/catchment area and the location of the Lewisham demand for swimming pools, with six out of ten visits to a pool by a Lewisham resident retained within the Borough (based on residents swimming at the swimming pool nearest to where they live). The largest exported demand is, in order, to; Greenwich at 14% of the Lewisham satisfied demand, Bromley with 13%, Southwark with 8% and 5% to Croydon or outside the neighbouring local authorities.</p> <p>Overall, the Lewisham public leisure centre swimming pools are located in the right places to be accessible and meet the majority of the Lewisham demand for swimming pools in 2020 and projected forward to 2033.</p> <p>This means retention of the pool water is very important, to keep the overall supply and demand balance and maintain access to swimming pools for Lewisham residents.</p> <p>The areas with lower access to swimming pools are in order, Catford (reviewed under the enhance heading) and the Lower Sydenham/Bellingham areas, should the Bridge Leisure Centre not re-open (reviewed under the 'provide' heading).</p>	On-going	LBL	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
ENHANCE	Recommendation Enhance SW 2 Continue to invest in maintaining and modernising the existing public leisure centre swimming pool stock	<p>The Borough has a modern supply of public leisure centre swimming pools, excluding the Bridge LC. The average age of the public swimming pool sites, is 10 years, excluding the Bridge Leisure Centre, which is the oldest swimming pool site in the Borough, having opened in 1994.</p> <p>The quality of the public leisure centre swimming pool offer in Lewisham is very extensive, all public swimming pool sites having two pools. The scale of each pool site means they can provide for all swimming activities: learn to swim, public recreational swimming, lane and fitness swimming activities and swimming development through clubs.</p> <p>There will be an on-going need to continue to maintain the existing stock (excluding the Bridge Leisure Centre) to retain the existing high-quality offer.</p>	On-going	LBL and GLL	High
	Recommendation SW 3 Investigate the scope to develop access to St Dunstan's College swimming Pool for wider community use	<p>The St Dunstan's College swimming pool site is the only other swimming pool site in the Borough. It is located in Catford where there are no public leisure centre swimming pools.</p> <p>The College has a 25m x 6 lane main pool which was opened in 1996. The pool scale is suitable for club use and for other organised swimming activities.</p> <p>The Council may wish to investigate a partnership arrangement with the College to provide access for organised use (not pay and swim) and consider the scope to create a dedicated home for swimming clubs at the site, thereby releasing time for other swimming activities at the public leisure centre sites.</p>	In the next 2 years.	LBL and St Dunstan's College	Medium
PROVIDE	Recommendation Provide SW 4 Consider providing a new public leisure centre swimming pool site to serve the Lower Sydenham area and south east of the Borough	<p>If the Bridge Leisure Centre should not re-open, then the nearest Lewisham public leisure centre swimming pools for the demand displaced are, in order of closest locations, Forest Hill Pools and Downham Health and Leisure Centre. The catchment area for these pool sites does overlap with the Bridge Leisure Centre site and catchment, so they are accessible to residents in the Lower Sydenham area.</p> <p>However, whilst the other Lewisham pool sites are accessible for the southern part of the Borough and provide alternative venues, the finding is that these pools are estimated to be full at peak times. Therefore,</p>	Through follow up work to the existing Bridge Leisure Centre feasibility study (2020). To also include an appraisal of development at Bellingham	LBL	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>accommodating demand displaced from the Bridge Leisure Centre is challenging.</p> <p>So, on criteria of (1) retaining swimming pool capacity across the Borough (2) retaining a modern stock of swimming pools across the Borough (3) meeting the demand for swimming in the Lower Sydenham and southern part of the Borough and (4) not adding to the demand to be accommodated by other public leisure pool sites, there is an evidence base case for a swimming pool site in the Sydenham/southern area of the Borough.</p> <p>Reviewing the location and access findings for the swimming pool sites and the demand for swimming pools, an alternative location to re-providing a swimming pool site at the Bridge Leisure Centre location is the Bellingham Leisure Centre site.</p> <p>This site provides a better overall balance in terms of supply, demand, and access to swimming pools for the Bellingham/Lower Sydenham area and is in a target location for the delivery of wider outcomes such as health, deprivation and physical activity. There is also a planned redevelopment of the wider site at Bellingham so this presents an opportunity to investigate the feasibility of including a pool on an extended or redeveloped leisure centre on the site and reducing the number of facilities the Council operates whilst still protecting the provision of pool water space. The issue of the Council not owning this site and any impact on Downham Health and Leisure Centre will need to be considered as part of a feasibility study / business case for the site.</p> <p>The evidence base case is for a minimum 25m x 6 lane pool or for a 25m x 4 lane pool with a teaching/learner pool of at least 100 sq metres of water.</p>	Leisure Centre and the option to provide a swimming pool as part of this site.		
	<p>Recommendation Provide SW 5</p> <p>Support for the provision of a swimming pool within the Surrey Canal Triangle</p>	<p>The proposed Surrey Canal Triangle development located in the Bermondsey area of the Borough and close to the Southwark boundary, does include swimming pool provision. The final scale of the swimming pool provision will be set out in the detailed development for the project. The evidence base does not suggest a particular need for additional swimming pools however it does identify the Deptford / Bermondsey area as being the greatest area of deficiency and there will be a need to review</p>	To dovetail with the detailed development of the Surrey Canal Triangle project	LBL and the Surrey Canal Triangle developers.	Medium

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
	development (in conjunction with reviewing the future offer from Wavelengths to ensure that the needs of the residents in the north of the Borough are met).	<p>the future offer provided by Wavelengths within the medium-term as the facility ages so there is an opportunity to align the provision between the two sites (Wavelengths and the Surrey Canal Triangle development) to ensure that the overall swimming pool offer continues to meet demand.</p> <p>If the level of water space provided at Wavelengths is decreased in the future, it will be important to secure public pay and play access to the swimming facilities at the Surrey Canal Triangle development.</p>			

Sports Halls

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	None	The Bridge Leisure Centre is the only public leisure centre sports hall in the Borough. The facility is old, expensive to operate, requires investment and only provides a 3-court hall which is not fit for purpose. Should the centre not re-open post Covid-19 then there are no recommendations under protect, in respect of public leisure centre sports halls (new provision to replace the Bridge Leisure Centre set out under provide).	NA	NA	NA
ENHANCE	<p>Recommendation Enhance SH 1.</p> <p>Work with education establishments to provide public access to and continue to modernise the existing sports halls stock on their sites.</p>	<p>The Borough has quite an extensive supply of sports halls with 19 sites and 27 individual sports halls. Sixteen of the 27 individual sports halls are a four badminton court size sports hall. There are also 3 sports halls that are three-court halls and eight venues which have a smaller activity hall as well as a main hall.</p> <p>The sports halls are mainly located in the south and centre of the Borough, there are eleven sites in the south of the Borough, from Forest Hill to the southern boundary. There is only one site on the eastern side of the Borough which is Trinity School. Fortunately, the catchment area of sports halls located in Greenwich extend into Lewisham and provide some access for Lewisham residents. There are five sites in the</p>	Over the next 2- 3 years to negotiate and secure community use agreement at education sports hall sites.	LBL, St Dunstan's College, Deptford Green School and Tidemill Academy	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>Bermondsey/Deptford area which is the area of highest demand for sports halls.</p> <p>The most significant finding is that 15 of the sites are owned by education and located on school and college site. So, access for Lewisham residents to be able to play hall sports at these sites is dependent on the policy of schools and colleges to community use and the community access hours/types of use. Lewisham Council only has direct ownership and control of one of the sports hall sites, the Bridge Leisure Centre.</p> <p>In terms of (1) meeting the projected demand for sports halls by Lewisham Borough residents and (2) having a network of accessible sports halls across the Borough for community use, then the recommendation is to work in partnership with school and college sites, to negotiate increased access for community use.</p> <p>It is not realistic to be able to access all of this supply but combining the findings on (1) the areas of highest demand for sports halls in the Borough with (2) the education sites with the least access for community use, the most important sites to focus on are set out below (note: the sites are a combination of location and highest demand plus the hours available for community use):</p> <ul style="list-style-type: none"> • St Dunstan's College Sports Centre, (with only 4.5 hours of community use per week). This is the only sports hall site in the Catford area and Catford does have a high demand for sports halls. • Deptford Green School (20 hours of community use per week) a modern sports hall having opened in 2013 and is located in an area of high demand for sports halls. • Tidemill Academy (20 hours of community use per week) has the same set of findings as for Deptford Green School, this sports hall is also modern having opened in 2012. 			
PROVIDE	Recommendation Provide SH2 Consider providing a new public leisure	The Lower Sydenham area has the lowest demand for sports halls, 1.5 badminton courts in 2020. However, there is a deficit of sports hall space across the Borough. So, at a strategic level, should the Council consider development of a new public leisure centre in this area then a 4-court	Over the next 2- 3 years.	LBL	Medium

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
	centre with sports hall space in the southern area of the Borough.	<p>sports hall should be provided if the business case shows that it is affordable. If not affordable, a flexible space (e.g. studios), could be provided which can accommodate a range of physical activities, dance, exercise, soft play etc. This would be subject to a feasibility study for any such new leisure centre and the demand assessment for this range of activities.</p> <p>If the Bridge Leisure Centre does not re-open post Covid-19 and a new sports hall is not provided in the area, the Council should negotiate increased access to Sedgemoor Academy for community use. The school has a 4 badminton court main hall plus a large activity hall which opened in 2012. There is also, further away, Bonus Pastor Catholic College (4 badminton court sports hall opened 2012) to the west which has a 4 badminton court main.</p>			
PROVIDE	<p>Recommendation Provide SH 3</p> <p>Support for the provision of a sports hall within the Surrey Canal Triangle development</p>	<p>The proposed Surrey Canal Triangle development located in the Bermondsey area of the Borough and close to the Southwark boundary, does include sports hall provision. The final scale of the sports hall provision will be set out in the detailed development for the project. The evidence base does support the provision of a sports hall in this part of the Borough. Demand for sports halls is highest in the Bermondsey/Deptford areas of the Borough.</p> <p>It is understood the development may also include an indoor arena and this may also “double up” as the sports hall space for community use. To accommodate indoor hall sports hall events, could require a venue which equates to a 6-badminton court, or possibly 8 courts, depending on the scale of events proposed.</p> <p>The provision of a sports hall which can accommodate multi sports use at the same time is very much supported by the facility planning mode assessment.</p>	To dovetail with the detailed development of the Surrey Canal Triangle project	LBL and the Surrey Canal Triangle developers.	High

Indoor Tennis

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROVIDE	<p>Recommendation IT 1</p> <p>Work with the LTA to investigate the feasibility for an indoor tennis centre in the Borough.</p>	<p>There are no indoor tennis centres located in Lewisham Borough. The nearest venues are located in Bromley, which has five venues and Bexley, with 2 venues. There are a total of 27 indoor courts located at these venues.</p> <p>The 20-minute drive time catchment area for these venues does not extend to all of the Lewisham Borough. The catchment area for the nearest venue, the David Lloyd Centre in Beckenham, extends to the southern half of the Borough (and this is a private member club).</p> <p>None of the neighbouring centres are owned/operated by local authorities and there is no pay and play access. Access to the venues is by membership and so there are very limited opportunities for recreational and casual play. Access is for players who want to play regularly and pay the membership. This further limits accessibility for Lewisham residents, who may wish to develop an interest in the sport and play occasionally.</p> <p>The indoor tennis assessment does identify sufficient demand for provision of an indoor tennis centre in Lewisham. Based on the methodology applied, this is for between 2 – 3 indoor courts.</p> <p>The LTA’s indoor tennis strategy (2019) identifies Lewisham as a very high priority area (ranked 4th out of 72 locations in England) for an indoor tennis centre. So, there is Governing Body strategic support to provide an indoor tennis centre in the Borough. Discussions to date between the LTA and LBL have not identified a potential site for a centre.</p> <p>The recommendation is to continue discussions with the Lawn Tennis Association, this may then lead to more detailed investigation and feasibility, should the Council wish to investigate the business case and participation case for an indoor tennis centre located in the Borough. The Council should work with partners such as local schools to identify potential sites and models that could provide an indoor tennis centre facility without having a negative impact on the Council’s financial position.</p>	<p>Over the next 2 years, should the Council decide to support provision of an indoor tennis centre in the Borough.</p>	<p>LBL and the Lawn Tennis Association</p>	<p>Low</p>

Indoor Bowls

Heading	Recommended Action	Justification and Recommendation	Timescale	Lead organisation and partners	Importance
<p>PROTECT, ENHANCE, PROVIDE</p>	<p>Recommendation IB 1</p> <p>The recommendation for indoor bowls is in three parts:</p> <p>(1) work with the centre operator and the club in the short-term to make the centre viable.</p> <p>(2) if not possible, to work with the members to access alternative provision (3) investigate the opportunity for short mat bowls provision</p>	<p>The Lewisham Indoor Bowls Centre is located in Lower Sydenham. The centre has one indoor green of 6 rinks, it was opened in 1999. The centre is owned by Lewisham Council and it is managed by the Council’s leisure operator. The programme of use is managed by the Lewisham Indoor Bowls Club. There are three indoor centres located in Croydon, two indoor centres in Lambeth and one in Bromley.</p> <p>Indoor bowls is an important indoor facility type for people aged over 60. There are contrasting directions, (1) the sport is losing popularity and participation has declined in recent years at most indoor centres across England but (2) the percentage of the population in the 60 – 75 age range is increasing in Lewisham and there is the potential to increase participation based on demographic change.</p> <p>Also, indoor bowls offers a lot of scope to increase physical activity through health and well-being programmes and short mat carpet bowls is played in many Lewisham community halls. There is the potential to increase physical activity and also turn the casual players into participating in the real thing.</p> <p>The quantitative assessment for indoor bowls, is of stable membership at the Lewisham Centre, but which is around a third of the total capacity of the centre at around 160 – 200 members. There are also residents who play in indoor bowls on a casual pay and play basis.</p> <p>There are three recommendations:</p> <ul style="list-style-type: none"> • Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. • If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. This option has been followed at other locations, notably Central Bedfordshire who provided revenue support for the membership of the Dunstable Indoor Bowls Clubs to continue bowls at 	<p>The timescale is then determined by decisions on the future of the indoor bowls centre and the recommendations set out.</p>	<p>LBL, Lewisham Indoor Bowls Club and the England Indoor Bowling Association</p>	<p>High</p>

Heading	Recommended Action	Justification and Recommendation	Timescale	Lead organisation and partners	Importance
		<p>other centres, after the Dunstable centre closed. However, this option tends not to be supported by bowlers because they have strong loyalty to their centre and participate in competitions (a very strong motivation for bowls) as their club.</p> <ul style="list-style-type: none"> Investigate the scope to increase the short mat game to a longer version, to be able to play a hybrid indoor bowls game at the recreational level. This option is unlikely to be supported by regular bowlers as it is not the game they play. It may however provide a boost for indoor bowls at the many community halls which provide for short mat bowls. 			

Squash Courts

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	There are no recommendations under Protect, if the Bridge Leisure Centre does not re-open – see justification for explanation	<p>The 3 squash courts at The Bridge Leisure Centre, represent the only squash courts in the Borough, their use is for pay and play. In the neighbouring local authorities there are a total of 30 squash venues and 75 individual courts.</p> <p>Bromley has the highest supply with 20 squash venues and 52 courts. Bexley has 1 venue and 5 courts: Croydon 5 venues and 9 courts and Southwark 4 venues and 9 courts.</p> <p>The Bridge Leisure Centre is one of only two squash venues which are owned by a local authority, the other being The Walnuts Centre in Orpington, which has 2 courts (and is also currently being considered for replacement).</p> <p>For Lewisham residents, who are interested in taking up the sport or are displaced by closure of the Bridge Leisure Centre courts and who want to play squash on a recreational basis, there are, in effect, very limited opportunities to play.</p>			

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		By contrast, there are extensive opportunities and accessible venues for Lewisham residents in the neighbouring local authorities, who are committed players and want to take out membership of a squash venue. Their needs can be met by joining one of these venues.			
PROVIDE	Recommendation SQ 1 to keep squash under review, and if there are plans to provide new/adapt existing leisure centres, then review the need for squash, as part of the feasibility study for such a project	<p>The central question is does Lewisham Borough want to be a provider of squash courts to provide opportunities for residents to play the sport on a pay and play and occasional basis?</p> <p>Given the declining rates of squash participation, and that such provision would have to build up participation, from a near zero base, then even with a minimum supply of 2 courts, it looks to be very challenging to achieve this purpose. Furthermore, squash courts are a fixed type of provision in design and configuration and offer limited scope for flexibility and adaption to other types of use (although moveable walls can be incorporated).</p> <p>If the Council wishes to continue being a provider of pay and play squash activities, the recommendation is:</p> <ul style="list-style-type: none"> • To keep squash under review, and if there are plans to provide a new leisure centre to replace the Bridge, then review the need for squash, as part of the feasibility study for such a project. This would involve looking at the trends in participation and the business case for provision for squash. • Any new squash provision within the Borough would be based on creating opportunities for pay and play and utilising flexible designs and establishing a viable business case. <p>There are very extensive opportunities for committed squash players to join one of the 30 squash venues in the neighbouring local authorities.</p>	On-going	LBL	Low

Studios

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	<p>Recommendation ST 1</p> <p>Protect the existing supply of studios at public leisure centres.</p>	<p>The provision of studios is driven by demand and changes in the types of activities that take place in studios – this is dynamic It will be important to adapt to the changing demands and activities and adapt the studio supply to meet demand.</p> <p>Studios provide for dance/exercise classes, yoga Pilates and increasingly there are dedicated studios for activities such as kick bowing or spinning.</p> <p>There are 26 individual studios located at 20 sites in Lewisham in 2020 and this does include The Bridge Leisure Centre.</p> <p>In terms of ownership, there are 6 sites and 12 studios which are provided part of the leisure centre network. There are 5 commercial studio sites with 5 individual studios, Pure Gym is the only commercial operator with 2 studios with one studio at each of its sites. There are 7 sites and 7 studios provided at school/college/higher education sites and there are 2 studios provided by community groups.</p> <p>The average age of the studio sites in 2020 is 13 years. As studios serve a variety of purposes, there is no one source of data that defines or collects participation “in studios”.</p> <p>The challenge is how to assess the future demand for studios, when the range of activities they provide are very diverse. It can be up to 10 different types of activities and these change frequently.</p> <p>There are also specialist studios which provide for one activity – immersive studios - which is a fixed cycling workout in a digitally created world and which is developed/promoted by brands, e.g., Les Mills UK. So, a particular type of dedicated studio for one activity.</p> <p>Understanding the participation profile for the full range of activities that take place in studios is also challenging. The age range is from 12 to 70+, with younger ages doing the dance exercise/spinning activities, through to older people doing yoga and Pilates. This is however also a blurring, with all ages doing all activities. Developing demand and participation rates in this dynamic changing environment is very challenging.</p>	On-going	LBL	Medium

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
ENHANCE	Recommendation ST 2 consider the need for further studios at the public leisure centres as opportunities to enhance provision arise.	<p>To expand on the recommendation and in the absence of an established demand methodology, it means assessing the need for future studio provision in Lewisham has to be pragmatic</p> <p>The approach/methodology is to monitor the programmes and classes at the leisure centres, given provision is demand led. If there is a sustained demand for classes <u>over time</u>, which cannot be met the current supply of studios, or, by changing the programming to accommodate more classes, then this identifies the possible need for more studios.</p> <p>This may lead to the “adaption approach” adopted at several centres, with an increase in the number of studios based on (1) sustained demand (2) providing for new activities with specialist studios (often by converting existing spaces into studio spaces).</p> <p>In terms of any new leisure centres, the recommendation is to carry out a bespoke catchment area analysis at that time. Along with a review of the demographic profile and participation rates for dance and exercise. Then review that assessment against the capacity of a studio for a range of studio activities and develop the findings in the business case to determine a scale of provision.</p> <p>Current trends for exercise support the need to ensure that any future Council developed leisure centres provide at least two studio spaces in order to support the health and fitness offer which cross-subsidises the wetside offer.</p>	On-going	LBL	Medium
PROVIDE	Recommendation ST 3 Consider support for provision of studios as part of the Surrey Canal Triangle project	The Surrey Canal Triangle development will most likely include studio(s), and this is supported, as the provision of studios in the Deptford/Bermondsey area is the lowest in any part of the Borough.	On-going	LBL, and the Surrey Canal Triangle developers.	Medium

Health and Fitness

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	<p>Recommendation HF 1</p> <p>Protect the existing supply of health and fitness at public leisure centres.</p>	<p>There are 26 health and fitness venues in Lewisham in 2020 and they provide a total of 1,661 health and fitness stations. Across the 26 centres, there is an average of 60 stations per venue</p> <p>The largest health and fitness centres are Pure Gym located in Sydenham, and which has 220 stations, followed by The Gym, located in Lewisham town centre, which has 219 stations.</p> <p>There are four venues with between 100 – 125 stations and these are, Anytime Fitness, Grove Park with 125 stations, the Gym Catford with 120 stations, Glass Mill Leisure Centre with 100 stations and NRG Gym with 100 stations, located in Lewisham Town Centre.</p> <p>In terms of age, four venues opened pre-2000, then ten venues opened in the 2000 – 2009 decade and twelve venues post 2010. The oldest venue is located at Wavelengths Leisure Centre, which opened in 1992 and the most recent venue to open is NRG Gym which opened in 2019.</p> <p>Six of the ten commercial venues have opened post 2010 and the only public leisure centre venue to open post 2010, is Glass Mill Leisure Centre in 2013. Four education venues have opened post 2010, as part of new secondary school developments</p> <p>Based on Sport England Active Lives data, there are currently 38,500 people 15 years or older participating in gym sessions in Lewisham at least twice a month.</p> <p>In addition, there are up to 49,000 people participating in fitness classes at least twice a month. This may be as part of a gym membership or as a causal class users.</p> <p>Our assessment has detailed we believe the current demand for fitness stations to be for circa 1,560 stations. This is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations when excluding education sites (1,523). So, in 2020 there is currently an appropriate balance between supply and demand.</p>	On-going	LBL	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>Many large commercial operators will be able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, and this will increase the capacity of gyms across Lewisham.</p> <p>Based on the 7 large health and fitness sites (99 stations or more) accommodating up to 35 members per station, total capacity increases to 51,350 members, this comfortably provides provision for the gym users both now (39,000) and by 2035 (43,200).</p>			
PROVIDE	<p>Recommendation HF 2</p> <p>Provide gyms as part of any new leisure centre project, based on location catchment latent demand modelling, in order to cross-subsidise the wetside offering.</p>	<p>Given the findings on current supply, accessibility, and the current and projected future demand, the recommendations are that there is no need to specifically develop more commercial health and fitness centres in the Borough unless a strong local catchment latent demand can be evidenced on a site-by-site basis;</p> <p>Should the Council decide to re-furbish or replace any existing public leisure centre, with a swimming pool, and studio provision then the need and scale of the gym provision should be assessed as part of the feasibility – at that time. As an outline the benchmark provision could be a minimum 75 - 100 station facility.</p> <p>Current trends for exercise support the need to ensure that any future Council developed leisure centres provide a health and fitness space of a minimum 75 – 100 stations in size in order to cross-subsidise the wetside offer.</p>	On-going	LBL	Medium

- 10.10 Based on the findings in the above needs analysis and action plan, the Council's other related plans (e.g. for parks and open spaces and playing pitches), site visits and consultation undertaken and the current financial performance of the Council's leisure centres, we have summarised specific actions for the Council's leisure stock in the table overleaf.

Table 10.2 – Recommendations for the Council’s Leisure Centres

Leisure Centre	Recommendations	Justification
The Bridge Leisure Centre	<ul style="list-style-type: none"> Do not reopen; Consider developing a new leisure centre on the existing site or, if not, on another site in the south of the Borough such as Bellingham Leisure and Lifestyle Centre; Carry out feasibility study and business case work to identify the preferred site and facility mix for a new replacement facility. 	<p>The existing centre is in poor condition, is not fit for purpose in terms of the facilities it offers and the design (it was originally a private sports club with an outdoor pool which was covered and the facility converted into a leisure centre), requires significant investment to reopen (circa £2.395m for dilapidations, even before longer-term costs are factored in) and is the most expensive site in the Borough to operate.</p> <p>The case to provide a new leisure centre is set out in the needs analysis and action plan. It is clear that a replacement facility is necessary from a strategic demand perspective, to be located on the most suitable site in the south of the Borough.</p>
The Lewisham Indoor Bowls Centre in Sydenham	<ul style="list-style-type: none"> Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. If a sustainable model cannot be identified and the Council decides to close the centre, it should provide support to the membership to bowl at other centres in the neighbouring local authorities. 	<p>Indoor bowls is an important indoor facility type for people aged over 60 (a growing cohort in Lewisham) however the sport is losing popularity and participation has declined in recent years at most indoor centres across England. This trend is reflected in the membership levels for the Lewisham Indoor Bowls Club which are extremely low at 160 – 200 and not strong enough to make the centre financially viable in its current form.</p>

Leisure Centre	Recommendations	Justification
The Bellingham Leisure and Lifestyle Centre	<ul style="list-style-type: none"> This is not a Council owned facility but independent plans are being developed by the owners to redevelop the site with enhanced sport and leisure facilities on the site (although not specifically a new leisure centre). Consider whether the replacement for the Bridge LC could be located here (either replacing or extending the existing facility) through the development of a feasibility study. There may be potential for a 3G pitch on this site or at Downham Health and Leisure Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	This is an ageing site with over £200k of dilapidations works required and is in need of significant refurbishment. It is an expensive to operate for the Council and would benefit from investment, potentially turning it into a wet and dry leisure centre. It is in a deprived area with low levels of physical activity locally so, with investment, has the potential to make a significant impact on the achievement of the Council's targeted outcomes within its Physical Activity Strategy.
Forest Hill Pools	<ul style="list-style-type: none"> Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. No specific investment recommendations at this stage. 	The facility is not old (opened in 2012) and is the most financially successful of all of the Council's leisure centres. It needs to stay fresh and follow trends to retain and attract new customers. Circa £398k is estimated as being required for dilapidations works which should be combined with consideration of additional income generating investments. The scope to expand the offer within the building is limited so these will likely focus on refreshing, upgrading and maximising the current offer.
Ladywell Arena	<ul style="list-style-type: none"> Retain the athletics track. Consider income-generating opportunities to help make the site more financially viable. Consider options for a change in management model if possible / viable (e.g. asset transfer). 	Retention of the track is recommended within the Council's playing pitch strategy. The track is predominantly used by a number of core clubs and has not been maximised as an asset under the management of an external leisure operator. There may be interest from the core club users to take a more formal role in the management of the track.

Leisure Centre	Recommendations	Justification
Glass Mill Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Consider conversion of underutilised spaces for physical activity offer. 	<p>This is a relatively new site (opened in 2013) however has been underperforming financially and requires circa £225k of dilapidations works. There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however there are a number of designs features which have resulted in 'dead space' which should be considered for providing additional physical activity uses if there is a sustainable business case e.g. the reception / atrium / café area and the first-floor mezzanine area.</p>
Wavelengths	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Short-term consideration of cost / benefit analysis regarding the future of the leisure pool and medium-term consideration of future options for replacing the facility. 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however it is an ageing facility (although refurbished in 2013) and will be the next leisure asset that the Council will need to a consider ongoing investment to maintain it effectively.</p> <p>Wavelengths requires £700k of investment into the leisure pool tank to enable it to reopen in the short-term. The Council should carry out a cost benefit analysis on the future of the leisure pool based on the significant costs needed to refurbish it and the high revenue cost associated with managing it. There may be alternative dryside uses for this space which could be considered instead however this would leave a significant deficit of water supply in this area of the Borough (this could be addressed through the Surrey Canal Triangle development as long as there is sufficient public pay and play access secured to the proposed wetside facilities).</p>

Leisure Centre	Recommendations	Justification
Downham Health and Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, 1Life, to maximise the quality and range of facilities and thereby sustainability of the site. • No specific investment recommendations at this stage. • There may be potential for a 3G pitch on this site or at Bellingham Leisure and Lifestyle Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types). This facility is provided through a long-term PFI agreement and is well maintained. However, there is the potential to consider whether current uses of spaces are maximising the centre and could be converted into spaces that encourage people to be more active and increase income e.g. the ex-citizens advice area.</p>

10.11 Finally, whilst not part of the official ANOG methodology for developing facility strategies, the consultation undertaken as part of developing the Physical Activity Strategy has evidenced **a clear need to provide facilities that engage younger people, particularly teenagers**. It is recommended that any future considerations of replacing or upgrading the Council's leisure facilities or discussions with developers and operators about facilities to be provided in the Borough should always include **consideration of developing facilities with a fun / play adventure element to attract this demographic to become more active**.

11. Monitoring and Review

- 11.1 It is recognised that this assessment is a series of recommendations for Lewisham Borough Council to consider, consult on, adopt, and then deliver the Physical Activity Strategy. Given the current status, the monitoring and review section focuses on the key evidence base requirements that need to be reviewed and updated.
- 11.2 Monitoring and review of the assessment is as important as the creation of the initial assessment. Monitoring is essential if the assessment is to successfully deliver improved provision of indoor sports and leisure facilities over the long term. Monitoring and review represents the final stage in the ANOG Guidance produced by Sport England.
- 11.3 The needs assessment report applies data compiled in 2020. For the facility types there is an extensive evidence base that projects the future demand up to 2033.
- 11.4 Overall, it is a robust evidence base, however, it is essential to keep this under review and to monitor changes, and the implications of these changes.
- 11.5 Priorities will change over time as the recommendations are delivered and new issues and challenges emerge. While the vision should therefore remain consistent over the defined period, the action plans should be dynamic and responsive to change.
- 11.6 Monitoring and review tasks are:
- **Ongoing monitoring of changes to the facility stock.**
 - This is usually regarded as an onerous and tedious task. However, for all the facility types Sport England does update the database for each facility type as part of either (1) their annual update of swimming pools and sports halls for facility planning model purposes or (2) for the other facility types as part of the continuous update of Active Places Power.
 - The Active Places Power database for all the facility types is available online to the Council. In effect therefore it is not about reviewing and updating data but much more about ensuring that an officer in the Council is: aware of the Sport England Active Places Power database, knows how to access it and understands how the database works and can interrogate the data.
 - In effect, it is an electronically updated source of data for the facility types (and other facility types), which can be accessed and manipulated for any particular purpose from now on. Should the Council wish to undertake a refresh of any findings for any facility type then it will be important to use the latest database but also do a bespoke review of the data at that time.
 - **Assessing the impact of demographic changes and new population estimates.**
 - The needs assessment is based on the Council's own bespoke population and its distribution across the Borough. The Council working in conjunction with the GLA will be updating and projecting forward over a long-term period its population projections. This will include residential development to that already approved and included in the GLA 2018 population projections. Should the population projections change significantly, and if there is significant new residential development over and above that included in the GLA projections, then the assumptions about demand should be reviewed.

- **Reviewing participation/frequency of participation rates.**
 - The needs assessment is based on Sport England and National Governing Bodies of Sport participation and frequency of participation rates. This is based on Sport England's own research and the data from Active Lives. Sport England does regular updates of participation rates for swimming and indoor hall sports and this includes minor changes to these rates.
 - Over a longer-term review, of five years ahead, it will be important to review and use the participation rates for specific sports and for specific facility types. The findings on facility needs are valid within a 5% change in participation up or down. It is unlikely that there will be this magnitude of change, but it will still be important to monitor the changes in the rates and frequencies of participation, as there can be specific changes caused by the popularity of particular activities. This is evidenced in relation to studios and health and fitness.
- **Monitoring the delivery of the recommendations and identifying any changes that are required to the priority afforded to each action.**
 - This is the most important part of monitoring and, in effect it is monitoring the delivery of the assessment. It is assumed that the Council will take the responsibility for doing this work. It should be an annual review, set against the facility specific recommendations. A refresh of the major findings, delivery and directions could be undertaken in 3 years' time, or, in line with any local planning reviews and the need to update local planning policies

Lewisham Physical Activity Strategy Implementation Plan 2023-24

			Progress	RAG rating
We will seek to tackle physical and mental health inequalities and celebrate the rich diversity in the borough	Engage the Black swimming association to develop provision in the borough.	Aug-23		
	Engage Sporting recovery to expand mental health programme delivered at Ladywell arena to other facilities in the borough.	Aug-23		
	Map and promote current outdoor activity provision taking place in Parks and Opens Spaces across the borough	Ongoing		
	Promote and expand Healthy Walks programme delivered by Enable	Ongoing		
	Consider relevant findings from Blachir Review to collaborate in designing interventions that help to mitigate health inequalities experienced by Black African and Black Caribbean older people.	Review Quarterly		
	Raise awareness and support the increased uptake of community-based NHS health checks in Black African and Black Caribbean older adults	Review Quarterly		
	Support Main Grants funded clubs/organisations (6 organisations) with their project delivery	Quarterly monitoring		
We will work collaboratively with internal and external partners to tackle health, wellbeing and economic inequalities	Establish Lewisham Physical Activity Stakeholder group and coordinate quarterly meetings to be hosted by LBL	Oct-23		
	Create Leisure Centre concessions membership communications plan for quarterly engagement.	Monitor quarterly		
Ensure older residents have a variety of activities available to help encourage uptake and maintenance of regular physical activity	Leisure Centres to provide guidance on sessions specifically suitable for older residents	Reviewed every 6 months in consultation with centre users		
	Creation of an older residents activity resource (booklet)	Jan-24		
	Support borough leisure centres to achieve and maintain Dementia friendly status	Nov-23		
	Ensure Adult Social Care presence at quarterly stakeholder meeting	Quarterly engagement		
	Consult with POSAC & Age Uk (Lewisham/Southwark) to ensure we are developing programmes and activities to support our older residents	Jan-24		
	Continue to support the growth of Lewisham Indoor Bowls Club	Ongoing		
Encourage uptake of sport and physical activity by women and girls	Host 2 Sports coaching courses in the borough	Mar-24		
	Establish number of Wildcats girls football sessions offered in the borough	Aug-23		
	Support Leisure contractors to develop women and girls communications plan	Oct-23		
Reduce number of children registered as Overweight / Obese in reception and Year 6 by 2%	Support uptake of Henry Programme (Childhood obesity prevention programme)	Ongoing		
	Support Public Health in the delivery of Daily Mile in schools (increase number of schools engaged to 50+ (currently delivered in 47 schools))	Jul-24		
	Update schools newsletter with relevant/local physical activity programmes	Each Quarter		
Increase opportunities for people with disabilities to access physical activity	Maintain and promote free access to Leisure Centres in the borough via the Be Active programme	Ongoing		
	Assist Disability Sport Coach in administration of funding programme	Review Quarterly		
	Support local clubs/organisations to become inclusive through the delivery development workshops	Two workshops per year		
Active Environment Goals				
Implementation Plan Measures				
Timescales / Milestones				
Ensuring all residents benefit from, clean, safe and trusted environments for physical activity	To work closely with Planning and Regeneration to embed physical activity into local policy	Quarterly		
	Support uptake of Healthy Street concept, integrating this into local regeneration schemes	Quarterly		
	To engage Community Safety Team to ensure physical activity places/spaces are safe and monitored	Quarterly		
	Work with Friends of parks groups to consult with organisations to understand physical activity support needs	Annually		
	Support and promote and administer the implementation of a Sports Pitch bookings platform	Jan-24		
	Work towards achievement of recommendations withing the current Playing Pitch Strategy	Ongoing		
	Promote and administer the Play Tennis Lewisham Scheme	Ongoing		

Make more and better use of the parks and open spaces in the borough by activating the communities that surround them.	Upgrade Tennis courts at 4 park locations across the borough (Ladywell Fields Catford Bridge, Chinbrook Meadows, Telegraph Hill, Hilly Fields)	Jul-23		
	Explore funding opportunities to deliver a full sized 3G football pitch in the borough	Mar-24		
	Support promotion and delivery of sessions at open water swimming lake in Beckenham Place Park	Apr-24		
	Support activation of outdoor gyms across the borough	Apr-24		
We will work toward improving access to school facilities for community use	Engage local schools to explore opportunities to expand community access outside of school hours	Jul-24		
	Ensure CYP representative attends quarterly physical activity stakeholder meetings.	Quarterly		
Offer support to the Cleaner, Greener agenda by promoting opportunities for active travel.	Support the School Streets already in place across the borough, working with school contacts to expand the initiative where possible	Jul-24		
	Work with physical activity organisations to develop and promote active travel plans	Ongoing		
	Support and promote the bike loans scheme through the borough.	Ongoing		
Making use of more non-traditional spaces to encourage the least engaged members of our community have easy access to sport and physical activity.	Map and promote facilities throughout the borough (e.g. church halls and community centres) that can be hired for Sport/physical activity	Jan-24		
	Explore opportunities to continue operation of physical activity hub in Lewisham Shopping Centre	Sep-23		
Continue to provide clean and well-maintained leisure facilities as well as explore opportunities for new provision in the south of the borough.	Create and implement Be Active programme communications plan	Quarterly		
	Support Leisure operators to continue growth in participation figures month on month	Ongoing		
	Support the delivery of a new/relocated health suite at Glass Mill Leisure centre	Sep-23		
	Support the delivery of the HAF programme within Leisure Centres	Jul-24		
	Explore options to re-engage usage of climbing wall at Glass Mill Leisure Centre	Dec-23		
	Explore options for development of atrium at Glass Mill Leisure Centre for physical activity use.	Dec-23		
	Work alongside Planning/Regeneration to explore options re-provision of a Leisure Centre in the South of the borough	Jul-24		
Active Systems Goals Implementation Plan Measures Timescales / Milestones				
Ensuring residents understand the strong links between physical activity and health and wellbeing.	Create community pathways to physical activity via local social prescribers/community champions	Ongoing		
	Engage religious leaders in the borough to create physical activity pathways	May-24		
	Ensure physical activity messaging is a key part of public health messaging and delivered in culturally appropriate manner to remove barriers to accessing physical activity opportunities for black African/Caribbean residents	Quarterly		
The physical activity workforce will be invested in to ensure they gain the confidence and skills need to support and encourage residents to lead active lives	Work with physical activity training providers to offer 4 workshops/training opportunities for boroughs workforce	Quarterly		
	Work with Lewisham Football Partnership to consult with wider football community to assess training/development needs.	Quarterly		
Physical Activity will be a visible and pro-active health and social care pathway	Ensure Adult Social Care representative attends quarterly physical activity stakeholder meetings.	Quarterly		
We will support clubs and organisations to increase the numbers people volunteering to provide physical activity	Establish baseline figure of physical activity volunteer workforce within the borough.	Feb-24		
	Work with educational institutions to provide volunteering placement pathways into local club/organisations	Dec-23		
Support Leisure activity providers to engage in training, apprenticeship and employment opportunities	Ensure Leisure contractors are offering work placement/apprenticeship for local residents (10 apprenticeships/work placements per year).	Apr-24		
	Ensure Leisure contractors advertise vacancies through local employment pathways first	Ongoing		
	Establish baseline figure of leisure contractor workforce that are Lewisham residents and encourage minimum 50% local workforce target	Sep-23		
Ensure sport and physical activity are at the forefront of options for antisocial behaviour and crime	Ensure Crime/antisocial behaviour representative attends quarterly physical activity stakeholder meetings.	Quarterly		
	Work to establish 1 joint physical activity-based crime intervention programme	Jul-24		

interventions.	Work with Millwall in the Community and Lewisham Football Partnership to provide 3 Friday night football sessions across the borough	Dec-23		
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Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>
Non-Key Decision	<input type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	We Are Lewisham: A cultural strategy for Lewisham 2023 - 2028	
Author	James Lee Thorsten Dreyer	Ext. 6548

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration	X	
EMT consideration	X	

Signed: 

Cllr James Walsh, Cabinet Member for Culture, Leisure and Communication

Date: 27 June 2023

Signed: 

Tom Brown, Executive Director for Community Services

Date: 27 June 2023



Mayor and Cabinet

Report title: We are Lewisham – A cultural strategy for Lewisham 2023 - 2028

Date: 19 July 2023

Key decision: Yes

Class: Part 1

Ward(s) affected: All

Contributors: James Lee, Director of Communities, Partnership, and Leisure
Thorsten Dreyer, Cultural Strategy Advisor

Outline and recommendations

Lewisham was the Mayor's London Borough of Culture 2022. The year-long cultural programme, *We Are Lewisham*, was a celebration of the borough's history, people, and place. Cultural partners in Lewisham have come together to develop a cultural strategy that extends the benefits and legacy of London Borough of Culture into the future.

The Mayor and Cabinet are asked to:

- Note that *We are Lewisham – A cultural strategy for Lewisham 2023 – 2028* is a partnership strategy for culture in Lewisham.
- Adopt the attached strategy document *We are Lewisham – A cultural strategy for Lewisham 2023 - 2028*

Timeline of engagement and decision-making

Related previous decisions

- There are no previous decisions that are directly related to this report. Previous decisions taken related to the bidding process for and delivery of Lewisham's year as London Borough of Culture 2022.

Engagement

- London Borough of Culture programme 2022
- 1-2-1 interviews and focus groups with internal and external stakeholders – February to May 2023
- Cultural Strategy Steering Group x 2 meetings in March and April 2023 followed by online engagement
- Creative and cultural sector online survey – late March to early May 2023
- Resident and visitor online survey – late March to early May 2023
- Scrutiny committee leads workshop – 28 March 2023
- London Borough of Culture closure event and impact report – 30 March 2023
- Creative and cultural sector summit – 25 April 2023
- Intergenerational focus group – 15 May 2023

1. Summary

- 1.1. Lewisham was the London Borough of Culture (LBoC) in 2022. The theme for the year was We are Lewisham. The programme celebrated our history, people, and place. It was created by the people of Lewisham. The year was inspired by our history of activism. It showed how culture can change lives.
- 1.2. The year had a big impact across the borough. It has led to new partnerships and new ways of working. It has shown that by investing in culture we invest in the local economy, in people's wellbeing, and in future generations.
- 1.3. In the bid to become LBoC we said that we wanted to create a legacy after the year. This report explains how we have worked with partners to write a cultural strategy. The cultural strategy explains how we plan to deliver the legacy.
- 1.4. We wrote the strategy with cultural organisations, universities, different council departments, and others. We listened to residents, visitors, and people working in the cultural sector.
- 1.5. The strategy is about more than culture. It explains how culture helps the local economy grow and how it can be good for people's health. This strategy is not just for the council. It is a partnership strategy, and we will deliver it with Lewisham's communities.

Is this report easy to understand?

Please give us feedback so we can improve.

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2. Recommendations

2.1. The Mayor and Cabinet are asked to:

2.1.1. Note that *We are Lewisham – A cultural strategy for Lewisham 2023 – 2028* is a partnership strategy for culture in Lewisham.

2.1.2. Adopt the attached strategy document *We are Lewisham – A cultural strategy for Lewisham 2023 – 2028*.

3. Policy Context

3.1. *Local policy context*

3.1.1. The cultural strategy has been developed taking a place-based approach, identifying the contribution culture can make to wider outcomes for Lewisham. It is about more than culture and aligns with Lewisham's Corporate Priorities, as set out in the council's [Corporate Strategy \(2022-2026\)](#).

In particular, this report is closely aligned to the following priorities.

- Cleaner and Greener
- A Strong Local Economy
- Children and Young People
- Open Lewisham
- Health and Wellbeing

3.1.2. The outcomes framework in Appendix D shows how the actions and outcomes for culture support the corporate priorities.

3.2. *Regional policy context*

3.2.1. The Mayor of London's culture strategy, *Culture for Londoners*, sets the regional policy framework. It seeks to widen access to culture locally, support and sustain cultural spaces, invest in a diverse creative workforce, and maintain London's status as a global cultural hub. The LBoC award and the designation of a Creative Enterprise Zone in the north of the borough are two of the London-wide programmes that have recognised and strengthened Lewisham's role in the wider London cultural economy.

3.2.2. As part of the bid to become LBoC, the Mayor of London asks applicants to explain how they will embed the legacy from the year into their ongoing work. Lewisham's original bid set out the legacy ambition of the LBoC delivery partners. The cultural strategy sets out how partners will deliver the legacy ambition and how they will create the conditions which allow the cultural and creative legacy from the year to thrive for years to come.

3.3. *National policy context*

3.3.1. Central government and national development agencies for culture and

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creativity like Arts Council England (ACE) are increasingly taking place-based approaches to investing in culture to support wider outcomes. This is reflected in ACE's strategy, Let's Create, which seeks to support villages, towns and cities that thrive through a collaborative approach to culture. It is also reflected in the government's approach to support for cultural infrastructure through the Levelling Up Fund. Taking a place-based approach to the cultural strategy which is focused on delivering wider outcomes ensures that Lewisham is well placed to respond to national investment priorities.

- 3.3.2. In 2022, the Local Government Association (LGA) brought together the Commission on Culture and Local Government. Its aim was to explore the contribution of local culture, the barriers it faces, and the conditions that are essential for a healthy local cultural ecosystem. It identified the need for place-based planning for culture and partnership and co-production approaches. The cultural strategy has been developed in line with the Commission's recommendations.

4. Background

- 4.1. Lewisham has a long history as a cultural and creative hub in London. It is home to influential cultural institutions Trinity Laban Conservatoire of Music and Dance; Goldsmiths, University of London; the Horniman Museum and Gardens; and The Albany, with over 3,000 visual artists living and making work in the borough. There are many smaller cultural organisations, who are recognised nationally and internationally for their work.
- 4.2. Lewisham has a rich social history, influenced by waves of migration. From the work of Lewisham suffragette Rosa-May Billinghurst, to the 1977 Battle of Lewisham and the Rock Against Racism movement, instances of activism have gone on to spark change felt across the UK and internationally.
- 4.3. Building on these foundations, in 2019 partners in Lewisham came together to bid for LBoC status to widen participation in culture, assert Lewisham's place as a cultural hub in the capital, attract inward investment, and develop new career paths into the cultural sector for young people in the borough. Lewisham was named as LBoC 2021 but due to the pandemic this was delayed to 2022 under the theme *We are Lewisham*.
- 4.4. The programme celebrated the borough's history, people, and place. The year was inspired by Lewisham's history of activism and highlighted the power of culture to create change locally and globally.
- 4.5. The year made a significant impact across the borough:
- There were 696 events.
 - More than 436k audience members and participants took part in person.
 - More than 474k audience members attended digitally.
 - The programme was delivered by over 200 partner organisations.
 - There were over 1,800 volunteers.

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- 92% of schools were involved.
 - 8,854 young people were supported with career and development opportunities.
- 4.6. During the year, partners began to plan for the transition from the LBoC programme into ongoing legacy delivery, ensuring that there was a clear and seamless transition between the programme, the programme evaluation, and the legacy. This report presents the resulting legacy approach, set out in a new cultural strategy for Lewisham.

5. Embedding the legacy from LBoC

- 5.1. 2022 was one of the most exciting years yet for culture in Lewisham. The *We are Lewisham* impact report shows that the year had a significant impact across the borough. It has led to new partnerships and new ways of working. It has shown that investing in culture is investing in the local economy, in people's wellbeing, and in future generations.
- 5.2. Legacy was a fundamental ambition of the original bid to become LBoC and LBoC partners want to cultivate a legacy that promotes the borough's rich history, culture, and community spirit, bringing in more investment and opportunities and inviting both private sector partners and visitors to see what Lewisham has to offer.
- 5.3. The legacy is rooted in *We are Lewisham* but will extend beyond the borough boundaries and across London. It will enable new partnerships with others to develop, and open new opportunities for culture and creativity in Lewisham.
- 5.4. *We are Lewisham – A cultural strategy for Lewisham 2023 – 2028* is a partnership call to action and a plan for keeping the spirit of *We are Lewisham* alive.

6. Vision and outcomes for culture

- 6.1. The cultural strategy sets the vision for culture in Lewisham and identifies four outcomes for culture that support the delivery of the vision. The outcomes framework in Appendix D shows how the vision and outcomes for culture link and how together they support the corporate priorities.
- 6.2. Partners' shared vision for culture in Lewisham builds on the foundations laid during 2022. The vision is about making positive social change happen in Lewisham and about telling the borough's story to the rest of London and the world:

Lewisham: Our place in London where the power of culture and creativity unite us to imagine and build a better future for everyone.

- 6.3. Underpinning the vision are four outcomes for culture that describe the difference partners expect the strategy to make and the impact they want it to have:

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- Creative Communities: Everyone has access to the positive benefits of engaging with cultural and creative activities.
- Creative Places: Cultural and creative places meet the changing needs of Lewisham's communities and creatives.
- Creative Enterprise: The conditions are right for the cultural and creative industries to thrive and be more accessible to a broader range of communities in Lewisham.
- Creative Connections: Creative ways of connecting public sector organisations and communities tested during our year as London Borough of Culture will become part of the way we work together.

6.4. The cultural strategy identifies what partners are already doing and what additional actions they will take together to work towards the vision and outcomes.

7. Cultural strategy engagement

7.1. *We are Lewisham*, the borough's year as LBoC, was probably the biggest cultural engagement programme ever undertaken in Lewisham. *We are Lewisham* was developed in partnership with communities and the local cultural sector. It tested new ideas for increasing participation in cultural activity, developing new routes into cultural sector employment, and developing conversations about the big issues facing Lewisham, such as climate change or young people's mental wellbeing. Throughout the programme, those who participated shaped it and gave their views on what worked and didn't work. The final evaluation reports brought together the learning from the year and have informed the cultural strategy.

7.2. In addition to engaging throughout 2022, the development of the strategy was informed by a range of dedicated engagement activities:

- A Cultural Strategy Steering Group to oversee and guide the development of the strategy, bringing together a cross section of cultural organisations, universities, creative workspace providers, and Lewisham Council.
- Interviews and focus groups with internal and external stakeholders, including cultural organisations, universities, Arts Council England, the Greater London Authority, health and social care system partners, regeneration, planning, and local economy staff in the council.
- A residents' and visitors' online survey to better understand people's reason for participating in culture, any barriers they may face, and why they participate in cultural activities.
- A creative and cultural sector online survey to better understand the conditions that make creativity and culture thrive, including any opportunities for a thriving local cultural ecosystem.
- A workshop with scrutiny lead councillors to identify any connections to the current scrutiny programme, including the affordable workspace task and finish group which is reporting its recommendations to the Mayor

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and Cabinet elsewhere on the agenda for today's meeting.

- The LBoC closure event designed for cultural and local authority decision makers to learn about the impact of Lewisham's year as LBoC and which explored how learnings can impact the future of the creative sector.
- The creative and cultural sector summit which brought together representatives from cultural organisations as well as freelancers to network and explore the opportunities and challenges that a cultural strategy should address.
- An intergenerational focus group to hear the voices of younger and older people and to understand any similarities or differences in barriers to participation both groups may experience.

7.3. Findings from the engagement activities are included in the strategy and have informed the outcomes and actions.

8. Alternative options considered

8.1. Do nothing – Mayor and Cabinet may choose not to adopt the cultural strategy. This option is not recommended. The cultural strategy sets out how the benefits emerging from LBoC can be further developed. This includes how culture can be a driver for inward investment, good growth, community cohesion, and better health and wellbeing. A cultural strategy also provides a platform for securing funding for cultural activity and infrastructure from a range of external sources, as it demonstrates to funders how culture contributes to wider outcomes in Lewisham. A more ad hoc approach is unlikely to realise the same benefits that can be secured through a co-ordinated and strategic partnership approach.

9. Methodology and partnership approach

9.1. The cultural strategy takes a place-based and partnership approach to planning for culture, working with a wide range of partners to ensure culture in Lewisham contributes effectively to wider outcomes, including health, cohesion, good growth, and community engagement.

9.2. Partners followed ACEs' Joint Cultural Needs Assessment guidance, which includes the following steps:

- Convening: Bringing together a broad range of stakeholders from the cultural, community, education, health, local government, higher education, and commercial sectors.
- Collecting: Building a place profile of cultural and non-cultural data to inform needs identification and consultation.
- Consulting: Engaging, communicating and agreeing on resources, activities, outputs and planned outcomes for culture with partners, funders, communities.
- Co-ordinating a framework of potential cultural activities and outputs that capture local needs and lead to the outcomes for culture.

9.3. The strategy is not a council strategy. It is a partnership strategy that will be

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overseen and delivered by a new cultural partnership for Lewisham, building on the steering group that guided the strategy development.

- 9.4. In addition to the outcomes for culture, the strategy includes a cross-cutting focus on children and young people as well as music. Lewisham is a young place with a rich musical heritage. Young creatives and music were at the heart of LBoC. In shaping the legacy, partners will increase cultural opportunities for children and young people and sustain and grow the music scene.

10. Financial implications

- 10.1. The cultural strategy has been developed to be contained within existing resources and actions in the strategy can be scaled depending on financial resources available. Where actions create additional resource needs, these are subject to securing funding from a variety of sources. Mayor and Cabinet will receive separate reports on any projects requiring additional resources when they come forward for delivery. These reports would include the consideration of financial implications specific to the projects or decisions to be taken.

11. Legal implications

- 11.1. There are no legal implications arising directly from this report.

12. Equalities implications

- 12.1. The cultural strategy is fundamentally a strategy aimed at reducing inequalities. The evidence base underpinning the strategy has identified inequalities in access to and participation in culture. The strategy has identified several actions to reduce inequalities in participation to ensure everyone can benefit from the positive impacts of culture.

- 12.2. The cultural strategy outcomes directly support delivery of the council's equalities objectives identified in the Single Equality Framework 2020 – 2024 (SEF):

- 12.3. SEF Objective 1: To ensure equal opportunities for marginalised and seldom heard communities
- The Creative Connections outcome seeks to embed the creative engagement techniques developed during LBoC into council and partner working. During LBoC partners tested a range of ways of engaging communities in conversations about what mattered to them, using culture and creativity to amplify seldom heard voices.
- 12.4. SEF Objective 2: To reduce the number of vulnerable people in the borough by tackling socio-economic inequality
- The Creative Enterprise outcome recognises the power of culture to achieve social mobility through skills development and employment in a key sector for the UK and local economy. It recognises that the sector workforce is not reflective of the borough population and has identified

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actions to address this.

- 12.5. SEF Objective 3: To improve the quality of life of residents by tackling preventable illnesses and diseases
- The Creative Communities outcomes focuses on bringing people together through culture and to help people make sense of the world around them through cultural activity. It identifies actions to foster creative health approaches in the local health and social care system, including social prescribing, prevention, and early intervention to achieve better mental health.
- 12.6. SEF Objective 4: To ensure that services are designed and delivered to meet the needs of Lewisham's diverse population
- The Creative Communities outcome seeks to celebrate Lewisham as a great place to live. It includes actions to celebrate all communities to promote understanding, increase pride of place, and showcase Lewisham as a welcoming place. It also includes specific actions to support the borough of sanctuary approach.
- 12.7. SEF Objective 5: To increase the number of people we support to become active citizens
- Both the Creative Communities and the Creative Connections outcomes support active citizenship and participation in social life. Creative Communities includes specific actions to promote active participation in cultural activity, including outdoor community events, while Creative Connections seeks to empower people to make change in their area happen through creative activism.

13. Climate change and environmental implications

- 13.1. There are no direct or immediate carbon, energy or environmental implications arising from this report. Any potential implications related to specific projects brought forward to deliver the strategy will be considered at the time of decision-making.
- 13.2. While there are no direct implications, creative activism and making change happen together with the communities of Lewisham was central to LBoC, with a specific focus on the climate emergency and social justice. The cultural strategy takes the learning from creative activism approaches tested during LBoC and seeks to embed them in ongoing work to tackle the climate emergency and other major issues facing Lewisham and the wider world.

14. Crime and disorder implications

- 14.1. The cultural strategy highlights the benefits of cultural activity for community cohesion. The Creative Communities theme includes actions to bring people together through events, including festivals and community parties, celebrate the many different communities that make up the borough, and explore the heritage and contribution of everyone who lives, works, studies, or visits Lewisham.

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15. Health and wellbeing implications

15.1. There is a broad body of evidence demonstrating that creativity and culture are integral to health and wellbeing. The cultural strategy includes actions to support a creative health approach that engages with prevention and health-creation - not just treatment and disease. It includes actions to address loneliness, improve mental wellbeing, build social capital, and integrate creativity and culture in the local health and social care system.

16. Background papers

16.1. There are no background papers. Details of the surveys that informed the cultural strategy can be found on the council's resident engagement portal:

- [Residents' and visitors' survey](#)
- [Creative and cultural sector survey](#)

17. Glossary

Term	Definition
Arts Council England (ACE)	Arts Council England is the national development agency for creativity and culture. It funds cultural organisations and cultural projects across England.
Greater London Authority (GLA)	The Greater London Authority is the regional government body for London. There two parts to the GLA: the Mayor of London and the London Assembly. The Mayor provides citywide leadership and creates policies to improve London for all. The London Assembly holds the Mayor and Mayoral advisers to account by publicly examining policies and programmes.
Local Government Association (LGA)	The Local Government Association is the national membership body for local authorities. It works on behalf of its member councils to support, promote and improve local government.
London Borough of Culture (LBoC)	London Borough of Culture is a status awarded by the Mayor of London to one London borough each year. The chosen borough receives funding from the Mayor of London and secures other funding to deliver a year-long cultural programme.

18. Report author(s) and contact

18.1. Report authors:

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18.2. Comments for and on behalf of the Executive Director for Corporate Resources were provided by:

- Yusuf O. Shaibu, Strategic Finance Business Partner (Community Services)

18.3. Comments for and on behalf of the Director of Law and Corporate Governance were provided by:

- Jeremy Chambers, Director of Law and Corporate Governance

19. Appendices

19.1. This report is accompanied by the following appendices:

- Appendix A: We are Lewisham – A cultural strategy for Lewisham 2023 – 2028 (full strategy)
- Appendix B: We are Lewisham – A cultural strategy for Lewisham 2023 – 2028 (summary strategy)
- Appendix C: Cultural strategy insights pack
- Appendix D: Cultural strategy outcomes framework
- Appendix E: Equalities Analysis Assessment

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We Are Lewisham

A cultural strategy for Lewisham 2023–2028



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Foreword



Cllr James-J Walsh,
Cabinet Member for
Culture, Leisure and
Communications

Our vision for culture in Lewisham is rooted in our people, history, and the values we share as a community that make us a unique and culturally rich place; focussed on our key missions as a borough; and propelled by our commitment and history of effecting positive social change through cultural-led social action and activism.

Our vision and commitment is now captured and planned for, in this our new cultural strategy – a roadmap to securing our place as one of the best cultural hubs in the capital.

Anchored in the learning of Lewisham’s hugely successful year as London Borough of Culture 2022, our year also contained the promise that this was only ever the beginning. We were clear when we were awarded our year of culture that building an enduring legacy laid at the very heart of our plans, and this strategy shares how we will deliver on that promise.

Lewisham is ambitious for its future; we believe we have unharnessed potential that can set us apart from other places. To deliver on our ambitions we have settled on five areas where we believe Arts and Culture can have the biggest effect, and we will focus our efforts on:

- promoting health and wellbeing,
- fostering strong relationships,
- providing access to skills and employment opportunities, and
- embracing sustainability in a world grappling with the climate crisis.

Our ultimate aspiration is for Lewisham to become a beacon for culture, regionally nationally and internationally, through tapping into and sharing our valuable story, diverse culture, rich history, and unmatched community spirit. To unlock that story, we will work in partnership, tapping into local practitioners and institutions, and securing the inward investment that enables Lewisham’s vision as a borough to be delivered. As a borough we know we’ve all the ingredients to that make that vision a reality: prestigious arts and cultural organisations, a passionate local base of practitioners, and a network of pioneering educational arts establishments, are just some of the many assets we can draw upon.

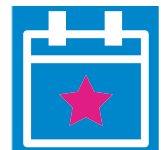
Culture lies in the people of Lewisham, who are the driving force behind its creation and preservation. Our cultural legacy depends on the active involvement of our communities and creatives, allowing them to tell their own stories in their chosen mediums—whether that be through ‘music & dance’, ‘food & cooking’, ‘painting & sculpting’, ‘clubbing & pubbing’, ‘gaming & broadcasting’ or any other artistic form traditional or emergent. We are a young vibrant borough and see collaboration and partnerships that unlock fresh avenues for all types of creativity within Lewisham as central to this agenda, enabling us to elevate our artistic offerings and spreading these far and wide.

Finally, we are committed to carrying forward the Lewisham tradition of effecting change through culture, nurturing a new generation of young creative activists who will continue to shape our borough’s cultural landscape in the years to come

We must give thanks to all those who have contributed to the strategy, including our elected members, community leaders, creatives, and residents, as well as Mayor of London Sadiq Khan who enabled our journey through his belief and investment in Lewisham’s cultural potential as a borough.

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London Borough of Culture statistics



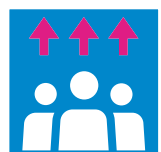
696
events



436,294
taking part



Over £4 million
inward
investment



8,854
young people
supported
to find work
in creative
sector



10,000+
volunteer
hours

A cultural strategy for Lewisham – why, what, and how?



Lewisham looks ahead – beyond London Borough of Culture 2022

2022 was one of the most exciting years yet for culture in Lewisham. **We Are Lewisham** was our year as London Borough of Culture. Together, we celebrated the borough's history, people, and place. The year was inspired by Lewisham's history of activism and highlighted the power of culture to create change locally and globally.

The **We Are Lewisham** Impact Report¹ shows that the year had a significant impact across the borough. It has led to new partnerships and new ways of working. It has shown that investing in culture is investing in the local economy, in people's wellbeing, and in future generations.

Legacy was a fundamental ambition of the original bid to become London Borough of Culture. Although the true legacy of the year will not be clear for years to come, we want to harness these benefits and build on the key outcomes beginning to emerge.

We want to cultivate a legacy that promotes our borough's rich history, culture, and community spirit, bringing in more investment and opportunities, and inviting both private sector partners and visitors to see what Lewisham has to offer.

Lewisham is a young place with a rich musical heritage. Young creatives and music were at the heart of **We Are Lewisham**. In shaping the legacy, we will increase cultural opportunities for children and young people and sustain and grow the music scene.

Our legacy is rooted in **We Are Lewisham**, but we will extend our reach beyond the borough boundaries and across London. We want to form new partnerships with others to open new opportunities for culture and creativity in Lewisham.

This cultural strategy is our plan for keeping the spirit of **We Are Lewisham alive and for building on Lewisham's strong cultural foundations to create the conditions which allow the cultural and creative legacy of 2022 to thrive for years to come.**



Image: Suzi Corker

Our vision for culture in Lewisham

Lewisham: Our place in London where the power of culture and creativity unite us to imagine and build a better future for everyone.

Our shared vision for culture in Lewisham builds on what we delivered together during 2022, built on the longstanding and deep foundations for culture and creativity across our borough. The vision is about continuing to make positive social change happen in Lewisham as well as about sharing our rich and valuable story with the rest of London and the world.

It is underpinned by our ambition for a legacy which:

- 1** Improves the big outcomes for our communities: Being healthy and well; building strong relationships with others; developing skills and being able to access jobs; and living more sustainable lives in a world affected by climate change.
- 2** Recognises Lewisham's people as our greatest strength: People make culture happen. There can be no cultural legacy without Lewisham's communities and creatives at the centre. There can be no story of Lewisham without the people of Lewisham telling their own stories, in their own words, and in the way they choose – be that through music, dance, painting, clubbing, cooking or anything else.
- 3** Extends the Lewisham tradition of making change happen through culture into the future and develops a new generation of young creative activists.



Developing this strategy

Our approach

Culture plays an important role in making great places to live, work, learn, and visit. Culture contributes to the economy, a more sustainable environment, health, wellbeing, brings communities together, and can make people feel proud of their local area.

Our approach to developing this strategy is therefore focused on how culture can transform lives and make an even bigger contribution to Lewisham as a place. It is a partnership strategy for Lewisham, not a council strategy. It also incorporates a strategic approach for supporting live music in Lewisham. In developing this strategy, we have been guided by Arts Council England's methodology for Joint Cultural Needs Assessments (JCNA)².

The JCNA methodology has five key objectives:

- Partnership: Linking and influencing the local ecosystem
- Positioning: Placing culture at the core of social, economic, health, environmental goals
- Plurality: Surfacing and celebrating diversity
- Potential: Growing the sector, market, infrastructure, and talent base
- Prioritising: Investing in key outcomes that address selected needs and issues



Irie! Dance Theatre
students

Image: Manuel Vason

Convening a cultural partnership for Lewisham

Creating the conditions for culture to thrive so we can maximise its benefits for Lewisham cannot be achieved by any one organisation on its own. It requires the active involvement, resources, and energy of partners in the cultural sector and beyond.

We convened a cultural strategy steering group (see [acknowledgements](#) for details of membership) to oversee the development of the strategy, building on the partnerships we developed during our year as London Borough of Culture. We expanded the membership beyond cultural and education organisations to include planning and regeneration experts, business support and workspace providers.

Now that the strategy has been adopted, we will review the membership of the steering group and develop it into a cultural partnership for Lewisham and integrate it into the wider Lewisham Strategic Partnership.

Collecting and understanding data

We assembled cultural and non-cultural data about Lewisham to understand the opportunities and challenges for culture, and where culture can contribute to wider outcomes, such as the economy, health, and cohesion. The data we have assembled has informed the vision, outcomes, actions, and success measures in this strategy. The [Culture and Creativity in Lewisham](#) chapter summarises the data, and each outcome chapter includes an overview of the data that has helped us to identify the difference we want to make and the actions we will take.

Working with communities, the cultural sector, and other partners

Data alone is not enough to understand what a cultural strategy for Lewisham should achieve. We worked with communities, the cultural sector, and other partners to co-produce this strategy.

Our year as London Borough of Culture was the biggest cultural engagement we have ever undertaken in Lewisham. Our 696 events saw more than 436,000 audience members and participants in person as well as more than 474,500 digital visits. We supported 8,854 young people to develop their creative skills and careers, and more than 1,800 volunteers helped to make it all happen.

We tested new ways of working, talked to our audiences, and learned what worked and did not, and what people in Lewisham wanted from culture in their neighbourhoods, communities, and lives. We have used what people told us during the year to inform this strategy – retaining what worked and learning from the challenges.

In addition to listening to people during the last year, we also engaged residents, visitors, the cultural sector, businesses, and other partners during the development of this strategy:

- 360 people responded to our cultural strategy survey for residents and visitors, telling us how and why they engaged in culture.
- 80 people working in the cultural and creative sector as freelancers or for organisations registered for our sector summit at The Albany, identifying what could be done to create even better conditions for culture and creativity to thrive.
- 98 people responded to our cultural strategy survey for those working in the cultural and creative sector, telling us about what the sector needed to grow and how cultural and creative organisations can make a difference in Lewisham.
- Interviews and small group conversations with universities, health services, funders, cultural organisations, and urban planning, regeneration, economic development, and skills departments at Lewisham Council helped us understand how we can best make the connections across and between organisations to make the most of Lewisham's longstanding creative and cultural activism – now and in the future.
- Our intergenerational focus group brought together older people and young people to explore how culture can help build understanding between different age groups.
- The Lewisham Looks Ahead: Cultural Activism Beyond London Borough of Culture 2022 event at City Hall marked the formal end of our year as London Borough of Culture. More than 100 delegates from cultural organisations, businesses, and public sector organisations came together to develop ideas for a legacy from London Borough of Culture.

Like the data we gathered, the key points from engagement are summarised in the **Culture and Creativity in Lewisham** chapter and in each of the outcome chapters.

Imagining and building a better future for everyone in Lewisham

Based on the data we gathered and analysed, the conversations we had, and the ideas and aspirations that people told us about in surveys, workshops, and meetings, we have developed four **outcomes for culture** in Lewisham. We believe that together, these outcomes for culture will create the conditions in which culture can thrive so that we can harness its power to make a difference to Lewisham as a place. Opportunities for children and young people and for Lewisham's live music scene cut across all four outcomes. We have highlighted these in the actions so they can be found easily:

#CYP highlights opportunities for children and young people, and

#music highlights live music opportunities.

We know we cannot plan for everything, and great culture often happens when it is not planned. A strategy will enable us to notice the unexpected things that are easily missed and give them better conditions to grow – even if we didn't imagine anything could grow where it emerged. Our outcomes for culture will help us achieve that by building a stage on which others can create, make, and perform, rather than by us directing what cultural activity should happen.

We have developed our outcomes for culture using a tool that is often used in the health service and in the voluntary sector - theory of change. A theory of change helps us imagine and paint a picture of the future we want to build, the impact we want to create, and the actions we need to take to achieve this.

The list of actions on the following page is a simplified theory of change, showing:

- The actions we will take
- The future we want to see for culture in Lewisham (outcomes for culture)
- Our vision for culture in Lewisham
- The big outcomes that communities and partners in Lewisham want to see – e.g., better health, economic prosperity, and sustainability

The outcome chapters in this strategy explain in more detail:

- Why the outcome for culture is important
- What is happening already to achieve the outcome
- What else we will do together in the future to achieve the outcome
- And how we know the actions we are taking are working

Our actions	Outcomes for culture	Our priorities for culture	Our vision for culture	Lewisham place outcomes
<p>We will build on our partnerships, both formal and informal, to deliver and support diverse and inclusive activities bringing communities together for the benefit of our borough, so that everyone can benefit from creative engagement. We will also share our stories beyond the boundaries of Lewisham.</p>	<p>Everyone has access to the positive benefits of engaging with cultural and creative activities.</p>	<p>Creative Communities</p>		<p>Open Lewisham Children and young people Health and wellbeing</p>
<p>We will secure, safeguard, and deliver a range of cultural spaces – formal and informal – across the borough to foster and promote a diverse range of creative settings for creativity to flourish.</p>	<p>Cultural and creative places meet the changing needs of Lewisham’s communities and creatives.</p>	<p>Creative Places</p>	<p>Lewisham: Our place in London where the power of culture and creativity unite us to imagine and build a better future for everyone.</p>	<p>A strong local economy</p>
<p>We will equip residents with the skills and experience to access opportunities in the creative and cultural industries and work with business and VCS organisations to support the growth of our creative and cultural sector.</p>	<p>The conditions are right for the cultural and creative industries to thrive and be more accessible to a broader range of communities in Lewisham.</p>	<p>Creative Enterprise</p>		<p>A strong local economy Children and young people</p>
<p>We will continue to develop a dialogue with residents, businesses, the voluntary and community sector, public sector organisations, and other partners about the key issues facing our borough and adopt new ways of working together with them, using creative and cultural activities and techniques.</p>	<p>Creative ways of connecting public sector organisations and communities tested during our year as London Borough of Culture will become part of the way we work together.</p>	<p>Creative Connections</p>		<p>Cleaner and greener Fair, accessible, and inclusive engagement Collaboration and partnership working</p>

Culture and creativity in Lewisham

Lewisham's cultural and creative sector

Lewisham has a thriving cultural and creative sector, including individual artists and creatives, community arts organisations, nationally recognised cultural institutions, and world-class arts and cultural education providers.

Nationally, regionally, and locally recognised cultural organisations

Lewisham is home to 15 of Arts Council England's (ACE) national portfolio organisations (2023), which receive a three-year funding settlement.

- Apples and Snakes
- Blink Dance Theatre
- Deptford X
- Entelechy Arts
- Heart n Soul
- IRIE! dance theatre
- Jazz re:freshed
- Kali Theatre Company
- New Earth Theatre Company
- Poetry London
- Poetry Translation Centre
- Spare Tyre Theatre Company
- Spread the Word
- The Albany
- The Midi Music Company

Many of these organisations played important roles during our year as London Borough of Culture and they reflect the borough's tradition of creative activism to stimulate debate, make change happen, demand social justice, and create a better future for everyone.

The Horniman Museum and Gardens is a nationally recognised museum with a focus on world cultures and the natural world. It is the largest cultural organisation in Lewisham in terms of staff, users, turnover, and physical footprint. In 2022 it was named as Art Fund Museum of the Year. But the local cultural offer goes far beyond ACE's national portfolio organisations and nationally funded museums. It includes amongst many others Sydenham Arts and Sounds Like Chaos, as well as organisations supported through Lewisham Council's Arts & Culture Fund (see next page). Faith and religious organisations also play an important part in the cultural life of many Lewisham residents.

In 2022, Lewisham Council introduced the Arts & Culture Fund 2022 – 2025. The fund invests in sector capacity building and greater diversity. It funds organisations that tackle inequality and remove barriers to participation in arts and culture. This includes diversifying participation, nurturing talent, and providing progression pathways, including developing outreach links into schools. The fund encourages innovation and the ongoing development of an atmosphere in which new things can emerge. The table below shows the organisations currently receiving council support and shows which organisations are also receiving ACE national portfolio funding.

Organisation	Annual funding – Lewisham Council Arts and Culture fund	ACE National Portfolio Organisation 2023–2026
Deptford X	Yes	Yes
Entelechy Arts	Yes	Yes
IRIE! dance theatre	Yes	Yes
Lewisham Education Arts Network	Yes	
Lewisham Youth Theatre	Yes	
The Midi Music Company	Yes	Yes
Migration Museum	Yes	
Second Wave Youth Arts	Yes	
Heart n Soul	Yes	Yes
Montage Theatre Arts	Yes	
The Albany	Yes	Yes
The Broadway Theatre	Core council funding	

ACE's new three-year investment programme started in April 2023. Lewisham is not an ACE priority place for investment in London. When making decision about investment, ACE considers whether cultural organisations applying for funding are based in a priority place. Lewisham is home to several highly successful companies and a growing cultural infrastructure, which gives us an opportunity to build on for future funding cycles and project funding opportunities.

London Borough of Culture strengthened the position of Lewisham organisations, and this means the impact of changes to funding criteria have been less significant than elsewhere. ACE is investing £3.09m per year in regularly funded organisations based in Lewisham. However, many of the organisations funded have a national remit or focus far wider than Lewisham so the investment made will not necessarily fund activity in Lewisham. The Horniman Museum has moved out of the ACE investment programme and is now directly sponsored by central government.

Over the last three financial years, ACE has invested a total of £4.3m in project funding in Lewisham and a total of £6.5m to support the cultural and creative sector during and after the pandemic.

Radical cultural and creative education

Lewisham is home to two world-class arts universities, producing world-leading creatives and contributing to the local economy. As creative and cultural anchor institutions, they draw students, academics, and professionals from across the world to Lewisham, providing the ingredients for supporting and growing the local cultural and creative sector. Young people come to Lewisham to study and train as cultural practitioners and many students stay in the area after graduating, contributing to Lewisham's status as a cultural hub in London.

Trinity Laban Conservatoire of Music and Dance (TLCMD) has been recognised by the Office for Students as a world-leading specialist provider for music and dance education. TLCMD supports and develops talented and innovative performers and creators throughout their creative lives, and nurtures their transformation into resourceful, enterprising, and adaptable artistic leaders ready to make a positive change to society.

Goldsmiths, University of London has a distinctive curriculum, with a strong focus on arts, humanities, and cultural studies. It offers a transformative experience, generating knowledge and stimulating self-discovery through creative, radical, and intellectually rigorous thinking and practice. In 2019, it established the Goldsmiths Centre for Contemporary Arts, which in 2021 was named Time Out's gallery of the year. From 2023, Goldsmiths will be the new national Artsmark Award delivery partner for Arts Council England. Goldsmiths will develop high-quality support and training for Artsmark schools and education settings.

Together, TLCMD and Goldsmiths work with other local partners to develop their positive impact in Lewisham. The Goldsmiths-led Civic University Agreement includes a commitment to improving the cultural life, health, and wellbeing of Lewisham's communities through partnership working.

Cultural and creative industries sector and employment

Sector size and employment

The cultural and creative industries are a growing sector in the local economy and contribute to employment in the borough. UK Business Count and Business Register and Employment Survey data published by the Office for National Statistics provide an insight into the size of the sector, its employment impact, and growth over time.

In 2022 there were an estimated 1,645 cultural and creative industries (CCI) businesses in Lewisham, accounting for 16.5% of all businesses in the borough. In 2012, there were an estimated 900 CCI businesses (13.4% of all businesses) while in 2017 there were an estimated 1,385 CCI businesses (13.9% of all businesses). While since 2017 the overall number of businesses in Lewisham has remained relatively stable, the CCI sector has continued to grow as a proportion. The largest number of businesses (500 businesses) in 2022 was in film, TV, video, radio, and photography followed by music, performing, and visual arts (400 businesses).

In 2021, an estimated 3,095 people worked in CCI jobs in Lewisham, accounting for 4.5% of employment. Five years earlier in 2016, an estimated 2,470 people worked in CCI jobs, which was 3.6% of all jobs. Between them, the following sub-sectors contributed 62% of all CCI jobs in 2021:

- Music, performing, and visual arts (750 jobs)
- Museums, galleries, and libraries (600 jobs)
- Film, TV, video, radio, and photography (565 jobs)

Workforce diversity

Local data on the demographic makeup of the workforce in the cultural and creative sector is not available. ACE collects, analyses, and publishes regional data for the workforce of those organisations that receive national portfolio funding. This data gives an insight into the extent to which those who work in the sector are reflective of the wider population. The data includes high proportions of gaps in data but still provides an indication.

In London, 50% of the workforce is white while only 20% are from other ethnic groups. The ethnic group is not known for 30% of the workforce. In comparison, Census 2021 data indicates that 54% of the Greater London population is white while 46% of the population is from other ethnic groups. 48% of the workforce identify as female, 35% as male, 1% as non-binary, with the remaining 16% unknown. This compares to a much more even gender distribution within the London population.

While it only gives a limited snapshot, the ACE data demonstrates the longstanding diversity challenges within the sector, which we know from talking to residents also exist in Lewisham.

Recent research by the Centre on the Dynamics of Ethnicity identified that the Covid-19 pandemic has had a particular impact on Global Majority workers in the creative and cultural industries. The report found that Global Majority participants in the study had experienced negative impacts including reduced financial stability and job security; obstacles to entry, progression, and retention in the creative and cultural industries; and ongoing forms of racial and religious discrimination within the industry.³

Cultural infrastructure – space for creating, making, and experiencing

The Greater London Authority's Cultural Infrastructure Map⁴ covers all of London and maps the location and type of cultural facilities and venues. We have used this map to identify the distribution of cultural infrastructure in Lewisham. Alongside this, a detailed review of affordable workspace, including creative workspace, was carried out to inform a new Affordable Workspace Strategy.

There are significant clusters of cultural infrastructure in the north in the Creative Enterprise Zone, and in the Deptford Creekside and New Cross cultural quarters. There is a further cluster in the Forest Hill cultural quarter in the southwest.

The south and southeast of Lewisham have fewer specialist cultural facilities. The main facilities in this area are community centres, faith buildings, libraries, and pubs. This is like other more suburban parts of London, including outer London. Maps showing the distribution of cultural infrastructure are included in the insights pack.



Image: Christa Holka

Defining culture and creativity

Culture means many different things to different people. For this strategy, we are using a wide definition that reflects the diversity and dynamism of Lewisham – our place in London.

Here, we explain what we mean by culture, creativity, art, and the cultural and creative industries.

Our definition of **culture** includes:

- The distinctive ideas, customs, social behaviours, products, or way of life of a particular nation, society, people, or period. Examples might include youth culture, sound system culture, gaming culture, football culture, pub culture, food culture.
- A society or group characterised by such shared customs, social behaviours, or ways of life. Examples might include Roman or Egyptian culture or specific faith cultures.
- The arts and other human intellectual achievements collectively. Arts Council England uses a definition that is closely aligned to this, and their definition includes: collections, combined arts, dance, libraries, literature, museums, music, theatre, and the visual arts. When we say arts, we do not just mean what we see in galleries, theatres, and concert halls – we also mean creative social media content, street art, spoken word, beat boxing, and other activities.

Creativity describes the process through which people apply their knowledge, skill, and intuition to imagine, conceive, express, or make something that was not there before. Creativity is the ability or power to create.

Art is:

- something that is created with imagination and skill and that is beautiful or that expresses important ideas or feelings. Examples include a piece of music, a poem, a painting or photograph, a dance piece, or a social media video.
- an activity or occupation in which creative or imaginative skill is applied according to aesthetic principles.

We use the UK government definition of the **creative industries** which includes those industries which have their origin in individual creativity, skill, and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Cultural participation

Because culture means different things to different people, it can be difficult to measure who takes part and who does not. There is also a distinction between attending something as an audience member and actively participating, for example making videos or playing an instrument. We have looked at different ways of measuring participation and engagement in culture and creativity to develop this strategy.

Audience Spectrum

The Audience Agency has developed an audience segmentation tool (Audience Spectrum) to help places and organisations understand the different audience groups in an area, what they are interested in, and what characteristics they share. The Audience Agency has provided us with analysis that helps us understand participation levels and interest in different parts of the borough and in different groups. The full analysis is included in the separate insights pack that supports the strategy.

Lewisham's population is split between those who are highly engaged with culture and those who have a low level of cultural engagement. There are relatively few in the population who have a medium engagement level with culture. Those who are less engaged with culture are representative of the diversity of the population: from families who may enjoy local cultural activities to individuals who are perhaps less likely to engage culturally unless there is an offer which feels particularly relevant or inclusive of their needs or interests. The higher engaged population is split between young professionals or students and emerging or older professionals. The latter are more likely to be seeking out traditional cultural experiences, most likely including attendance at central London venues, compared to the former who are particularly attracted by new or unusual cultural opportunities which they can enjoy as an integral part of their social life.

Audience Spectrum is made up of ten different audience segments. The most prominent segments in Lewisham are the lower culturally engaged Kaleidoscope Creativity, and the higher culturally engaged Metroculturals and Experience Seekers. 92% of adults in Lewisham belong to one of these three segments, compared with 79% of adults in Greater London.

- Kaleidoscope Creativity (lower engagement) is 42% in Lewisham compared to 35% in Greater London. This group lives in urban and culturally diverse areas. Their arts and cultural activity happens in their community and outside the mainstream cultural sector.
- Metroculturals (higher engagement) is 26% compared to 29% in Greater London. This group is made up of highly engaged, prosperous, liberal urbanites, with a wide range of arts and cultural interests.
- Experience Seekers (higher engagement) is 25% compared to 15% in Greater London. Experience Seekers are diverse urban audiences, students and recent graduates who are interested in a variety of cultural events. Lewisham is a location of two leading arts and cultural higher education institutions, which may impact the size of this segment locally.

Audience Spectrum also shows some significant differences between wards. More than 90% of adults in Bellingham and Downham are from low engagement segments with Catford South at 73%. Lewisham Central is the ward with the largest proportion of adults in the high engagement segments – 82%. More than 2/3 of adults in Blackheath, Brockley, Crofton Park, Forest Hill, and Lee Green are from high engagement segments.

Audience Finder – local music audiences

The Audience Agency also holds and analyses box office data for many cultural organisations and venues. This data is based on actual sales and then applies the Audience Spectrum segments to provide greater insight into who buys tickets for different cultural activities. While this does not capture non-ticketed events or ticketed events in more informal venues, it does provide an insight into audience behaviours and preferences.

Music is a cross-cutting theme in this strategy, so we used Audience Finder data to understand more about music audiences in Lewisham. The data is based on people who live in Lewisham and have booked for music events anywhere in England.

Looking at data from the last five years for Lewisham based bookers, music ticket bookers account for the second highest proportion of bookers (23%) after those who book tickets for plays and drama (26%). There is then a substantial gap to the bookers of contemporary visual arts (14%).

Across the same five years, 70% of all music bookers were in the high engagement groups that are represented in Lewisham. Metroculturals accounted for 41% and Experience Seekers for 29% of music bookers. 18% of music bookers were in the Kaleidoscope Creativity group, the main lower engagement audience segment in Lewisham.

The data indicates a significant interest in live music among Lewisham-based bookers, with the potential to attract audiences to high quality local music events. Metroculturals tend to engage with culture within communities of interest beyond their local area so the local live music offering would need to take this into account. Experience Seekers tend to engage with culture as part of their social life and any local offering would need to extend beyond the live music event, such as a local hospitality and night-time economy offer.

Participation Survey

The Department for Culture, Media and Sport runs an ongoing survey to understand participation and engagement. The survey is aimed at people 16 years of age and over and it covers being an active participant as well as being an audience member. From 2023/24 this survey will be carried out at local authority level once every three years. Currently, data is only available at national level and sub regional level (for inner East London). More detailed analysis of the Participation Survey is included in the separate insights pack.

Nationally, engagement with the arts in the previous 12 months is broadly in line with the national average of 89% for all age groups except for those aged 85+ when the participation level drops to 73%. There is also little variation in participation in terms of gender or disability. Engagement does, however, vary for different ethnic groups. 91% of white respondents engaged in the arts in the previous 12 months, while 82% of black respondents and 79% of Asian respondents did so. For Inner East London, overall engagement is 88% and just one percentage point below the national average and one percentage point above the London average (87%).

Nationally, there are greater variations in using libraries. The national average for having used a library in the past 12 months is 20%. Women are more likely to use libraries (22%) than men (17%). 26% of black respondents have used a library over the last year while 18% of white respondents did so. The greatest variations exist between age groups. Those of retirement age and those in their early 20s to mid-30s are engaging broadly in line with the national average. Those under 20 and between 35 and 44 are most likely to use libraries (26% and 27%). Those between 45 and 64 are least likely to have used libraries. Usage in Inner East London is at 26% for all groups compared to 23% for London as a whole.

Nationally, 68% of Participation Survey respondents had engaged with a heritage site over the previous 12 months. There are no significant differences when looking at this by gender, disability, age – again except in the oldest age group of 85+. 70% of white respondents have engaged in the last 12 months while this drops significantly to 52% for black respondents. In Inner East London, the rate of engagement was 70% compared to 67% for the whole of London.

Nationally, 33% of respondents had engaged with a museum over the past 12 months. There is little variation between different age groups, except for those over 75 when engagement drops. There is also little variation for men and women. There is some variation between different ethnic groups. 28% of black respondents had engaged with a museum, while this was 33% for white respondents. In Inner East London, engagement is significantly higher (55%) than nationally (33%) and in London as a whole (47%).

While data is not available for Lewisham, we can draw some conclusions from national data based on the demographic makeup of Lewisham's population.

According to the Census 2021, Lewisham has the highest proportion of residents who are Black, Black British, Black Welsh, Caribbean or African of any local authority area. This main ethnic group accounts for 26.8% of the population. Together with the Participation Survey data, this indicates that a significant proportion of the population may not be engaging with arts, heritage, and museums regularly. It also indicates that libraries play an important role for Lewisham.

Lewisham has a relatively young population but is ageing in line with the national picture. It is expected to grow older over the next two decades. This suggests that unless action is taken, there will be more older people who are not engaging with culture.

Cultural Strategy engagement – key insights

As part of developing this strategy, we engaged with residents, visitors, organisations and individuals in the creative and cultural sector, local universities, and other partners, including in the NHS, the Greater London Authority, and Arts Council England. The engagement has identified key themes which have informed the outcomes we want to achieve and the action we will take.

Visibility, accessibility, and potential of the local cultural offer

In our surveys we asked residents, visitors, and local creative practitioners to describe Lewisham’s cultural offer in three words. While there was some overlap between the responses, there was a clear difference in how potential audiences and those working in the sector perceived the offer. The top five words, in priority order, for each group were:

Cultural and creative practitioners	Residents and visitors
Diverse	Diverse
Limited	Limited
Varied	Varied
Vibrant	Poor
Eclectic	Lacking

Responses from those working in the sector included three positive, one neutral, and one negative word in the top five. Responses from potential audiences included three negative, one neutral, and one positive word in the top five. This points to a possible disconnect between what is on offer and what potential audiences see or experience.

We also asked whether there were any reasons why people were not engaging with culture in Lewisham. The main reason given was not knowing what was on offer (56% of respondents).

Asked about the cultural events or venues they attended locally, residents and visitors identified parks and open spaces (89%), outdoor events (66%), libraries (61%), food and drink events (54%), film screenings (53%), museums/galleries (51%), art exhibitions (43%), live music (42%), plays or musicals (34%), and street performances (34%) as their top 10.

We also asked residents and visitors to identify their top three events or venues they would like to go to more. They chose plays or musicals (51%), live music (38%), and film screenings (29%).

We asked those who work in the cultural and creative sector what they thought the greatest strengths of Lewisham’s cultural offer were. They identified many different strengths in their responses with some clear themes emerging:

- The diversity of the Lewisham population and the local creative community.
- The density of creatives in the area and the breadth and variety of creative practice.
- A cultural offer that is local, community-focused, and community-created.

Why people engage with culture

We asked residents and visitors to tell us why they engaged in cultural activities as audiences and active participants (being creative themselves). The top five reasons were:

Reason for engaging	Percentage of respondents
It is good for my mental health	95%
It is fun and entertaining	92%
It helps me connect with people	88%
It helps me make sense of the world	82%
It gives me a sense of belonging in my community and neighbourhood	81%

A thriving cultural and creative sector

A great local cultural offer requires a thriving cultural and creative sector. As part of our engagement activities, we wanted to understand more about the conditions that make culture thrive. The engagement identified many detailed ideas and opportunities, which we will explore in more detail when we start to deliver the strategy. To inform this strategy, we have looked at the main themes that emerged from the engagement.

Space to make, create, perform, and show

The lack of spaces for creativity, the risk to existing spaces, and the affordability of space were recurring themes. When asked which factors were important to support Lewisham's cultural offer, 96% of survey respondents identified space to create or make and 93% identified space to show or perform. These were the top factors chosen in the survey. We also asked practitioners to tell us what was stopping them from growing their practice. We did not give options to choose but space was mentioned in many responses. At the cultural and creative summit, there was broad consensus among those who attended that space was one of the most important factors to consider in the strategy.

Cultural and creative practitioners have told us that it can be difficult to find out when spaces or properties, which might be suitable for their needs, are being offered for lease, rent or sale by the council and other public sector organisations. Practitioners also said that it is not clear who they should approach within organisations with proposals to bring vacant properties into temporary or permanent use. Finally, they would like to understand the criteria used to allocate property so that they can put forward the most effective case.



Opening night at the Broadway

Image: Jeff Teader

Financial resources, including funding

Money and funding were also identified as important to a thriving sector – for organisations as well as individual practitioners. In the sector survey, 93% of respondents identified investment in culture as important and 91% identified that funding opportunities were important. Alongside space, lack of funding and money were also mentioned by many as stopping them from growing their creative practice. While funding was also identified as a challenge at the cultural and creative sector summit, there was a recognition that in the context of shrinking public sector budgets, local funding may be limited. In 1-2-1 interviews, a recurring theme was a need for a more collaborative approach to seeking funding and investment – crossing organisational boundaries and focusing on projects that deliver the strategy together.

Collaboration and stronger relationships

Creativity and culture thrive through collaborative practice, the ability to connect to others effectively, and the sharing of ideas.

When asked about the conditions that support a thriving cultural offer, 90% identified opportunities for collaboration and 88% identified effective marketing of the offer.

Those who came to the creative and cultural summit valued the opportunity to network with others and the ability to influence the plans for culture in Lewisham. They identified a need to continue the conversation throughout the strategy implementation. This was echoed by others in 1-2-1 meetings and focus groups who wished to see creatives being at the heart of delivery and shaping the detail over the coming years.

There was a recognition that different ways of working and competing priorities can make it difficult to build collaboration between those in the cultural and creative sector and those in public sector organisations, including the council and the NHS. Possible ways of addressing this were identified, including:

- improving the understanding of creative practice in public sector commissioning and funding roles and the other way around
- identifying ways of communicating opportunities for culture more clearly (e.g., spaces, funding, contracts)
- reflecting on partnership working during London Borough of Culture to build on what worked best and learn from the challenges

Priority 1: Creative Communities

Why is this important?

Culture has positive benefits for people and places. It helps people make sense of the world and explore their own creativity, makes places more vibrant and attractive to live in, brings communities together, is good for physical and mental wellbeing, contributes to the local economy, and enables people to develop new skills.

We know that a large proportion of Lewisham's population (42%) is from groups that have lower engagement with culture. We also know that there are significant differences in participation between different parts of the borough. The parts of the borough where participation is lower, tend to be those that experience greater levels of deprivation, including poorer health and lower income levels. It is in these areas that culture could potentially have the greatest impact on people's lives.

Involvement with culture is important to the imagination, self-expression and creativity, resilience, confidence, and transferable skills development in children and young people. It also develops the skills to grow the next generation of creative talent in Lewisham and beyond. Schools have many competing priorities, and this can mean the cultural experiences of children can vary depending on the school they go to.

Dalmain Primary School took part in National Poetry Day, writing poems about the environment



Image: Suzi Corker

What will have changed in five years?

Outcome 1

Everyone has access to the positive benefits of engaging with cultural and creative activities.

We would like Lewisham to be a place where barriers to engaging with culture are reduced and where our residents have access to the positive benefits of engaging with creative and cultural activities.

In five years' time, this will mean we would like to see:

- the gap in creative and cultural participation reducing between different communities and different parts of the borough
- children and young people having creative opportunities in their everyday lives
- culture and creativity making a positive contribution to health, wellbeing, and happiness, especially in those parts of the borough where people are experiencing poorer health
- cultural and creative activities bringing people together to celebrate Lewisham's many cultures



Close To Home: The Mass Dance Event

Image: Ellie Kurtz

What are we doing already to achieve this?

- The local arts and culture fund invests in supporting diversity in the sector, tackling inequality and barriers to participation in arts and culture. (Lead: **Lewisham Council**)
- We recruited 168 Cultural Connectors in 88% of Lewisham schools to increase young people's participation in culture and creativity as part of their everyday lives. Local Education Arts Network (LEAN), the Lewisham Local Cultural Education Partnership (LCEP), will continue their relationship with Cultural Connectors, providing them with support on making the best of creative and cultural opportunities for schools. (Lead: **LEAN**) #CYP
- Through the Civic University Agreement partnership, led by Goldsmiths, University of London, we are working with partners and local communities to research and tell the stories of Lewisham's diverse history, sharing these stories widely through digital, public realm and other projects. (Lead: **Civic University Agreement** partners)
- We have developed Black History Lewisham 365 which is our commitment to offering a platform for Black voices and understanding Black lived experiences beyond Black History Month in October. (Lead: **Lewisham Council**)
- Cultural organisations in Lewisham, Black-led or organisations working with Black and Global Majority associates, are accelerating their work to partner with, support, grow, and showcase Black and Global Majority creative talent.
 - Award winning theatre collective Nouveau Riche, whose co-founder grew up in Lewisham, have become associate artists of The Broadway in Catford. (Lead: **Lewisham Council**)
 - The Midi Music Company nurtures the musical talent of vulnerable and disadvantaged young people and empowers them with the skills and confidence to seek careers in music and the creative industries. (Lead: **The Midi Music Company**) #music #CYP
 - IRIE! dance theatre continues to offer the only degree course in Europe that places equal emphasis on African, Caribbean, Contemporary and Urban dance techniques. (Lead: **IRIE! dance theatre**)
 - The Horniman Museum and Gardens are creating musician in residence and outdoor music event production opportunities for young creatives. (Lead: **Horniman Museum and Gardens**) #CYP #music
 - The Albany supports a diverse range of artists and young creatives (over half are Black and Global Majority), including 12 new Associate Artists. (Lead: **The Albany**)
 - Jazz re:refreshed continues to increase the exposure of the diverse, vibrant, and growing local jazz movement, promoting underexposed music and talented artists. (Lead: **Jazz re:refreshed**)

- Lewisham is the UK's first Borough of Sanctuary. The work to be a welcoming place for sanctuary seekers is supported by a dedicated role within Lewisham Council. They will work with schools to promote applications for Schools of Sanctuary, embedding the creative sanctuary work developed during London Borough of Culture in schools across the borough. (Lead: **Lewisham Council**) #CYP
- The Community Fundraising and Development Manager (Arts), funded by the council, working alongside other community fundraisers, and hosted by Lewisham Education Arts Network (LEAN), has built capacity in the arts and culture sector and increased access to external funding for local arts and culture organisations. (Lead: **LEAN/Lewisham Council**) #CYP

What else will we do in the future?

- Building on our London Borough of Culture experience, we will come together in a new Lewisham Cultural Partnership to collectively harness the capacity of culture to drive social change. We will work towards increasing cultural participation among all communities, and especially those who are less likely to experience the health, social, skills, and wellbeing benefits of cultural participation now. (Lead: **Lewisham Cultural Partnership**)
- As part of the Lewisham Cultural Partnership, LEAN (Lewisham's existing Local Cultural Education Partnership or LCEP) will develop a wider forum to bring together schools, youth and children's services, and cultural organisations to collectively understand and address the cultural needs of children and young people and increase opportunities for culture and creativity in their lives. (Lead: **LEAN**) #CYP
- We will elevate the Lewisham cultural offer and make it more visible across London through forward planning and aligning programmes around specific themes or events in future years, building on our collective programming work during our year as borough of culture, and tapping into the wider London cultural scene and networks. We will build connections between the programmes of individual organisations and seek funding together, so that we make a bigger impact together. (Lead: **Lewisham Cultural Partnership**)
- We will work together across cultural, voluntary, and public sector organisations to improve access to cultural and creative activities and events in parts of the south of the borough where people have fewer opportunities to participate. (Lead: **Lewisham Cultural Partnership**)
- We will work together to identify ways of making it easier for people in Lewisham to find out about the exciting cultural activities and venues, including live music venues, on their doorsteps and how they can get involved. (Lead: **Lewisham Cultural Partnership**) #music
- We will bring commissioners from different organisations and with different specialisms together so they can develop a better understanding of the outcomes each other are seeking to achieve and how they can collaborate to achieve greater impact. We will improve their understanding of the benefits of culture and creativity to their work. (Lead: **Lewisham Council**).

- We will build on A Big Conversation, a youth-led research project that brought together Sounds Like Chaos, Lewisham Music, Heart N Soul, Lewisham Youth Theatre, and the Albany, to understand the role arts and creativity play in the mental health of young people. Council and NHS commissioners will use the learning from the project to understand how they can improve the mental health of children and young people through prevention and early help services provided by creative and cultural organisations. (Lead: **Lewisham Health and Care Partnership**) #CYP
- We will improve links between health services and cultural organisations through a new creative health programme of social prescribing, to draw on the power of creativity and cultural engagement in addressing health inequalities and the costs of looking after an ageing population. This includes a focus on tackling loneliness and poor mental health among older people. We will also explore opportunities for culture to promote greater independence in later life. We will build on the successful creative activity programmes for older people developed by Trinity Laban Conservatoire of Music and Dance, Entelechy Arts, and others. (Lead: **Lewisham Health and Care Partnership**)
- As part of recommissioning youth services in the borough, the council will explore how culture and creativity can play a greater role in youth work. This will include year-round youth services as well as holiday schemes. (Lead: **Lewisham Council**) #CYP
- Together with Lewisham’s Black and Global Majority creatives and communities, we will co-design, co-curate, and co-produce a Black Arts Festival, telling the story of Lewisham and showcasing local Black and Global Majority creative talent and voices to Londoners and beyond. (Lead: **Lewisham Cultural Partnership**)
- We will work in partnership with communities to co-produce cultural activities and events which bring people together to showcase Lewisham as a great place to live and to celebrate the many communities that call it home. This will be supported by micro grants, enabling communities and artists to develop their own events and celebrations. (Lead: **Lewisham Cultural Partnership**)
- As part of the transformation of Lewisham Library, we will work with partners to improve access to the rich heritage and archive collections that tell the stories of all of Lewisham’s communities. (Lead: **Lewisham Council**)
- We will work with schools to build on the Cultural Connectors programme to further develop the way schools embed culture and creativity in the curriculum and in after school activities. We will support them to build relationships with cultural organisations in the borough. We will work with schools, through LEAN, to gain Artsmark Award status, the only creative quality standard for schools and education settings, accredited by Arts Council England. (Lead: **LEAN**) #CYP

How will we know if it is working?

- The gap in cultural participation level reduces (DCMS Participation Survey)
- More schools embed arts, culture, and creativity in the curriculum
- The proportion of social prescribing referrals to cultural organisations increases

Priority 2: Creative Places

Why is this important?

Culture makes cities, towns and neighbourhoods come to life. It gives a place its distinctive character that sets it apart from other places. For culture and creativity to thrive, there need to be places to make, create, and experience culture.

We know from what creatives have told us and from our research, that access to affordable creative workspace in Lewisham is difficult for many. We also know that spaces are not always suitable to meet the specific needs of different types of creatives.

Existing cultural and creative spaces are often clustered together in specific areas. There is a difference between the variety and number of spaces in various parts of Lewisham, with fewer dedicated spaces in the south of the borough. These are also the areas where participation and engagement in culture is lower.

There is significant interest from property developers and investors in Lewisham. Development pressure can pose a risk to existing cultural spaces – but it is also an opportunity to secure private sector investment to grow and improve Lewisham’s cultural infrastructure.

Investors are increasingly recognising that culture is a key ingredient for designing great places to live, work, and enjoy and are integrating culture into developments. There is an opportunity for local cultural organisations to influence and shape development, connecting it into Lewisham’s existing cultural scene and communities.



What will have changed in five years?

Outcome 2

Cultural and creative places meet the changing needs of Lewisham's communities and creatives.

We would like Lewisham's creatives and communities to have access to a range of cultural and creative places where they can create and participate. Spaces for culture can take many different forms. They can be dedicated spaces such as artists' studios or theatres, they can be community centres or shops, and they can be outdoor spaces, including parks and town centres.

In five years' time, this will mean we would like to see:

- an increase in creative workspace to meet existing and future demand from creative individuals and businesses
- cultural spaces and venues operated by different organisations being improved across the borough, securing investment from a range of sources
- more community venues being used for cultural and creative activities across the borough and in areas where there are fewer cultural spaces and venues
- cultural spaces being recognised by all communities as spaces that are for them and where they feel at home
- existing cultural spaces and venues in Cultural Quarters and the Creative Enterprise Zone being protected through Local Plan policies
- cultural organisations becoming more engaged in the planning and development process
- the agent of change principle in the Local Plan protecting music venues from the impact of new development in their vicinity

What are we doing already to achieve this?

- The draft Local Plan for Lewisham designates the Lewisham North Creative Enterprise Zone (CEZ) and cultural quarters in Deptford Creekside, New Cross, and Forest Hill. The draft Local Plan includes policies to protect and enhance the vitality and viability of these areas which are of particular importance to the local creative and cultural economy. (Lead: **Lewisham Council**)
- The draft Local Plan also sets out policies and requirements for specific sites in the borough. It includes policies to develop new or enhance existing cultural and creative venues when sites are developed, including Ladywell Playtower, Catford town centre, Convoys Wharf, The Albany, the Laban Building, and other sites in the designated CEZ and cultural quarters. (Lead: **Lewisham Council**) #music

- The draft Local Plan recognises that pubs are unique and integral features of Lewisham's neighbourhoods and cultural identity, and perform important community, social and economic functions locally. Pubs play an important role as venues for live music. The draft Local Plan sets out policies to protect pubs as cultural and community venues. (Lead: **Lewisham Council**) #music
- Goldsmiths, University of London, established the Goldsmiths Centre for Contemporary Arts (CCA) as Lewisham's newest contemporary art space in 2019. The CCA is taking major strides in establishing itself as a destination gallery in London. (Lead: **Goldsmiths**)
- The Catford Town Centre Framework seeks to attract new entertainment, cultural and performance venues, and places to meet and eat. Alongside this will sit a new civic hub and a cluster of affordable creative and cultural workspaces which will secure more day to evening footfall. (Lead: **Lewisham Council**) #music
- The Broadway Theatre in Catford reopened in early 2023 after a £7m restoration as an inclusive creative space to bring people of all ages and backgrounds together. The new Catford Library at the heart of the shopping centre opened in July 2022. Together, they mark the start of the work to develop a vibrant cultural offer in Catford town centre. (Lead: **Lewisham Council**)
- We supported the development of the Triangle LGBTQ+ Cultural Centre, providing a dedicated space for LGBTQ+ history, culture, performance, exhibitions, and other events. The centre is now running a regular events programme, including a range of events during LGBTQ+ history month. (Lead: **Lewisham Council**)

What else will we do in the future?

- We will progress the implementation of the Catford Town Centre Framework:
 - We will start with the redevelopment of the Thomas Lane car park. The development will include new creative workspace and studios. The restored Catford Constitutional Club, the oldest building in Catford, will include a flexible events and performance space. (Lead: **Lewisham Council**) #music
 - The Brookdale Club will become a new community-owned live music venue in the heart of Catford. Lewisham Council has agreed a lease with Sister Midnight for meanwhile use of the site while the Catford regeneration programme is underway. The venue will include rehearsal and recording facilities. (Lead: **Lewisham Council**) #music
- We will work with private sector partners who have secured planning permission to bring new cultural opportunities and creative workspaces to Lewisham, including new cinemas and cultural uses at the Lewisham Gateway development and as part of the Ladywell Playtower restoration, an 800-person capacity auditorium at New Bermondsey, and meanwhile and permanent uses to Convoys Wharf. We want to ensure by working in partnership, we can make those new cultural spaces accessible to local organisations and businesses through a community wealth building approach. (Lead: **Lewisham Council**)

- We will collaborate across partners to progress improvements and expansions to major cultural facilities in the borough, including the Laban Building, Cockpit Deptford, and The Albany to provide additional and enhanced making, performance, teaching, training, production, outdoor and workspace. (Lead: **TLCMD, The Albany, Cockpit, Lewisham Council**) #music
- We will work together, including with the Greater London Authority, to map our cultural and creative infrastructure to target our collective action to protect and enhance infrastructure, including live music venues. This will also help us see the impact of the new Local Plan policies. (Lead: **Lewisham Council**) #music
- We will collectively support cultural spaces to ensure they are truly accessible, including physically, to all communities in the borough, achieving an environment where people feel welcome, at home, and see spaces that are for them. We will do this through learning from each other, sharing best practice, and challenging each other to do more to deliver truly inclusive cultural spaces, in partnership with those with different lived experiences. (Lead: **Lewisham Cultural Partnership**)
- Lewisham’s award-winning parks and open spaces are significant assets and great places for cultural activity to take place in neighbourhoods across the borough, including the south where Beckenham Place Park provides a great opportunity. We will explore options for bringing new and exciting cultural opportunities to our parks, including commercial and live music events that can help us generate income for community and non-profit activities. (Lead: **Lewisham Council**) #music
- We will develop and implement an Affordable Workspace Strategy to address the shortage of creative workspace and protect existing workspace. We will begin by improving and creating creative workspace in public sector buildings through our Creative Lewisham Enterprise Workspace project (UK Shared Prosperity Fund) and the development of a flagship culture and business hub at Lewisham Library (Levelling Up Fund). (Lead: **Lewisham Council**)
- We will work together to identify places in the south of the borough where cultural activity can take place, including libraries, family hubs, youth centres, parks and other outdoor spaces, pop-up venues, and community centres. We recognise that cultural venues and spaces operate well in clusters, and this is reflected in their locations in the borough. We will identify community and other spaces in areas where there are fewer cultural venues so that cultural activities can spread to all parts of Lewisham, outside dedicated cultural venues and spaces. (Lead: **Lewisham Cultural Partnership**)

- Lewisham Council openly markets assets and has previously sought community and cultural partners to bid for key assets within the borough (such as the Ladywell Playtower). The council is committed to making this process more open and transparent and will carry out a review of all council-owned properties to make sure we are using assets effectively to deliver impact against the council's strategic outcomes, including outcomes for culture. Alongside this, we will review the council's community asset portfolio to understand how these buildings are used to achieve wider social impact. We want to ensure that when appropriate properties become available, for permanent and meanwhile use, these opportunities are effectively communicated to the cultural sector and wider voluntary and community sector. (Lead: **Lewisham Council**)
- We will be ambitious for Lewisham and creative in the way we support cultural enterprise to thrive in unusual and unique space, being flexible and responsive. (Lead: **Lewisham Council and other public sector landowners**)
- We will take a more focused approach to interacting with the planning system and developers from the earliest stages of the development process to maximise the positive impacts of development for culture. This will be facilitated through Lewisham Council's culture team, who will build closer working relationships with those working in planning and regeneration. Initially, we will focus on developments which are under active consideration, including Lewisham Shopping Centre, Catford town centre, and various sites in the Deptford area. We will also put in place arrangements for monitoring the development, allocation, and use of infrastructure secured through planning obligations. (Lead: **Lewisham Council**)

How will we know if it is working?

- There is a positive trend in affordable workspace as a share of total light industrial floorspace in planning approvals, along with planning contributions secured towards affordable workspace
- Cultural infrastructure is not lost in the planning process
- Planning contributions investment in cultural infrastructure increases through on-site, in-kind, and financial contributions
- Public houses are retained in line with planning policies

Priority 3: Creative Enterprise

Why is this important?

The cultural and creative industries play an important role in the local, regional, and national economy. The government has identified them as one of the sectors that will shape the UK's future. With a vibrant local creative economy and two world-class cultural and creative universities in Lewisham, we are in a great position to take advantage of the growth opportunities.

We know that the workforce in the cultural and creative industries is not reflective of the people of Lewisham. We recognise that there are barriers that stop people from accessing the economic opportunities that come with a thriving cultural and creative economy. Cultural and creative industries succeed when different voices and perspectives come together to challenge the existing and generate new ideas. Lewisham's diverse communities are a great asset for the future growth of the local creative economy.

Children and young people are the future generation of creatives. We know that nurturing creative talent from an early age is important, but we also understand that schools have many competing priorities.

Cultural and creative organisations attract visitors who spend money with local businesses while visiting. They are important for the night-time economy in Lewisham, especially as the use of town centres is changing to a greater focus on leisure and culture.



Job Fair

What will have changed in five years?

Outcome 3

The conditions are right for the cultural and creative industries to thrive and be more accessible to a broader range of communities in Lewisham.

We would like Lewisham to be a place where the creative and cultural industries as a UK growth sector continue to thrive and grow. We developed new pathways into the industries during London Borough of Culture and we would like everyone in Lewisham to be able to pursue a creative career in a growing sector.

In five years' time, this will mean we would like to see:

- more young people from all backgrounds choosing to study creative and cultural subjects in Lewisham schools, colleges, and our leading cultural higher education institutions Goldsmiths, University of London and Trinity Laban Conservatoire of Music and Dance
- creative and cultural industries businesses in the borough recruiting and training local people
- creative and cultural industries leaders reflecting the diverse communities of Lewisham
- Lewisham being recognised as one of London's most exciting cultural hubs
- clear and accessible routes into the creative and cultural industries that meet the needs of people and businesses

What are we doing already to achieve this?

- The Lewisham Creative Enterprise Zone programme started before London Borough of Culture and continues. We are working across a range of delivery partners, including higher and further education, local government, and private sector to provide business and enterprise support for creative and cultural businesses and entrepreneurs. The Shapes Lewisham Networking online platform connects creatives within the CEZ and across the wider borough (www.shapeslewisham.co.uk). We will review our CEZ delivery to respond to the demand for networking and collaboration opportunities. The CEZ programme includes a range of projects to grow and support the local creative and cultural sector and to open pathways into the sector for local communities. (Lead: **Shapes Lewisham partners**)
- We launched the Skills Highway platform, bringing together the post-16 creative and cultural skills education offer for young people in south-east London. We are working towards expanding the platform into hospitality skills and training, which will support the local night-time economy. (Lead: **Lewisham Council**) #CYP

- We are working together in the Goldsmith's led Civic University Agreement (CUA) partnership to:
 - strengthen the work of Lewisham's Strategic Learning Partnership and Lewisham Education Arts Network to deliver a creative skills pathway, understanding and breaking down the barriers to careers in the Creative Sector. (Lead: **Civic University Agreement partners**) #CYP
 - mobilise research and innovation expertise to support local businesses and freelancers, especially those in the creative and digital sectors as well as those led by female and/or Global Majority entrepreneurs. (Lead: **Civic University Agreement partners**)
- Inspire Lewisham (Goldsmiths, Lewisham College, The Albany, Lewisham Council) supports young residents who are not in employment to develop careers in the creative and cultural industries. It also supports creative and cultural businesses through student placements and business development workshops. (Lead: **Goldsmiths**) #CYP
- We are investing in better facilities to support creative learning. The Brockley Rise Centre, part of Lewisham Adult Learning, is a key venue for creative adult learning, with a strong focus on wellbeing and skills development. We have improved the creative and arts teaching facilities to provide a better experience for learners and we have developed an area to host learner and community curated exhibitions. (Lead: **Lewisham Council**)
- Responding to Creative Enterprise Zone research, during the London Borough of Culture year, LEAN developed an Army of Creatives: 30 Lewisham creatives with diverse backgrounds who were recruited and trained to deliver talks and workshops on their creative career journeys. They visited 12 secondary schools, engaging with around 3,300 pupils. (Lead: **LEAN**) #CYP
- We are supporting schools in Lewisham to find work experience placements for their students in year 10 and 12 of secondary school. As part of this, we are working with businesses in the creative and cultural sector, including architecture and graphic design. (Lead: **Lewisham Education Business Partnership**)
- We are working with the British Library to provide access to the Business and Intellectual Property Centre at Lewisham Library. The centre supports entrepreneurs and innovators, including those in the creative and cultural sectors, from the first spark of inspiration to successfully launching and growing a business. (Lead: **Lewisham Council**)

What else will we do in the future?

- We will develop a campaign with our local partners, aimed at highlighting the vibrant cultural scene and live music offer, attracting visitors, and promoting Lewisham as a place to invest. The campaign will build on the successful **We Are Lewisham** brand during the London Borough of Culture year. (Lead: **Lewisham Strategic Partnership**) #music
- We will seek to maximise our creative training and education provider partnerships, through existing partnerships such as the Civic University Agreement (which includes Goldsmiths, Trinity Laban Conservatoire of Music and Dance, Lewisham College, The Albany, Horniman Museum and Gardens), and through new ones. (Lead: **Civic University Agreement partners**) #music
- We will promote Lewisham as a premier filming location by collaborating more flexibly, making our varied locations, both outdoors and indoors, more accessible to the sector, and showcasing the borough on screen. (Lead: **Lewisham Council**)
- As part of our future business support to the sector, we will seek funding to develop a local cultural leadership programme. This will enable better succession planning and accelerate the journey towards greater diversity in senior positions within creative and cultural organisations in the borough. (Lead: **Lewisham Cultural Partnership**)
- We will work with the cultural sector to better understand the combined impact of the Covid pandemic and the cost-of-living crisis on local creative and cultural organisations. We recognise that to achieve the outcomes within this strategy, we need a thriving sector. We also recognise that as organisations within the cultural partnership we are subject to the same cost pressures. (Lead: **Lewisham Cultural Partnership**)
- During London Borough of Culture, we developed new ways of widening access to the creative and cultural industries through our Creative Futures programme, especially for 16 to 30-year-olds from groups who are underrepresented in the workforce. We will embed our learning in our mainstream employment, enterprise, and skills work:
 - We will develop a cultural and creative industries focus within our careers fairs, drawing on the highly successful **We Are Lewisham** careers' festival. (Lead: **Lewisham Council**) #CYP
 - We will embed the format of industry talks piloted during London Borough of Culture into our ongoing programme. Industry talks were delivered by successful creative and cultural leaders and entrepreneurs. (Lead: **Lewisham Council**) #CYP
 - We will expand our local apprenticeship programmes into the creative and cultural sector, providing pathways into the industry for those who do wish to take a vocational route. (Lead: **Lewisham Council**) #CYP
 - We will work with other cultural organisations across London to develop pathways into the creative industries for young people in Lewisham and elsewhere. We are currently starting to develop plans for a partnership between The Albany, Battersea Arts Centre, The Roundhouse, and Hackney Empire. (Lead: **Lewisham Cultural Partnership**) #CYP

- We will bring the National Saturday Club movement to Lewisham, starting with a craft and making Saturday Club in the new learning centre at Cockpit Deptford. The National Saturday Club gives 13 to 16-year-olds across the country the opportunity to study subjects they love at their local university, college, or cultural institution, for free. (Lead: **Cockpit**) #CYP
- We will work with universities, councils and regional agencies across east London, north Kent, and south Essex, to research, innovate, and test policies, projects, and programmes that support creative and cultural production along the Thames Estuary. (Lead: **Lewisham Cultural Partnership**)
- We will actively participate in cultural and creative networks across London to share, learn, collaborate, and elevate Lewisham's role regionally. (Lead: **Lewisham Cultural Partnership**)

How will we know if it is working?

- The number of arts subjects available at KS4 and post-16 to take as accredited qualifications in Lewisham schools, further and higher education providers increases
- Apprenticeships in the creative and cultural sector are offered and taken up by local young people
- Employment and business numbers in the creative and cultural sectors in the borough rise



Apprentice
photographer

Image :istock.com

Priority 4: Creative Connections

Why is this important?

Councils and other public sector organisations engage with local communities on a wide range of issues to inform what they do and how they do it. Engagement can take many forms, and some are more effective than others. Using traditional ways of consulting and engaging can mean that we do not hear all voices.

During London Borough of Culture we tested creative engagement techniques, embedded artists within public services to change the way we work, and we explored different ways of talking about the big and sometimes difficult issues facing Lewisham and the world.

Trusting relationships are central to successful and open engagement that is focused on people's experiences, wants, needs, and hopes. We know that trust in public institutions can be low, and culture can play a part in building stronger, genuine, and impactful relationships.



Image :istock.com

Sculpture of Stella Headley by artist David Johnson – Liberty festival

What will have changed in five years?

Outcome 4

Creative ways of connecting public sector organisations and communities tested during our year as London Borough of Culture will become part of the way we work together.

We would like creativity and culture to be central to the way we work in partnership with our communities to co-produce solutions to the big challenges Lewisham faces, including the climate emergency, regeneration, educational attainment, and inequalities. During London Borough of Culture, we developed new ways of having conversations between communities and local public sector organisations. We would like this approach to be the norm in Lewisham.

In five years' time, this will mean we would like to see:

- staff in public sector organisations being confident in using creative and cultural approaches as a method of choice when they engage with communities
- more inclusive engagement, generating richer insights and more innovative solutions
- creative and cultural organisations being active in the design and delivery of engagement



Working together to find creative solutions

What are we doing already to achieve this?

- Creative activism was at the heart of our programming, with a focus on climate change, air quality, and social justice. We are supporting schools to continue creative climate conversations through Lewisham's Schools Climate Network, an online, termly meeting for school environment leads, open to primary and secondary schools. Climate conversations with and between young people will continue through Lewisham's Pupils Climate Network. (Lead: **Lewisham Council**) #CYP
- Lewisham's arts organisations lead the way in the civic arts movement in the country. The Gulbenkian Foundation Award for Civic Arts celebrates organisations that are rethinking the relationships with the communities they serve and using the transformational power of art for individual and societal change. Three Lewisham organisations made the shortlist of ten out of 336 applicants: Entelechy Arts, the Migration Museum and The Albany. (Lead: **Civic arts organisations in Lewisham**)
- We have developed Climate Home, a reimagined adventure playground as a space for engaging children and young people creatively in conversations about sustainability and the environment. Climate Home includes a media suite and an upgraded kitchen to complement the Climate Home stage and performance area, sanctuary garden, and accessible paths. (Lead: **The Albany/Lewisham Council**) #CYP #music
- The Horniman Museum and Gardens is the only museum in London where nature and culture can be seen side by side, and so it plays a unique role in engaging communities in the climate and biodiversity crisis. Its aquarium is the first in the world to successfully breed coral in captivity and is now selectively breeding coral more tolerant of warmer waters with the aim of repopulating bleached reefs. The Environment Champions Club brings together people who want to live more sustainably, and visitors have crowdfunded a micro-forest of 900 trees to act as a barrier to noise and pollution on the South Circular Road. (Lead: **Horniman Museum and Gardens**)

What else will we do in the future?

- We will work across the Local Strategic Partnership with engagement and communications colleagues to develop a new engagement toolkit which will be launched to support a big conversation about the future of Lewisham as a place. The toolkit will include learning from our London Borough of Culture experience on how to design engagement involving creative and cultural practice, how to commission and embed artists as part of engagement work, and how to be confident in using creative and cultural engagement techniques. (Lead: **Lewisham Strategic Partnership**)
- The learning from Climate Home has informed our play strategy. When we plan future investment in play spaces, including adventure playgrounds, the council will consider options for building creativity and cultural activity into the design. (Lead: **Lewisham Council**) #CYP
- We will seek funding to create opportunities for young people to develop, research, plan, produce and present creative ideas that make change happen, covering issues, including inequality, education, health, or relationships. (Lead: **Lewisham Cultural Partnership**) #CYP

- The Horniman Museum and Gardens will deliver its major Nature + Love project, which will refurbish the natural history gallery and develop two new spaces in the gardens to engage people in positive actions around the climate and biodiversity crisis. (Lead: **Horniman Museum and Gardens**)
- The council is bringing together all its youth engagement and participation activities in one place in the organisation. As part of this, the council will co-produce a youth participation plan and build the creative engagement approaches tested during London Borough of Culture into the plan. (Lead: **Lewisham Council**) #CYP
- We want to make sure that engagement about new developments in the borough is inclusive. Creativity and culture are a way of achieving this. We will develop new guidance for property developers, setting out expectations and best practice for community and stakeholder engagement as part of the pre-application design process. (Lead: **Lewisham Council**)

How will we know if it is working?

Measuring the impact of this outcome is more difficult as it is about the way we work rather than the difference we want to make in Lewisham. We will therefore be looking at individual projects and activities to understand whether we have changed the way we work. For example, we may look at whether:

- Those taking part in engagement activities are reflective of the Lewisham population or the people who use specific services
- Staff in public sector organisations have been trained in creative engagement techniques
- Creative techniques are used for major engagement activities across public sector organisations

How we will work

This strategy sets out our ambition for culture in Lewisham and it cannot be delivered by one single organisation. We will work together across organisations, creatives, and communities to make our vision become a reality.

We will:

- Put the people of Lewisham at the heart of delivery, creating the conditions for culture in all its forms and origins to thrive, and for the unexpected and unplanned to surprise, challenge, and delight.
- Focus our efforts on breaking down barriers and achieving greater equity, diversity and inclusion in the cultural offer and sector, working with those with lived experience to deliver change.
- Set up the Lewisham Cultural Partnership to oversee implementation and co-ordinate work across partners. We will build on the cultural strategy steering group to form the partnership and we recognise that in doing so we need to make sure we have a diverse range of views and voices around the table.
- Connect the work of the Lewisham Cultural Partnership to the wider Lewisham Strategic Partnership, making sure that culture is seen and heard by decision-makers across the public, private and voluntary sectors.
- Champion creative engagement activities to complement more traditional ways of engaging across the Lewisham Strategic Partnership.
- Continue to work with and have conversations with creative communities, making sure we hear the voices and ideas of those who make culture happen every day.
- Focus on creating the conditions to attract and sustain high quality, valued activity right across our borough by being seen and known as a leading cultural partnership that delivers.

Lewisham Council has refocused its culture team to ensure that the legacy of **We Are Lewisham** 2022 is felt in a myriad of ways. To support a partnership approach to delivering the cultural strategy, Lewisham Council has created dedicated cultural partnership and income generating roles.

Next steps

In developing this strategy, we completed the first three stages of Arts Council England's Joint Cultural Needs Assessment cycle: we convened partners to develop the strategy, we collected and analysed data to understand opportunities and needs, and we consulted and engaged residents, visitors, creative and cultural organisations and practitioners, universities, and other partners.

As we implement the strategy, we will be guided by the next three stages of the cycle:

- Co-ordinating – We will formally establish the Lewisham Cultural Partnership which will co-ordinate the development of more detailed annual actions plans to expand on our strategic actions, including potential cultural activities and outputs that deliver the outcomes for culture.
- Commissioning – We will seek funding for our ambitions and implement our action plans, including working with artists and producers to co-design implementation.
- Capturing – We will develop our success measures (performance metrics) further, identify the baseline performance, and capture and monitor progress towards the outcomes for culture.



Lewisham Shopping Centre promoting We Are Lewisham

Acknowledgements

Everyone who shared their thoughts and ideas with us by participating in focus groups or interviews, attending the creative and cultural summit, or responding to the cultural strategy surveys.

Arts Council England for supporting us in testing the Joint Cultural Needs Assessment guidance. The JCNA methodology was developed by Coventry City Council and University of Warwick as part of Coventry's year as City of Culture. We are grateful to Arts Council England, who allowed us to use the guidance and assist them in updating and refining it in response to recommendations in Cornerstones of Culture⁵, the Commission on Culture and Local Government's final report. We are also grateful to Arts Council England for assisting us in accessing a range of data sets from government departments, and for allowing us to inform their development of place-based data sets for culture.

Cultural Strategy Steering Group

Endnotes

¹Lewisham Council and The Albany (2023) We Are Lewisham, London Borough of Culture 2022: Impact Report. Available at: www.wearelewisham.com/our-year (Accessed: 5 May 2023).

²Arts Council England (2019) *Joint Cultural Needs Assessment Guidelines*. London: Arts Council England.

³Centre on the Dynamics of Ethnicity (CoDE) and Creative Access (2022) The impact of Covid-19 and BLM on Black, Asian and ethnically diverse creatives and cultural workers. Available at: www.ethnicity.ac.uk/discover/briefings/creative-industries (Accessed: 10 May 2023).

⁴Greater London Authority (2023) Cultural Infrastructure Map. Available at: apps.london.gov.uk/cim/index.html (Accessed: 13 April 2023).

⁵Local Government Association (2022) Cornerstones of Culture. Available at: www.local.gov.uk/topics/culture-tourism-leisure-and-sport/cornerstones-culture (Accessed: 5 May 2023).

We Are Lewisham

A cultural strategy for Lewisham 2023 – 2028 (summary)

Why do we need a cultural strategy?

Lewisham was the London Borough of Culture (LBoC) in 2022. The theme for the year was **We are Lewisham**. The programme celebrated our history, people, and place. It was created by the people of Lewisham. The year was inspired by our history of activism. Meaning standing up for what we believe is right. It showed how culture can change lives.

The year had a big impact across Lewisham. It has created new partnerships and new ways of working. It has shown that culture supports the local economy and taking part can improve people's wellbeing.

In the bid to become LBoC we said that we wanted to create positive change after 2022. We called this the legacy. This report explains how we have worked with partners to write a cultural strategy. The cultural strategy explains how we plan to deliver the legacy.

The strategy is about more than culture. It explains how culture helps the local economy grow and how it can be good for people's health. This strategy is not just for the council. It is a partnership strategy, and we will deliver it with Lewisham's communities.

How did we develop this strategy?

We wrote this strategy together with universities, cultural organisations, businesses, and the council. As London's Borough of Culture in 2022 we learned a lot. We used what we learned to write this strategy.

We also asked others for their views. We spoke to residents, visitors, the cultural sector, the council, the NHS, and universities. We used surveys, interviews, and workshops to find out what they thought. We have included what people told us in the strategy.

We collected and looked at information on:

- who takes part in culture – and who does not
- what people are interested in
- how big the cultural sector is

Imagining and building a better future for everyone

We know that taking part in culture has many benefits. It brings people together. It helps people learn new skills. It helps people understand the world. It helps us understand who we are.

We have developed four **outcomes for culture**.

- Creative Communities
- Creative Places
- Creative Enterprise
- Creative Connections

Together, they will create the conditions for culture to thrive. When culture thrives, everyone can enjoy its benefits. Opportunities for children and young people and for Lewisham's live music scene are included in all four outcomes.

The outcomes help us achieve our vision:

Lewisham: Our place in London where the power of culture and creativity unite us to imagine and build a better future for everyone.

Creative Communities

Outcome 1: Everyone has access to the positive benefits of engaging with cultural and creative activities.

In five years:

- people from all backgrounds take part in culture
- children and young people can be creative every day
- culture helps people to become healthier
- culture brings people together

We will:

- support cultural activities that bring people together
- work with schools, youth services, and family hubs to increase activities for children and young people
- use culture in health and care

Creative Places

Outcome 2: Cultural and creative places meet the changing needs of Lewisham's communities and creatives.

In five years:

- there will be more workspace
- cultural spaces will be better
- more spaces in the south of Lewisham are used for culture
- everyone feels welcome in cultural spaces

We will:

- raise money to improve cultural spaces
- work with landowners to create new spaces for culture
- bring cultural activities to community spaces
- learn from each other to make cultural spaces even more welcoming

Creative Enterprise

Outcome 3: The conditions are right for the cultural and creative industries to thrive and be more accessible to a broader range of communities in Lewisham.

In five years:

- more young people study creative subjects
- creative businesses recruit local people
- cultural leaders reflect our population
- Lewisham is a cultural hub in London

We will:

- train people in creative skills
- support creative businesses to expand
- support the next generation of cultural leaders

Creative Connections

Outcome 4: Creative ways of connecting public sector organisations and communities tested during our year as London Borough of Culture will become part of the way we work together.

In five years:

- culture is part of how the public sector engages with people
- cultural organisations help deliver engagement

We will:

- train public sector workers in cultural engagement
- work with artists to understand what people think about big issues like climate change

Next steps

We have finished writing the strategy. Now we will:

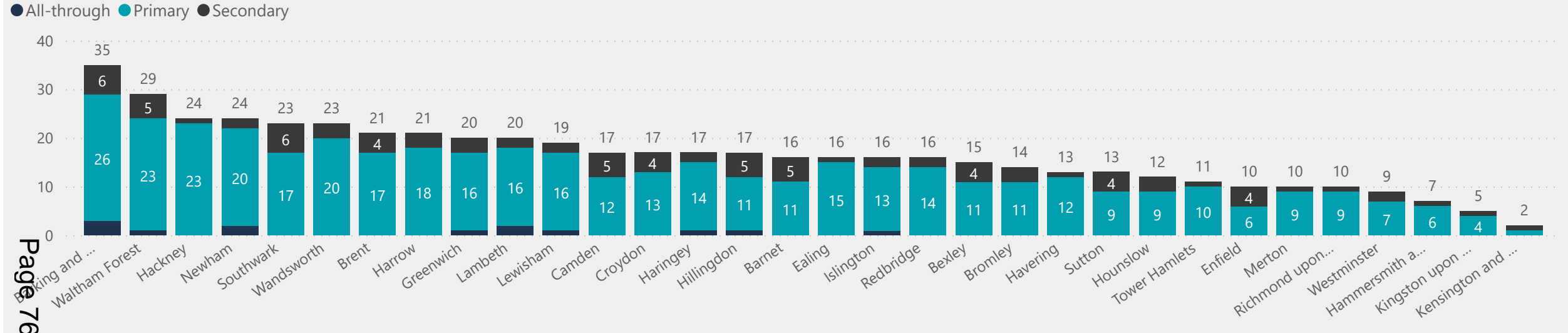
- set up the Lewisham Cultural Partnership
- write annual action plans
- raise money
- deliver the actions in the strategy
- measure how well we are doing
- tell people about our progress

Insights pack to support the cultural strategy

Artsmark Award across London Boroughs

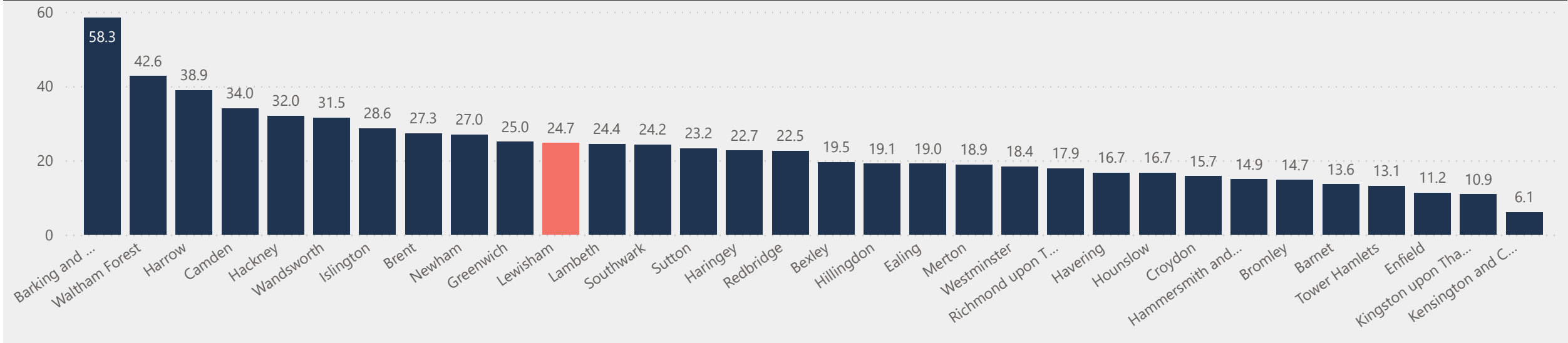


Number of Schools engaged with the Artsmark Award per borough



Page 760

Proportion (%) of schools engaged with the Artsmark Award per borough



Artsmark Award in Lewisham



Totals

Number of schools

77

No engagement

58

Working towards

8

Has award

11

Awarded Gold

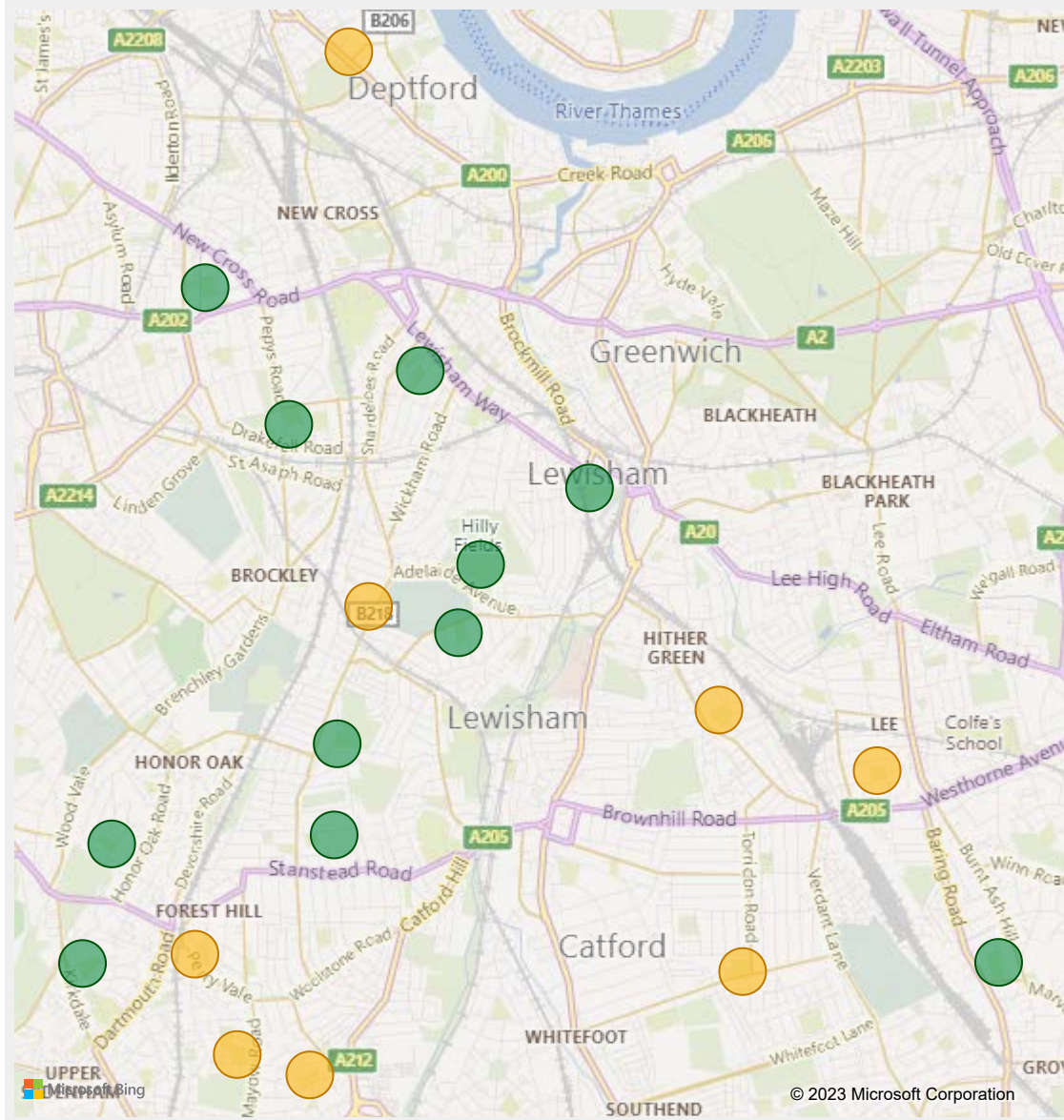
8

Awarded Silver

3

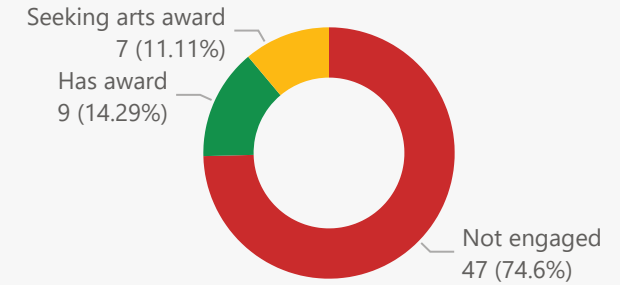
Location of schools engaging with Artsmark

● Has award ● Seeking arts award

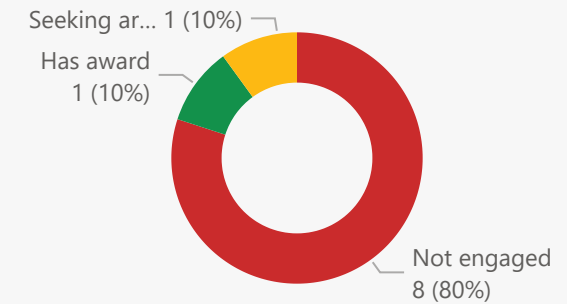


Proportion of schools with an award

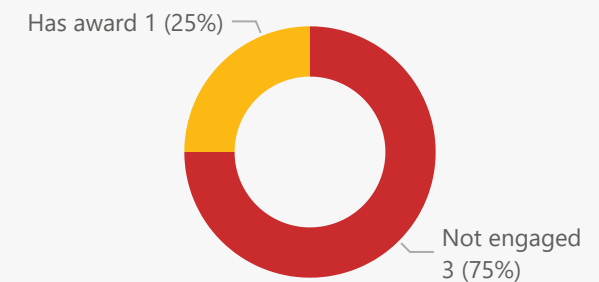
Primary Schools



Secondary Schools



All-through Schools



National Participation Survey: Adult Engagement with the Arts



Notes

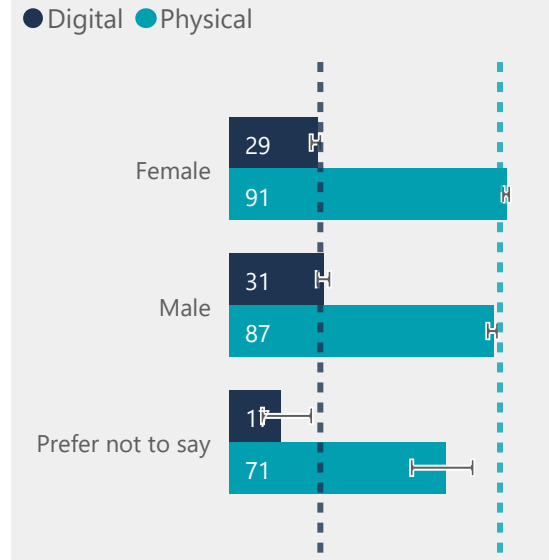
The most recent national participation survey was carried out by Department for Digital, Culture, Media & Sport between July to September 2022. Questions included physical or digital engagement over the 12 months prior.

The graphs displayed show participation levels split by demographic or location information. For comparison, the results for all respondents are shown by the dashed line.

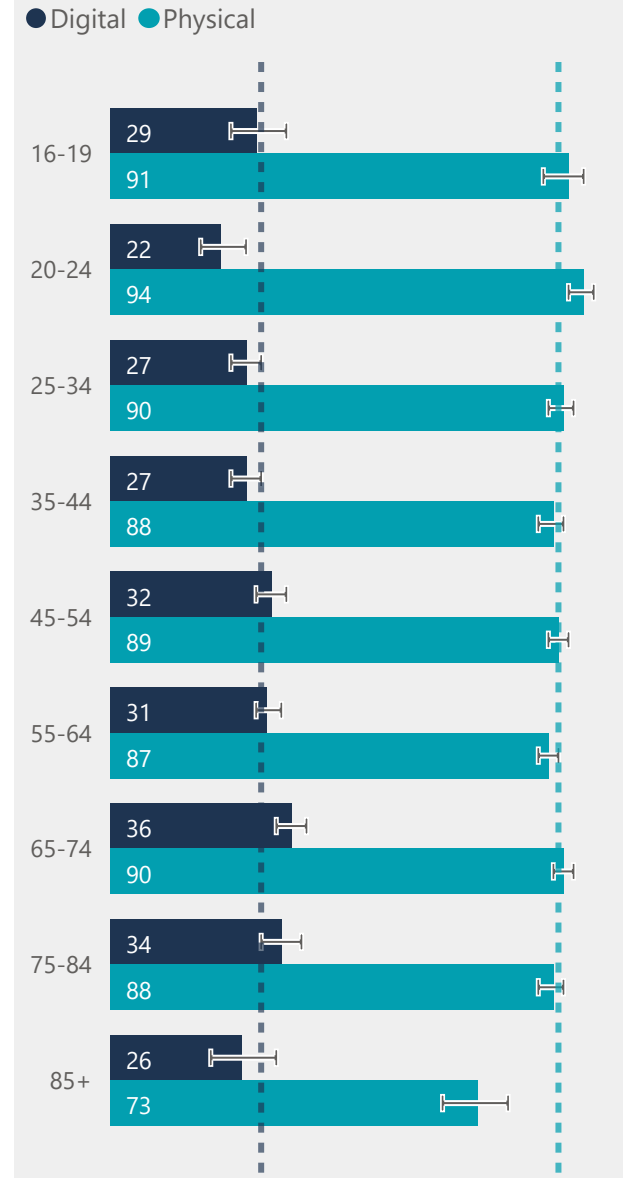
95% confidence intervals are shown for each response. The smaller the interval between the bars, the greater the confidence in the result.

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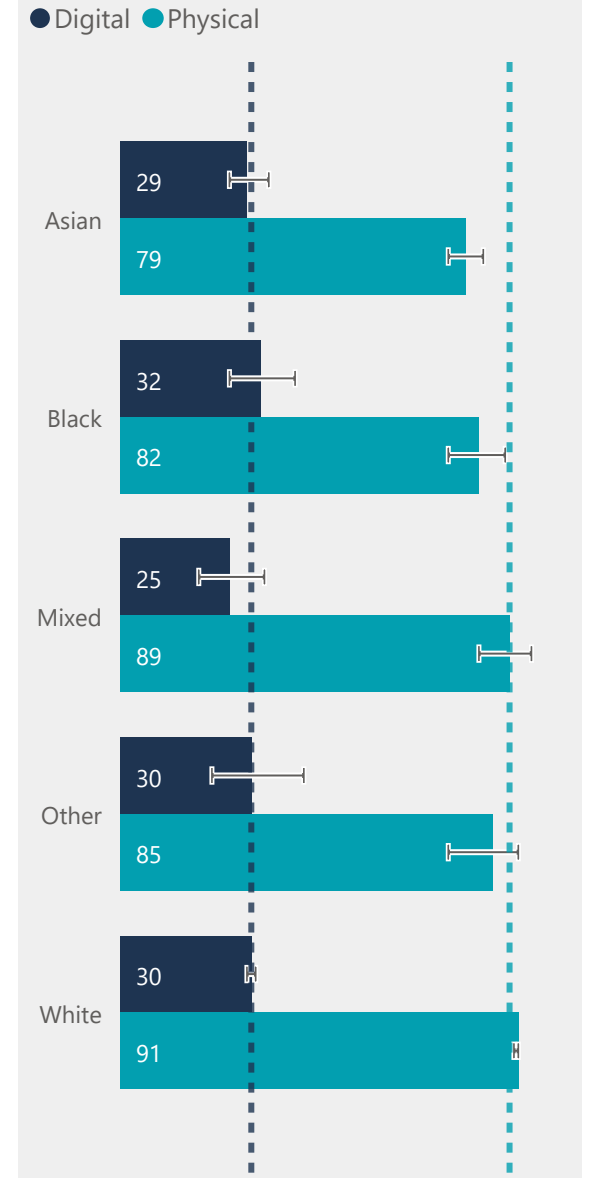
By Gender (%)



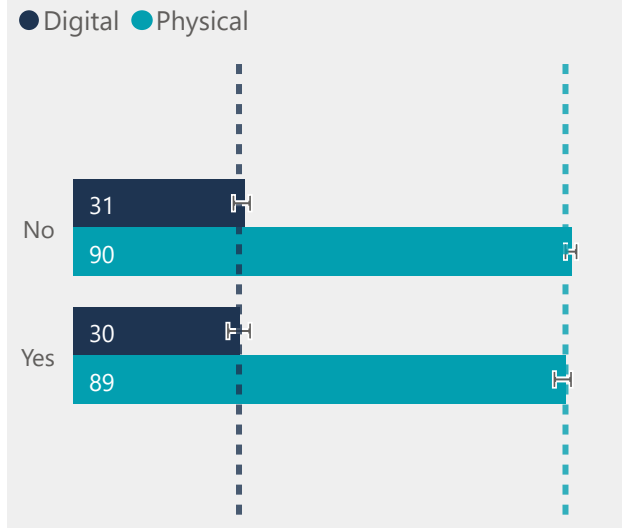
By Age (%)



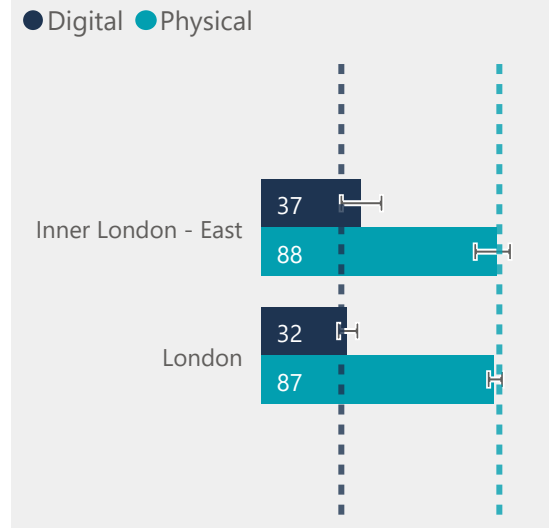
By Ethnic Group (%)



By Long Standing Illness or Disability (%)



By Location (%)



National Participation Survey: Adult Engagement with Libraries



Notes

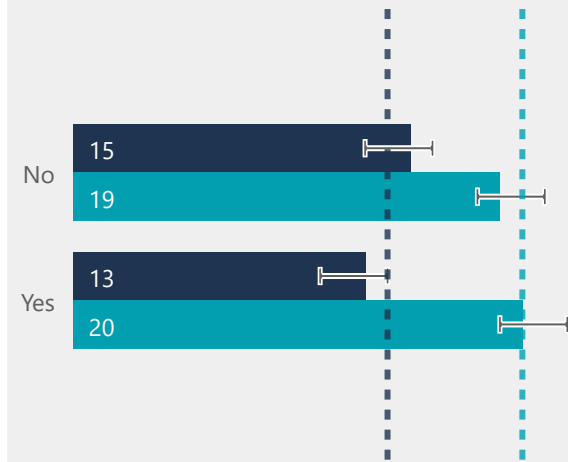
The most recent national participation survey was carried out by Department for Digital, Culture, Media & Sport between July to September 2022. Questions included physical or digital engagement over the 12 months prior.

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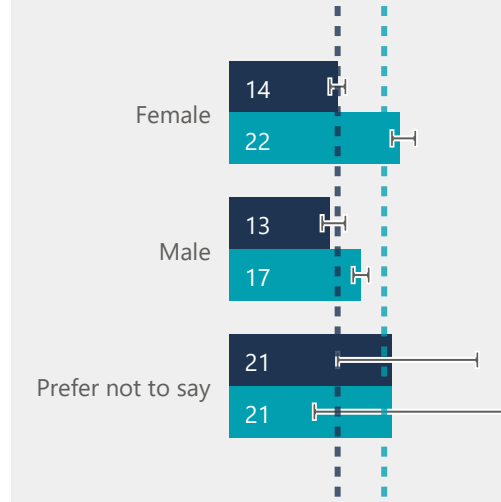
By Long Standing Illness or Disability (%)

● Digital ● Physical



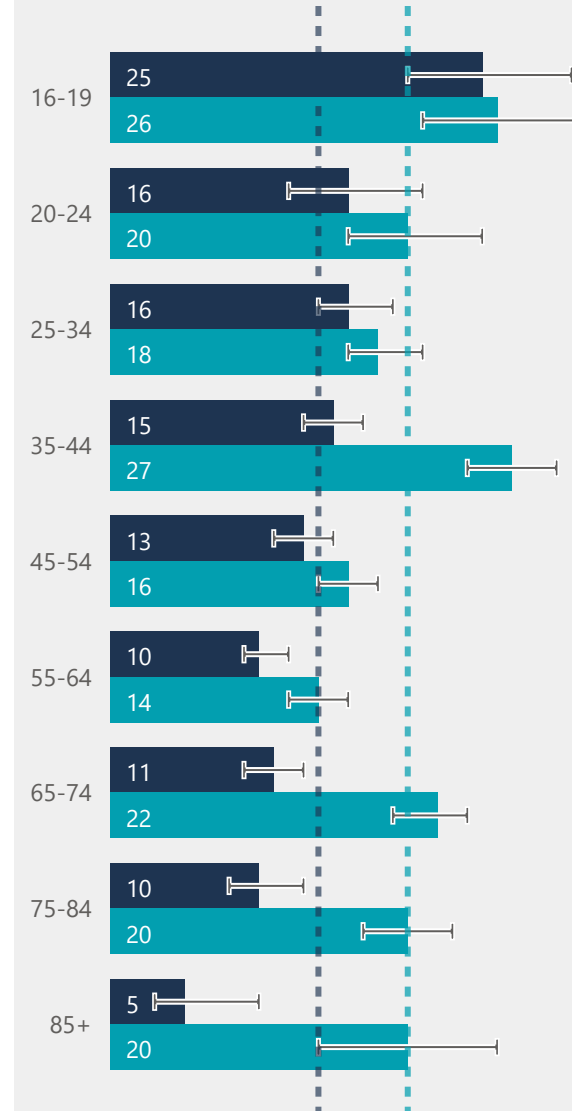
By Gender (%)

● Digital ● Physical



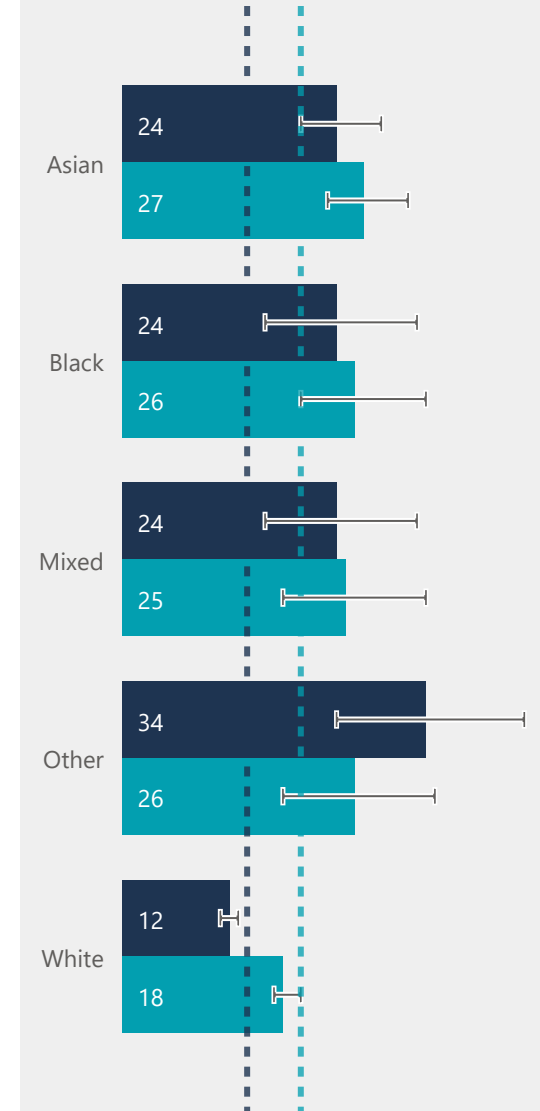
By Age (%)

● Digital ● Physical



By Ethnic Group (%)

● Digital ● Physical



By Location (%)

● Digital ● Physical



National Participation Survey: Adult Engagement with Heritage Sites



Notes

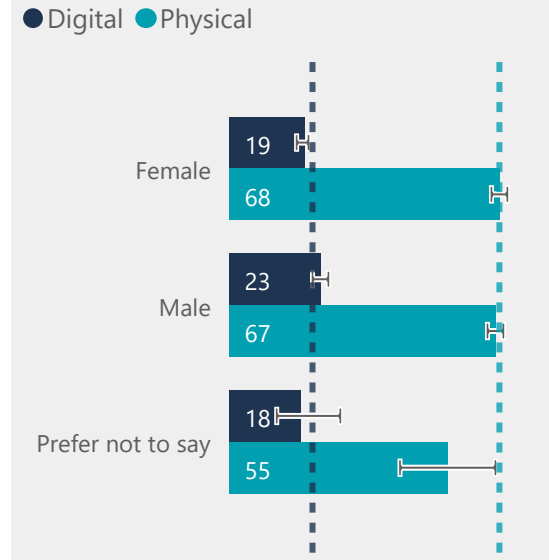
The most recent national participation survey was carried out by Department for Digital, Culture, Media & Sport between July to September 2022. Questions included physical or digital engagement over the 12 months prior.

The graphs displayed show participation levels split by demographic or location information. For comparison, the results for all respondents are shown by the dashed line.

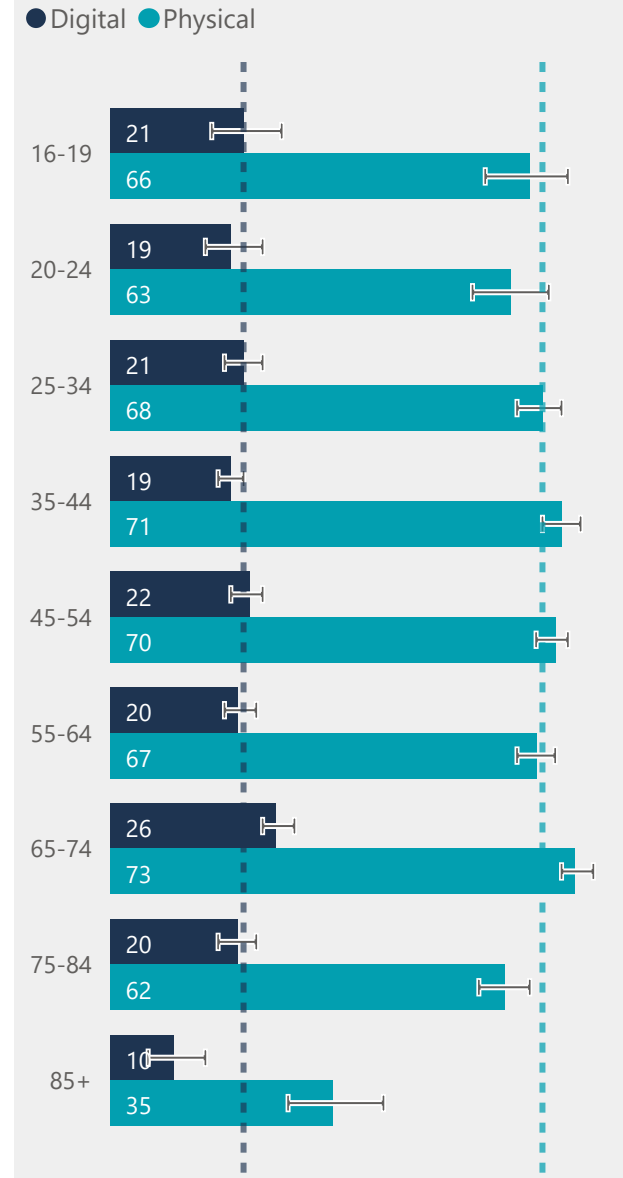
95% confidence intervals are shown for each response. The smaller the interval between the bars, the greater the confidence in the result.

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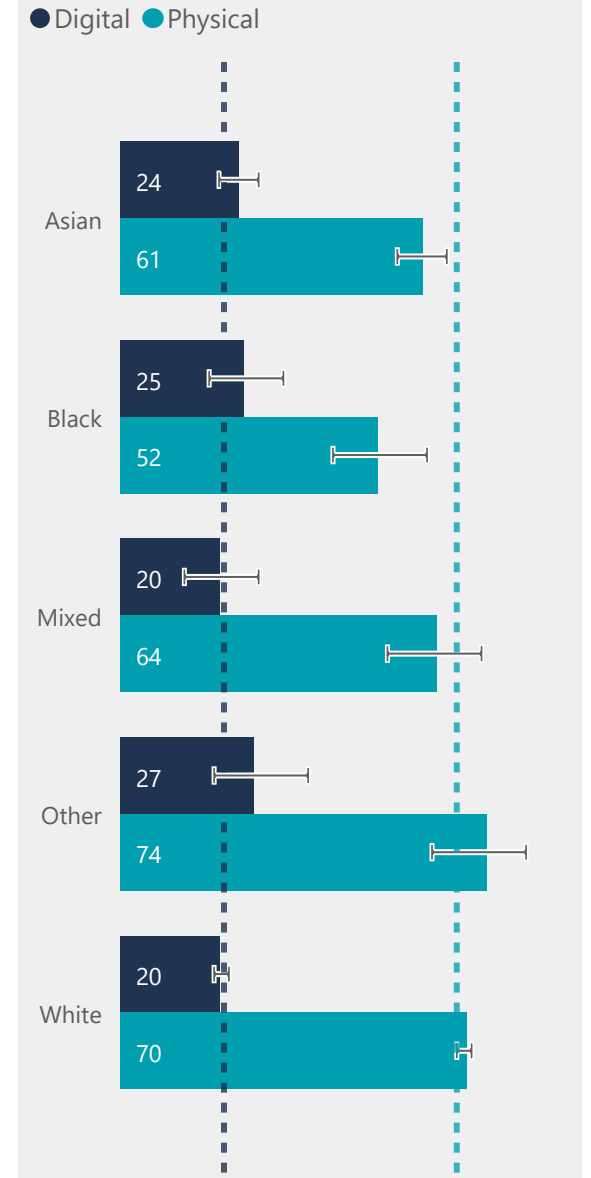
By Gender (%)



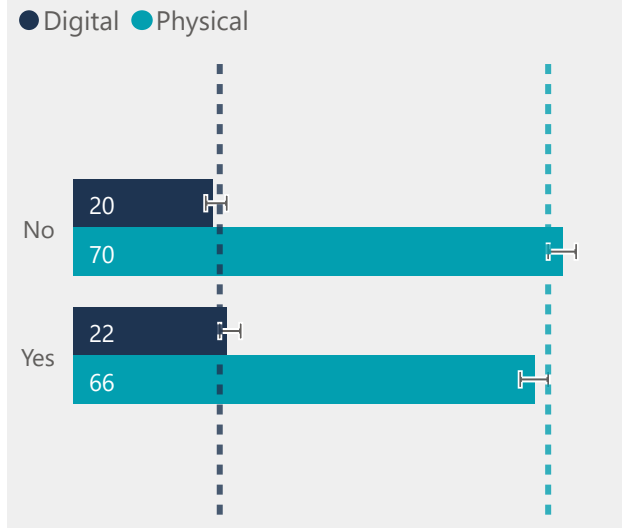
By Age (%)



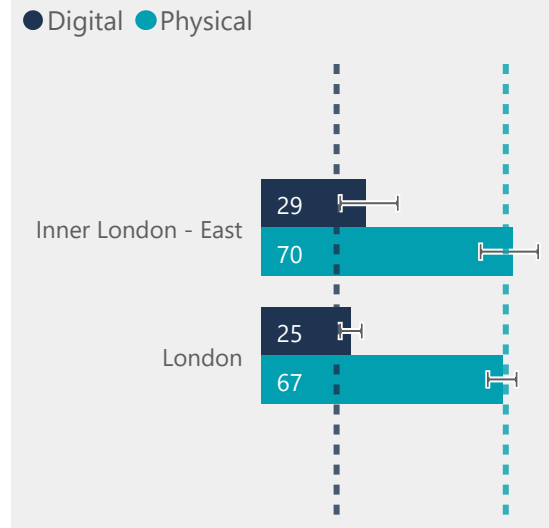
By Ethnic Group (%)



By Long Standing Illness or Disability (%)



By Location (%)



National Participation Survey: Adult Engagement with Museums



Notes

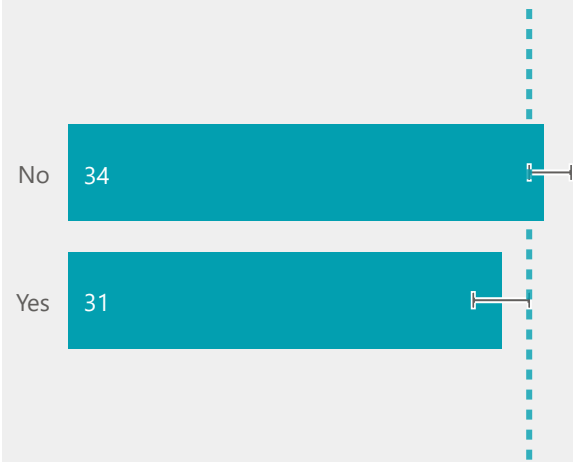
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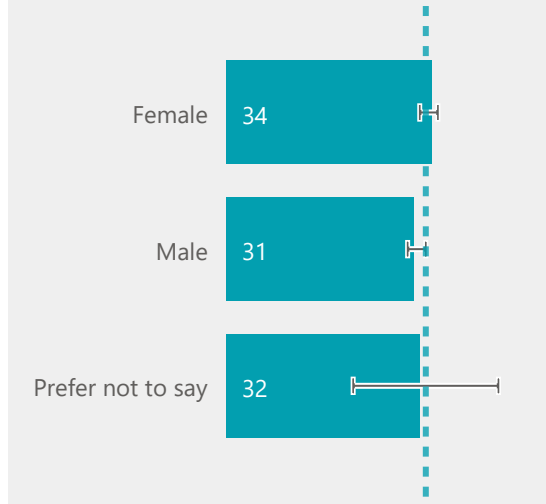
By Long Standing Illness or Disability (%)

● Physical



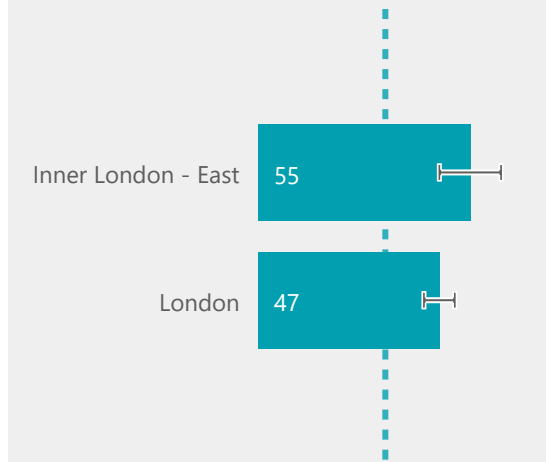
By Gender (%)

● Physical



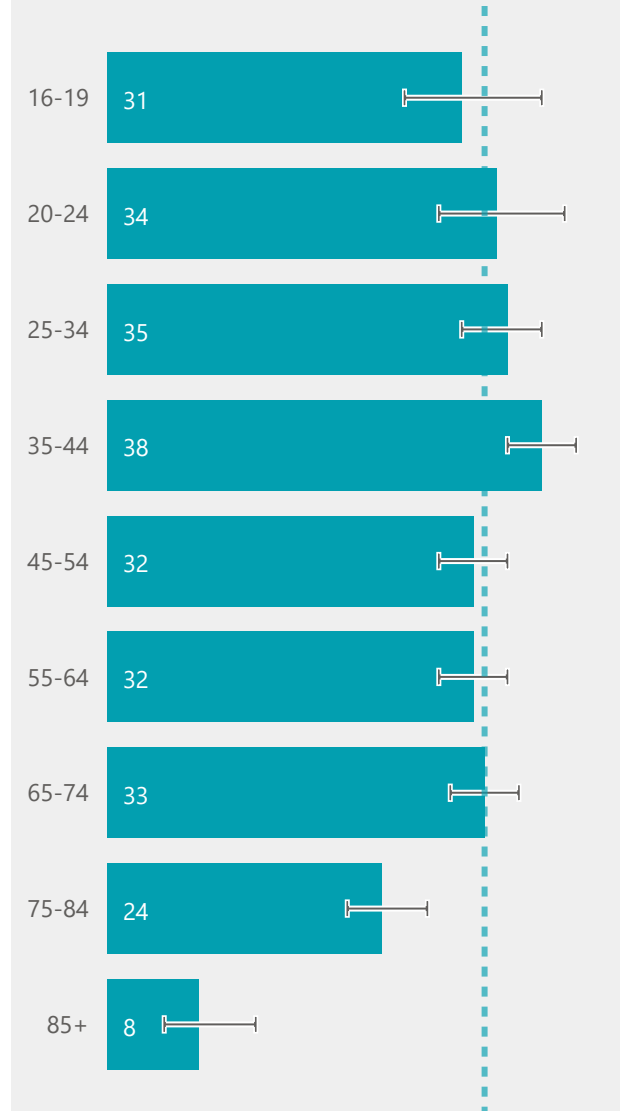
By Location (%)

● Physical



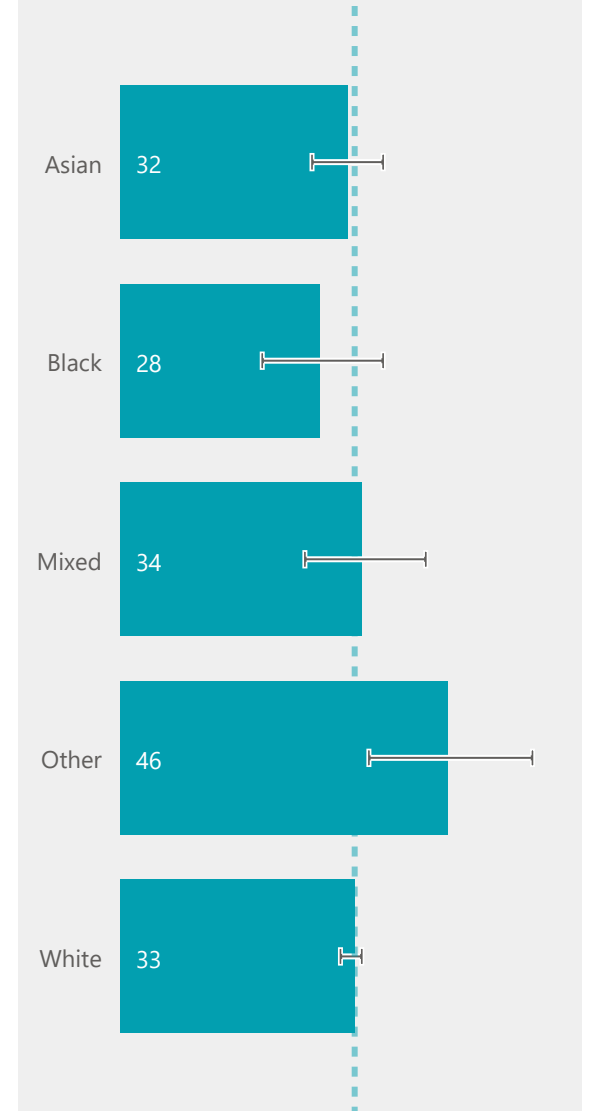
By Age (%)

● Physical



By Ethnic Group (%)

● Physical

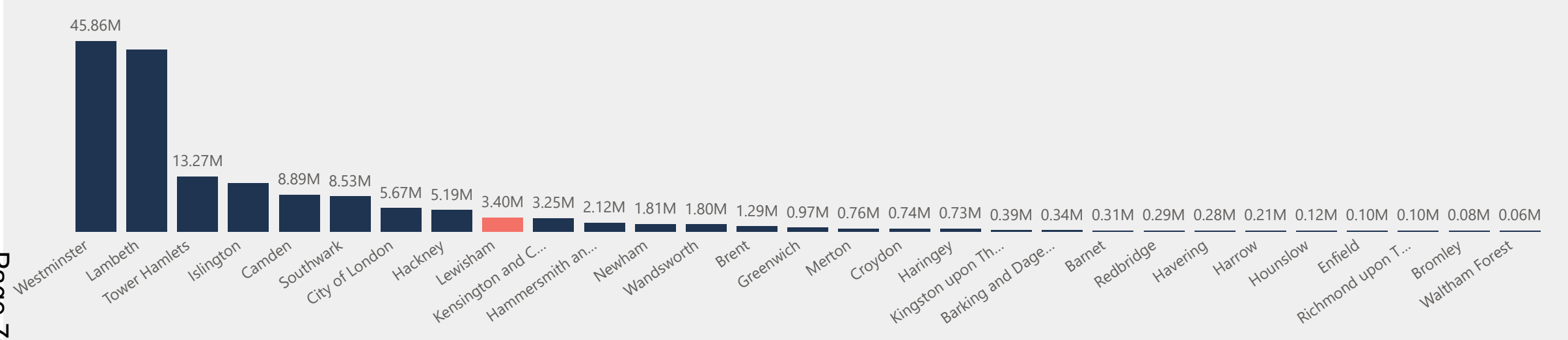


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Arts Council National Portfolio of Organisations Funding by London Borough

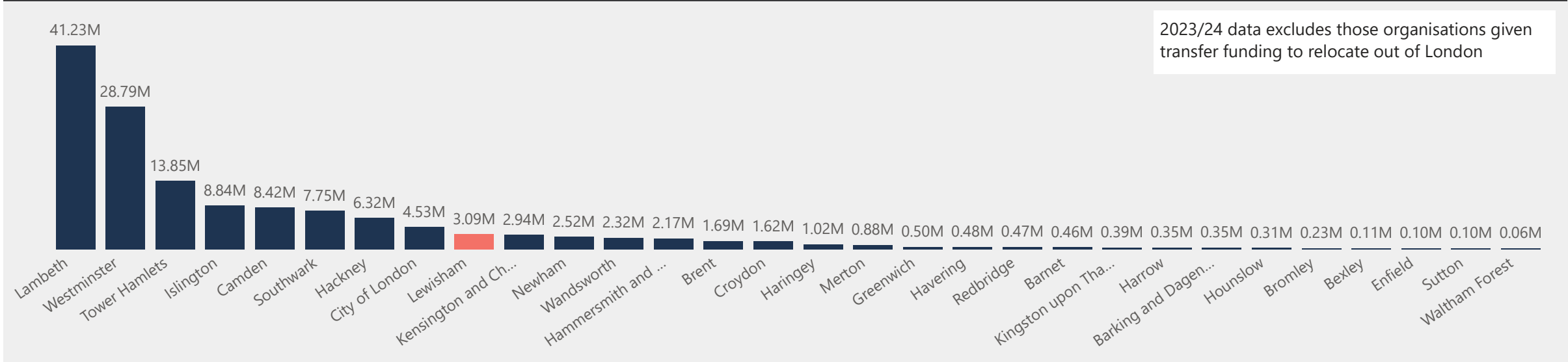


2022/23 Funding Total (£)



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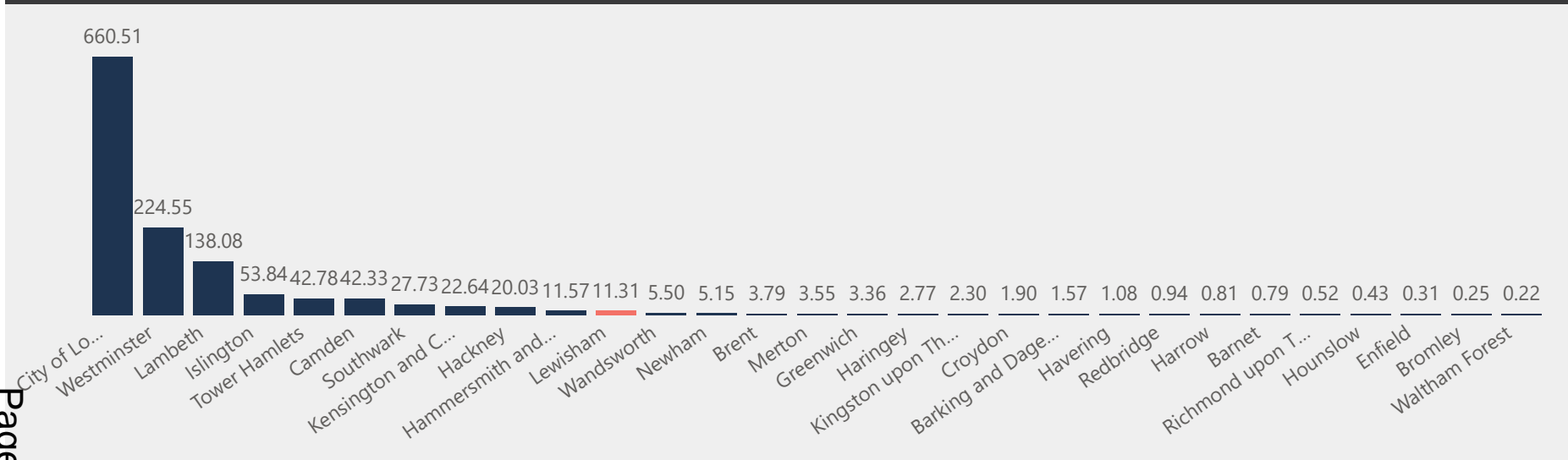
2023/24 Funding Total (£)



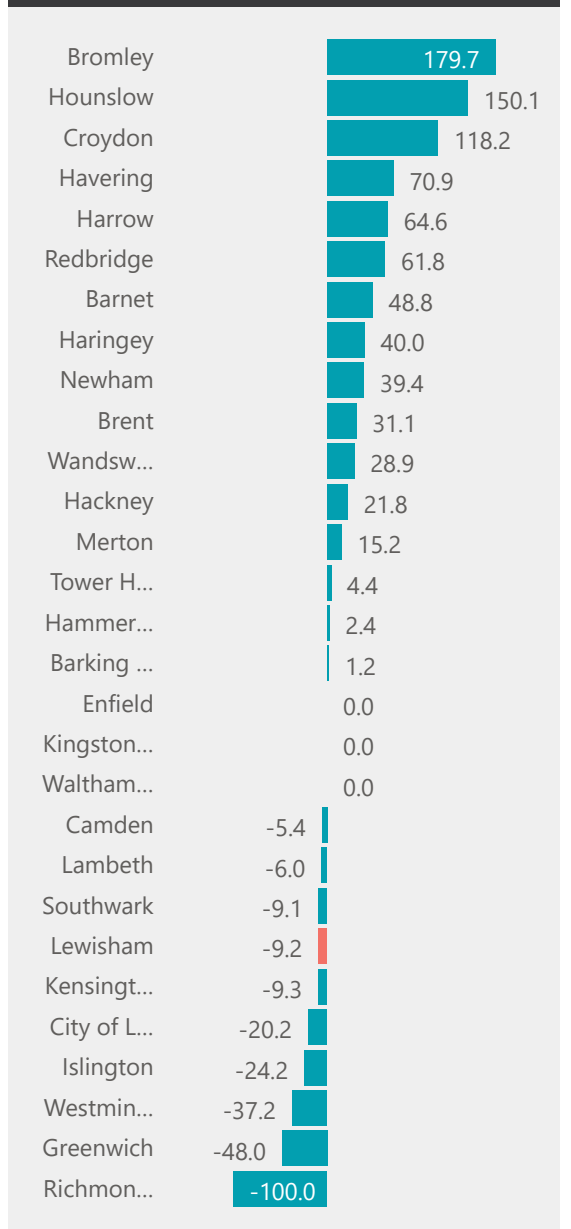
Arts Council National Portfolio of Organisations Funding by London Borough



2022/23 Funding, £/head of borough population

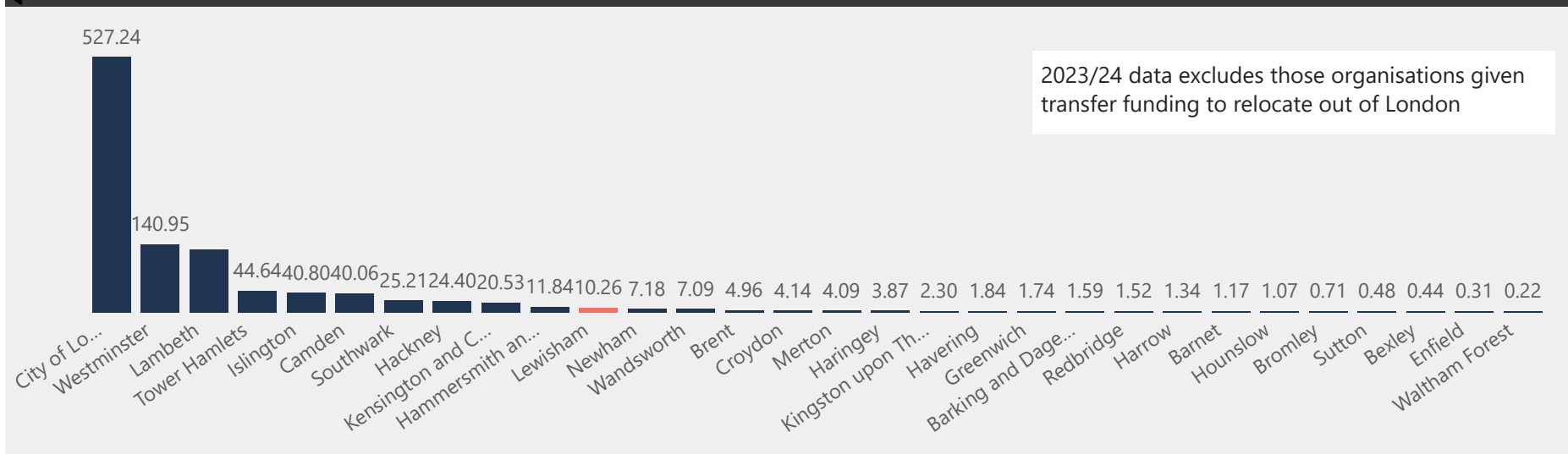


% change 22/23 - 23/24 Funding



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2023/24 Funding, £/head of borough population

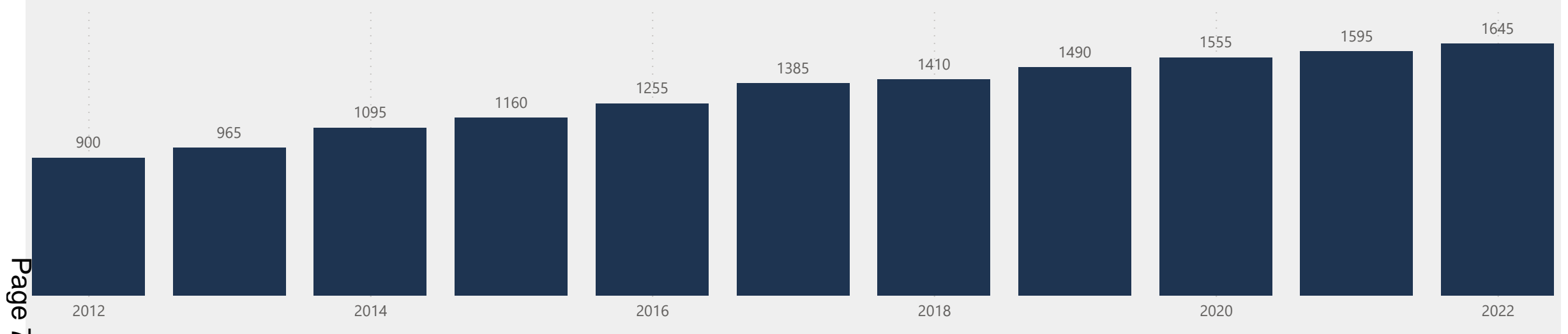


2023/24 data excludes those organisations given transfer funding to relocate out of London

Business and Employee Counts



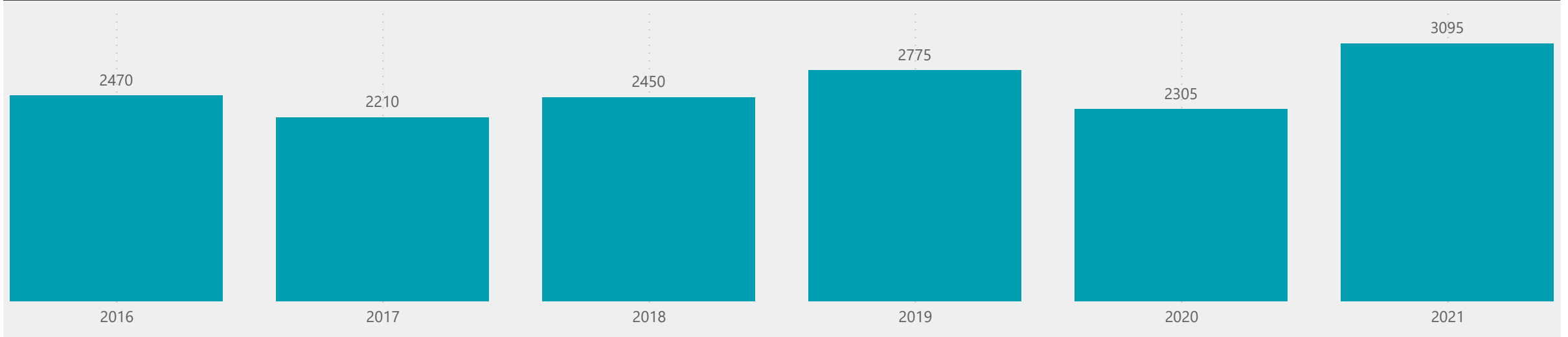
Lewisham Business Count 2012 to 2022



Source: UK Business Counts - enterprises by industry and employment size band ONS Crown Copyright Reserved [downloaded from Nomis on 22 May 2023]

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Lewisham Employee Count 2016 to 2021

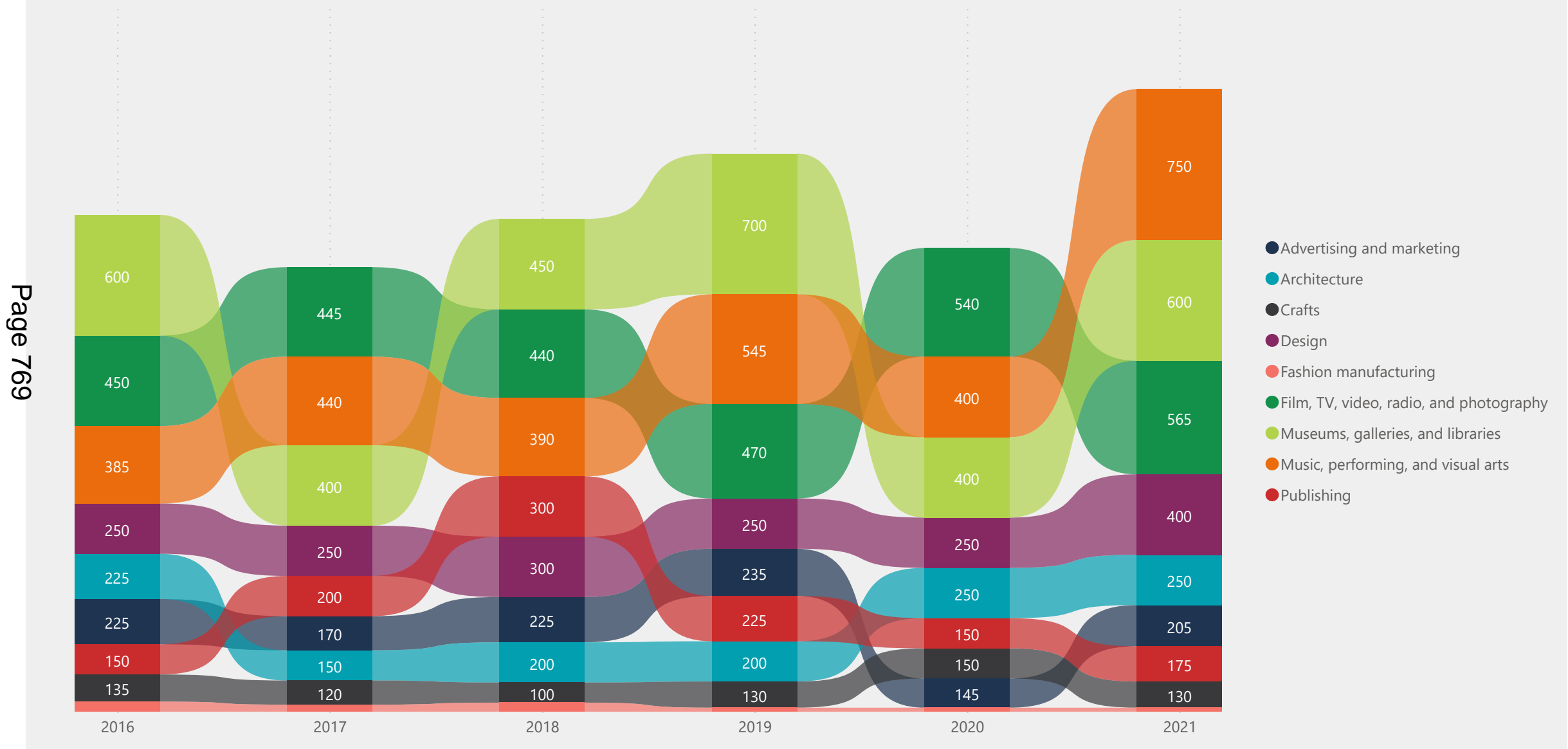


Source: Business Register and Employment Survey : open access ONS Crown Copyright Reserved [downloaded from Nomis on 1 June 2023]

Lewisham Employee Count



Lewisham Employee Count 2016 to 2021



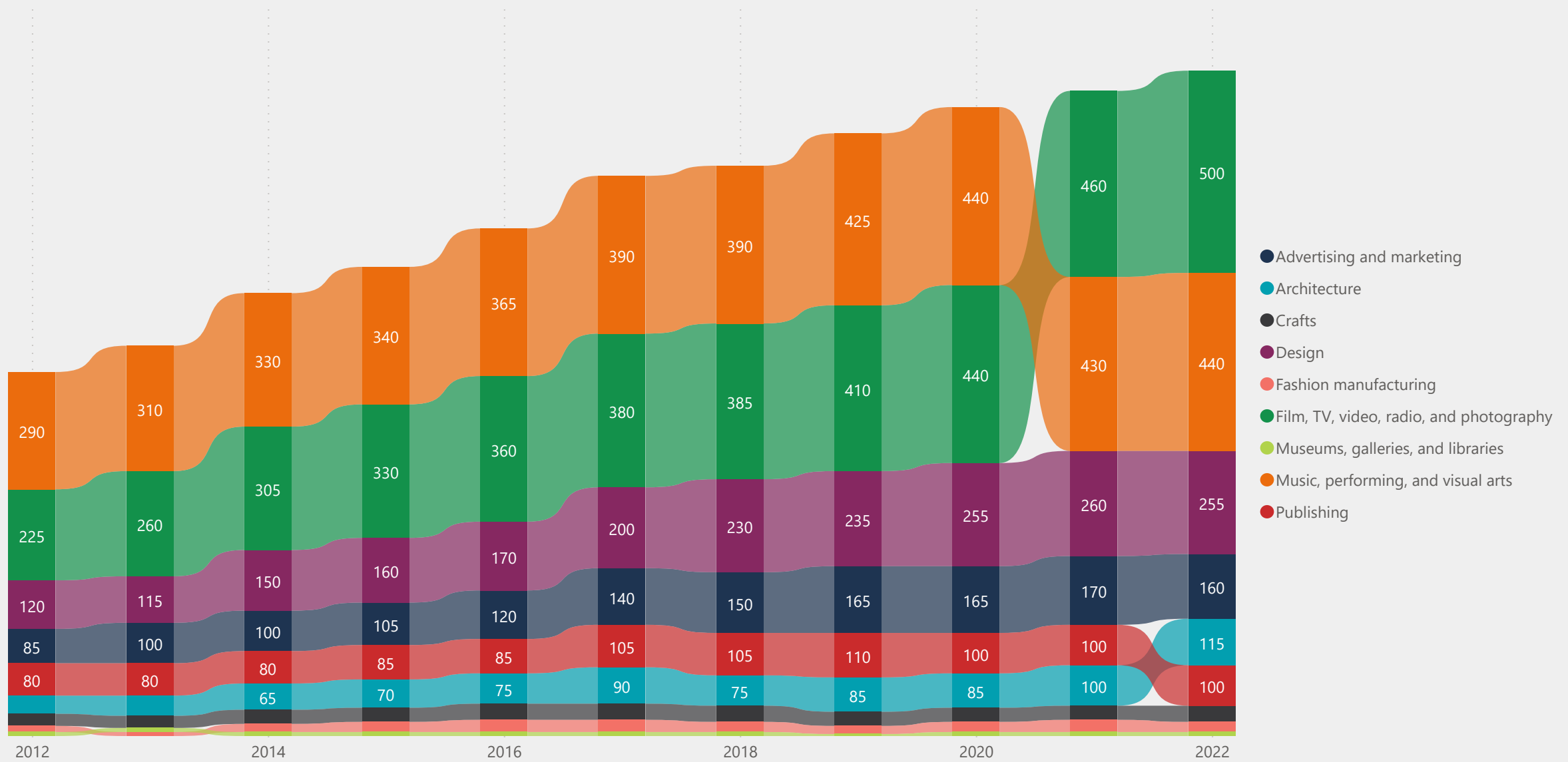
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Lewisham Business Count



Lewisham Business Count 2012 to 2022

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Source: UK Business Counts - enterprises by industry and employment size band ONS Crown Copyright Reserved [downloaded from Nomis on 22 May 2023]

LB Lewisham

Population and cultural engagement data insights

Miriam Miller, Dan Cowley, Penny Mills

May 2023

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LB Lewisham resident cultural bookers 2018 - 2023 (Audience Finder)	14
Lewisham resident bookers by artform.....	18

Overview

Key insights provided

- LB Lewisham population data from the Census and comparisons between 2011 and 2021 Census data
- Population socio-demographic profiling using Mosaic 7
- Cultural Engagement insights using Audience Spectrum profiling of the population of LB Lewisham
- Audience Spectrum profiling of LB Lewisham's resident bookers 2018 - 2023 (bookings at any venues in the Audience Finder dataset); also including counts of bookers by artform and year; and a comparative Audience Spectrum profile of LB Lewisham resident bookers for music.

Population Change 2011 - 2021

Implications of change for cultural engagement

- LB Lewisham's population is growing, particularly in the older age ranges (65+years), in line with the national picture. However, the Borough has a relatively young population overall in comparison to national averages. LB Lewisham has already been responding to the needs of the make up of its population e.g. addressing the interests and needs of an older population through the London Borough of Culture CIA Festival of Creative Aging alongside a focus on the younger population through a large proportion of the We are Lewisham London Borough of Culture Programme, amongst other ongoing initiatives by other organisations.
- There appears to be an increasing proportion of LB Lewisham's population who are educated to a higher level and/or have managerial and professional occupations. There is a statistical correlation between greater interest and engagement with culture and terminal level of education. So, if the proportions of each are growing in the population, the challenge is to increase understanding of the demographics of a more highly educated population and to understand what type of cultural engagement they are interested in (a question of understanding intersectionality).
- However, overall there is a slight decrease in those adults who are working age and economically active amongst residents in the Borough - indicating an ongoing socio-economic differential across the Borough. This suggests further potential to build on We Are Lewisham activity and culture and creative activity more widely, where the evaluation of We Are Lewisham or wider data demonstrates that culture and creativity can have a significant social impact role e.g. in developing skills and confidence, social capital and community cohesion.

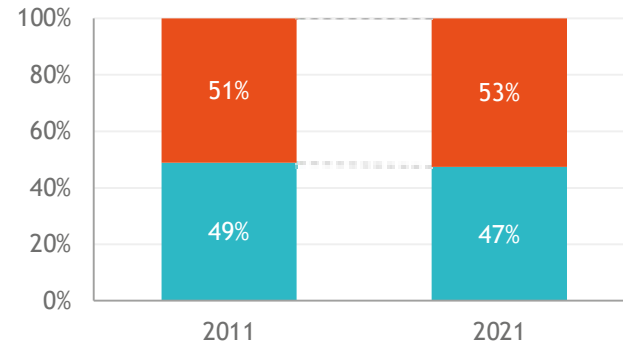
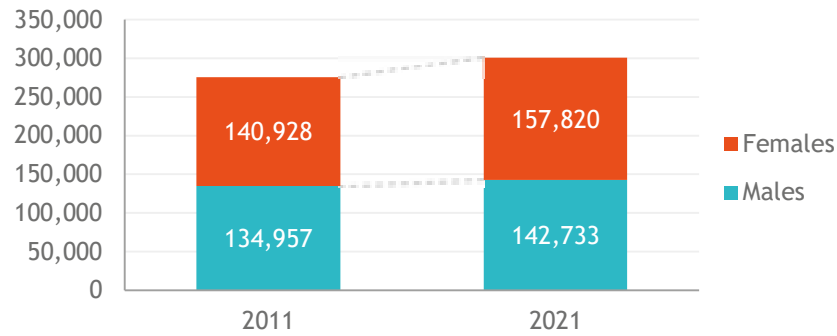
Source: Census 2011 and 2021

Summary 2011 to 2021 Census

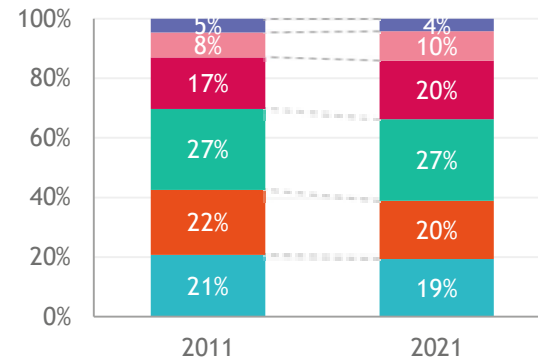
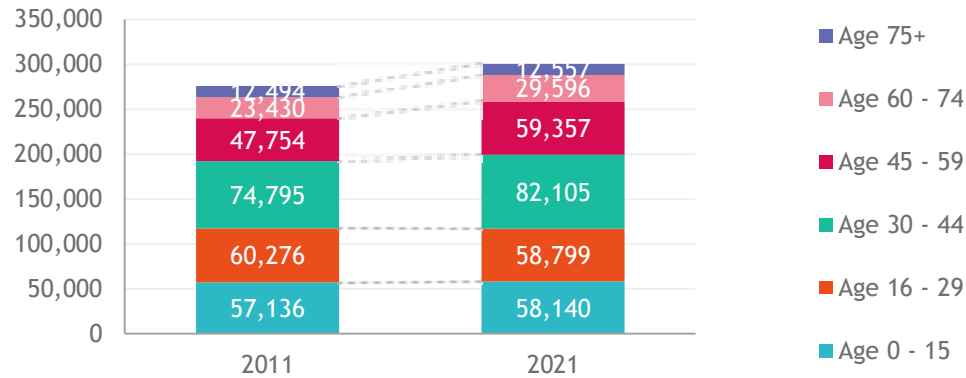
- Population: the population increased by 24,669 people between the 2011 and 2021 censuses, a 8.9% increase, from around 275,900 to 300,600 (higher than the overall increase for England of 6.6% and for London of 7.7%).
- Age profile: The largest increase was seen in the 60 - 74 age group, the largest decrease in the 16 - 29 age group. This is an increase of 9.8% in people aged 65 years and over; increase of 10.8% in people 15-64 years and 1.8% in children aged under 15 years. Overall LB Lewisham has a higher proportion of 25 to 44 year olds compared to England as a whole.
- Ethnic group: the largest increase was seen in the Other category making up 4.7% of the population in 2021, the largest decrease in the White category (at 51.5% in 2021). Overall in 2021 the population is also made up of 9% Asian, Asian British or Asian Welsh and 26.8% Black, Black British, Black Welsh, Caribbean or African and 8.1% Mixed of Multiple ethnic groups.
- Health: The proportion of those limited in their day-to-day activities by ill health or disability only shifted slightly towards limited a little as opposed to limited alot.
- Economic activity: The proportion of adults of working age who were economically active at the point of the census decreased from 74% in 2011 to 70% in 2021.
- Occupation: The largest increases from 2011 to 2011 were seen in the 'Managers, directors and senior officials' and 'Professional occupations' categories, the largest decrease in the 'Administrative and secretarial occupations' category.
- Education: When looking at the highest level of qualification achieved, the largest increase was seen in the 'Apprenticeship' category, the largest decrease in the 'Other qualifications' category. The largest positive difference was seen in the 'Level 4 and above (e.g. Higher Education and Higher diplomas)' category moving from 38% to 50%, the largest decrease in the 'Other qualifications' category.

LB Lewisham population change 2011-2021

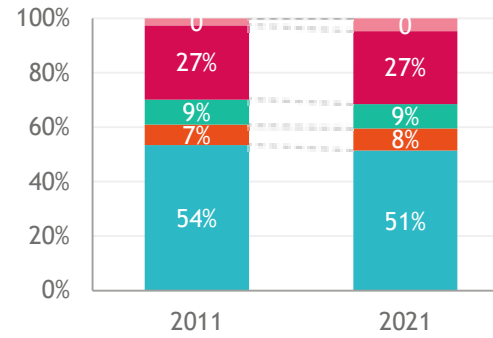
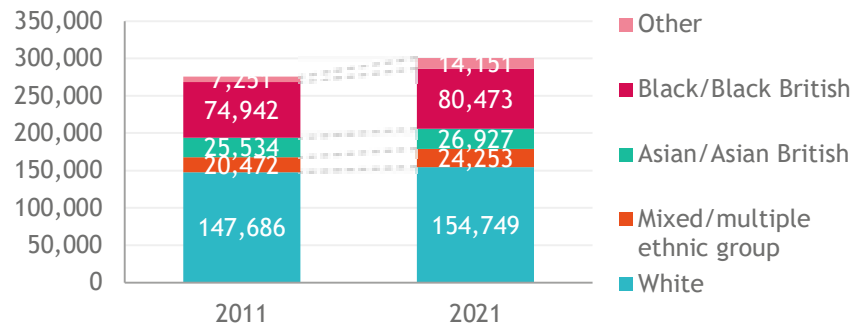
Population and households by gender



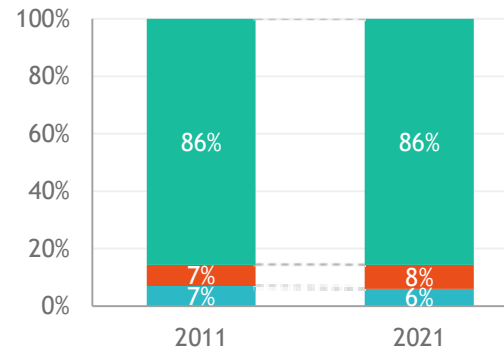
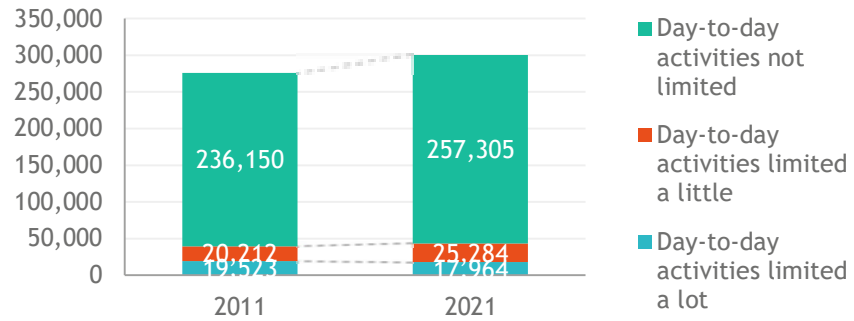
Population and households by age structure



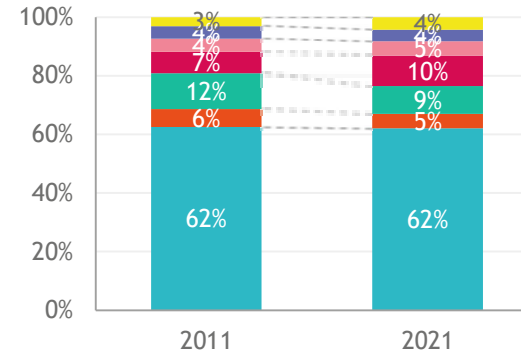
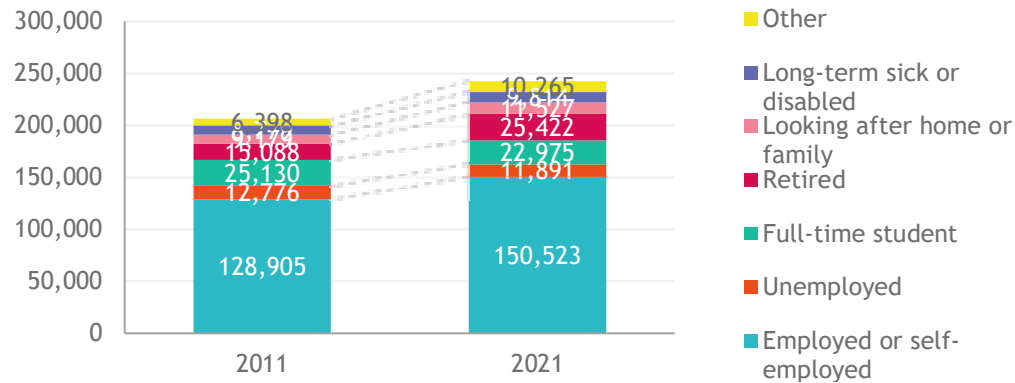
Population and households by ethnic group



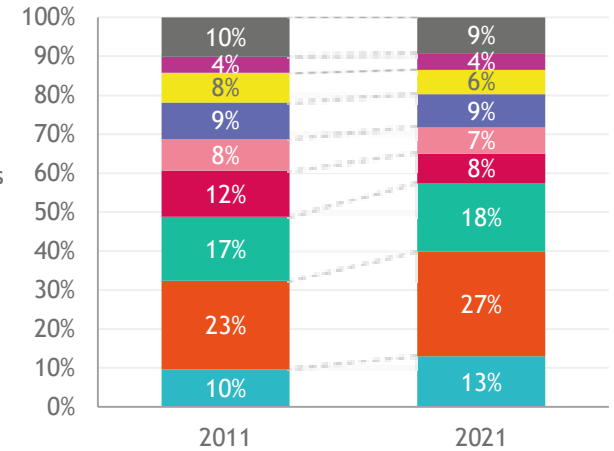
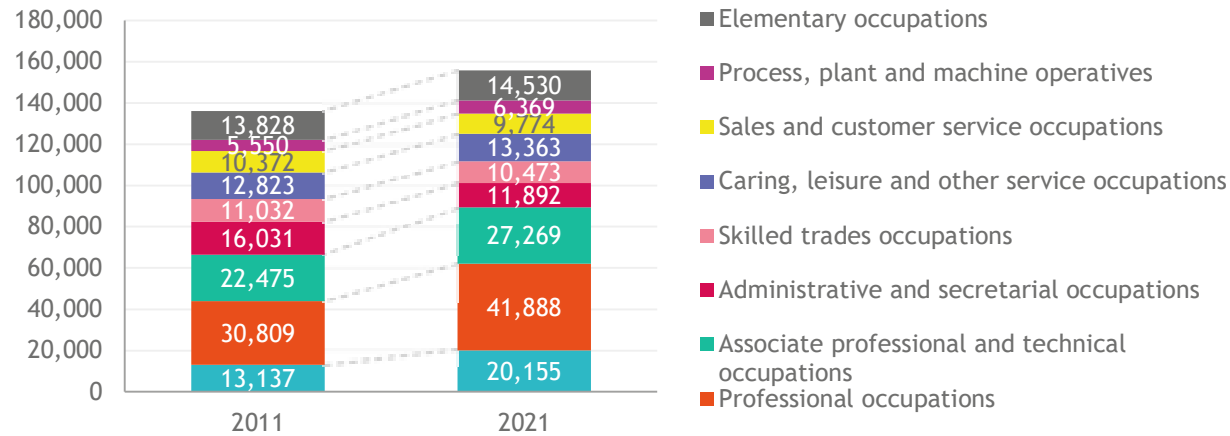
Population and households by health



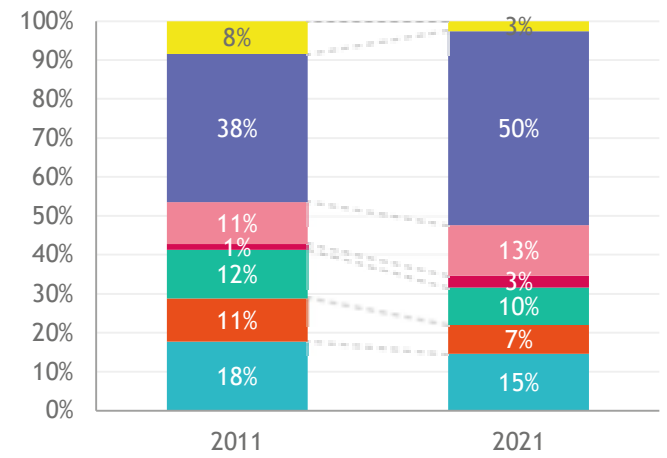
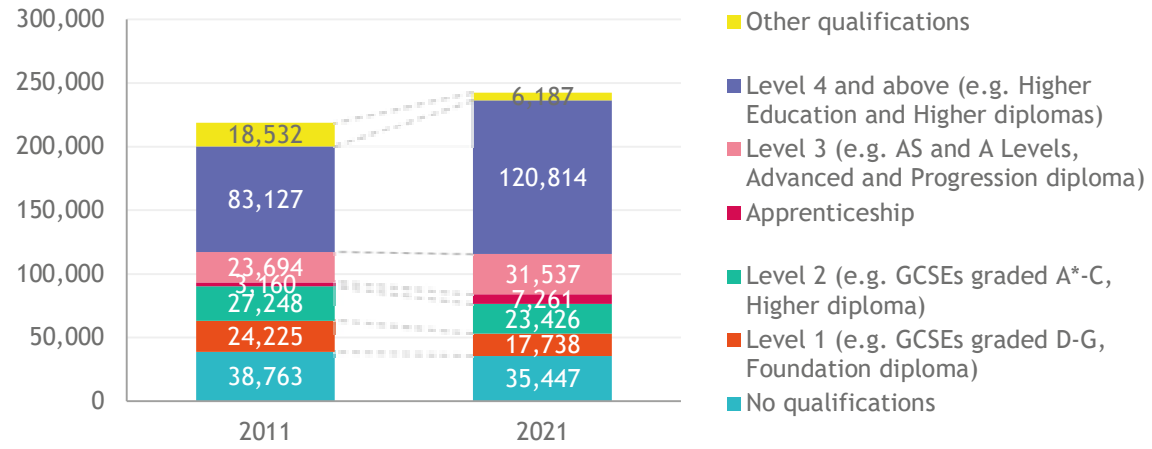
Population and households by employment and qualifications



Population and households by occupation



Population and households by highest qualification level



Source: Census data 2011 and 2021

Population Socio-demographic Profiling

Mosaic 7 group profile

The most prominent Mosaic groups in LB Lewisham are A City Prosperity, K Municipal Tenants and O Rental Hubs. 72% of the adults in the Borough belong to one of these three groups, compared with 57% of adults in the base area of Greater London.

- A City Prosperity: High status city dwellers living centrally and pursuing careers with high rewards 30% compared to 29% across Greater London
- K Municipal Tenants: Urban renters of social housing facing an array of challenges 21% compared to 15% across Greater London
- O Rental Hubs: Educated young people privately renting in urban neighbourhoods 21% compared to 13% across Greater London
- N Urban Cohesion: Residents of settled urban communities with a strong sense of identity 17% compared to 19% across Greater London

Mosaic groups

Mosaic group	Lewisham		Greater London		Index	
	Count	%	Count	%		
A City Prosperity	74,076	30%	2,097,936	29%	103	3
B Prestige Positions	330	0%	238,243	3%	4	-96
C Country Living	0	0%	4,598	0%	0	-100
D Rural Reality	0	0%	2,035	0%	0	-100
E Senior Security	130	0%	129,240	2%	3	-97
F Suburban Stability	0	0%	77,840	1%	0	-100
G Domestic Success	12,708	5%	718,258	10%	52	-48
H Aspiring Homemakers	1,254	1%	185,623	3%	20	-80
I Family Basics	13,219	5%	252,837	3%	153	53

J Transient Renters	59	0%	10,934	0%	16	-84
K Municipal Tenants	51,579	21%	1,094,438	15%	138	38
L Vintage Value	1,916	1%	84,712	1%	66	-34
M Modest Traditions	0	0%	7,895	0%	0	-100
N Urban Cohesion	41,622	17%	1,381,228	19%	88	-12
O Rental Hubs	51,306	21%	960,295	13%	156	56
U Unclassified	0		0			
Adults 15+ estimate 2020	248,199		7,246,112			

Base totals and percentages do not include unclassified postcodes.

Cultural Engagement for LB Lewisham

Overview

- LB Lewisham's population is split between those who are highly engaged with culture and those who have a low level of cultural engagement (there are relatively few in the population who have a middle engagement level with culture).
- Those who are lower engaged with culture in themselves are representative of a diversity of the population from families living in the Borough who may enjoy local cultural activities to individuals who are perhaps less likely to engage culturally unless there is an offer which feels particularly relevant or inclusive of their needs or interests.
- The higher engaged population are split between young professionals or students and emerging or older professionals - the latter more likely to be seeking out traditional cultural experiences most likely including attendance at central London venues, compared to the former who are particularly attracted by new or unusual cultural opportunities which they can enjoy as an integral part of their social life.

Audience Spectrum LB Lewisham population profile

The most prominent Audience Spectrum segments in LB Lewisham population are the lower culturally engaged Kaleidoscope Creativity, and higher culturally engaged Metroculturals and Experience Seekers. 92% of adults in the target area belong to one of these three segments, compared with 79% of adults in Greater London.

- Kaleidoscope Creativity (lower engagement) 42% compared to 35% in Greater London. Urban and culturally diverse, their arts and cultural activity happens in their community and outside the mainstream.
- Metroculturals (higher engagement) 26% compared to 29% in Greater London. Highly engaged prosperous liberal urbanites, with wide range of arts and cultural interests.

- Experience Seekers (higher engagement) 25% compared to 15% in Greater London. Diverse urban audiences, students and recent graduates into a variety of cultural events.

The most prominent subsegments in your target area are Kaleidoscope Creativity K1 and K2 and Experience Seekers E1 and E2 and Metroculturals M1 and M2.

- Kaleidoscope Creativity K1 23%: Settled and diverse urban communities.
- Kaleidoscope Creativity K2 19%: Hard-pressed singles in city tower blocks.
- Experience Seekers E2 15%: Adventurous students and graduates in diverse areas.
- Experience Seekers E1 10%: Socially minded mid-life professionals with varied tastes.
- Metroculturals M1 13%: Older, established and high-spending professional elites.
- Metroculturals M2 13%: Younger, mobile and emerging metropolitan professionals.

For profile information on the segments please visit <https://www.theaudienceagency.org/audience-finder-data-tools/audience-spectrum>

Audience Spectrum Segments

Audience Spectrum segment	Lewisham		Greater London		Index	
	Count	%	Count	%		
Metroculturals	63,804	26%	2,123,294	29%	88	-12
Commuterland Culturebuffs	3,758	2%	566,922	8%	19	-81
Experience Seekers	61,943	25%	1,088,153	15%	167	67
Dormitory Dependables	6,350	3%	426,367	6%	44	-56
Trips & Treats	211	0%	124,901	2%	5	-95
Home & Heritage	1,119	0%	166,107	2%	20	-80
Up Our Street	911	0%	72,228	1%	37	-63
Frontline Families	5,536	2%	159,087	2%	102	2
Kaleidoscope Creativity	103,712	42%	2,516,515	35%	121	21
Supported Communities	1,246	1%	33,471	0%	109	9
Unclassified	-		-			
Adults 15+ estimate 2020	248,590		7,277,045			

Base totals and percentages do not include unclassified postcodes.

Source: Audience Spectrum LB Lewisham population profile

Audience Spectrum Subsegments

Audience Spectrum subsegment	Lewisham		Greater London		Index	
	Count	%	Count	%		
Metroculturals M1	31,881	13%	802,855	11%	116	16
Metroculturals M2	31,923	13%	1,320,439	18%	71	-29
Commuterland Culturebuffs C1	3,571	1%	453,057	6%	23	-77
Commuterland Culturebuffs C2	187	0%	113,865	2%	5	-95

Experience Seekers E1	24,460	10%	470,680	6%	152	52
Experience Seekers E2	37,483	15%	617,473	8%	178	78
Dormitory Dependables D1	4,974	2%	232,816	3%	63	-37
Dormitory Dependables D2	1,376	1%	193,551	3%	21	-79
Trips & Treats T1	109	0%	93,633	1%	3	-97
Trips & Treats T2	102	0%	31,268	0%	10	-90
Home & Heritage H1	277	0%	93,683	1%	9	-91
Home & Heritage H2	842	0%	72,424	1%	34	-66
Up Our Street U1	0	0%	8,544	0%	0	-100
Up Our Street U2	911	0%	63,684	1%	42	-58
Frontline Families F1	5,438	2%	142,591	2%	112	12
Frontline Families F2	98	0%	16,496	0%	17	-83
Kaleidoscope Creativity K1	57,332	23%	1,520,727	21%	110	10
Kaleidoscope Creativity K2	46,380	19%	995,788	14%	136	36
Supported Communities S1	629	0%	12,098	0%	152	52
Supported Communities S2	617	0%	21,373	0%	85	-15
<i>Unclassified</i>	-		-			
Adults 15+ estimate 2020	248,590		7,277,045			

Base totals and percentages do not include unclassified postcodes.

Source: Audience Spectrum LB Lewisham population profile

LB Lewisham resident cultural bookers 2018 - 2023 (Audience Finder)

LB Lewisham resident bookers at any Audience Finder venue

- As might be expected there is over representation of more highly culturally engaged in the booker dataset - a higher proportion of Audience Spectrum segment Metroculturals - 37% compared to 26% in the LB Lewisham population, likewise for Experience Seekers 31% compared to 25% in the population.
- Whereas there is a lower proportion of bookers who are from the lower engaged segments, with under-representation compared to the population of LB Lewisham - 22% Kaleidoscope Creativity compared to 42% in the population.
- By artform the count of bookers year on year shows the impact of the Covid-19 pandemic lock-downs and restrictions in 2020/21 and 2021/22. However, the counts are also affected generally by the provision of work available across the different artforms at a wider range of venues - figures by artform will therefore change year on year. While levels of activity are not back to 2018/19 or 2019/20 levels for performing arts, the data shows increases for visual arts and literature exhibitions/events - which evidence shows certain proportions of the population have been more willing to engage with post-Covid. Artforms such as outdoor arts have not necessarily been ticketed as a rule, so this data represents only a small proportion of such engagement - hence the low figures.
- Focusing on music bookers, which account for the second highest amount of bookers (after Plays/Drama) of events which have been artform coded, the Audience Spectrum profile shows slightly higher levels of engagement by the highly cultural engaged Metroculturals than overall bookers - up to 45% (the profile for 2020/21 is not a statistically robust profile due to the low count of bookers for that year). There is a slightly lower proportion of Experience Seekers segment music bookers - 27% - compared to resident bookers for Lewisham as a whole at 31%. Likewise for Kaleidoscope Creativity at highest 19% for resident music bookers compared to 22% of all Lewisham bookers.

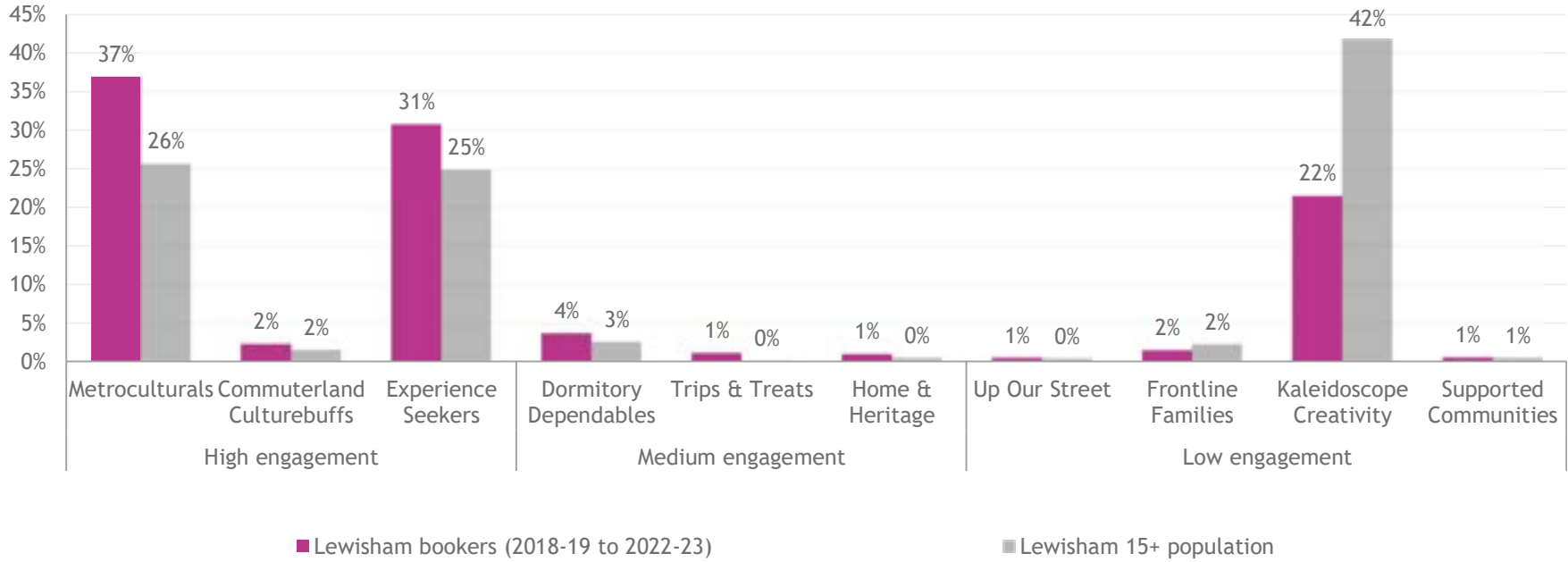
Audience Spectrum profile of Lewisham resident bookers vs Lewisham population

Audience Spectrum segment		Lewisham bookers (2018-19 to 2022-23)		Lewisham 15+ population	Index	
		Count	%	%		
High engagement	Metroculturals	33,769	37%	26%	144	44
	Commuterland Culturebuffs	2,104	2%	2%	152	52
	Experience Seekers	28,152	31%	25%	124	24
Medium engagement	Dormitory Dependables	3,363	4%	3%	144	44
	Trips & Treats	1,051	1%	0%	1,354	1254
	Home & Heritage	921	1%	0%	224	124
Low engagement	Up Our Street	466	1%	0%	139	39
	Frontline Families	1,372	2%	2%	67	-33
	Kaleidoscope Creativity	19,728	22%	42%	52	-48
	Supported Communities	495	1%	1%	108	8
<i>Unclassified</i>				0		
Base		91,421		248,590		

Please note: base totals and percentages do not include unclassified records

Source: Audience Finder Booker dataset 2018-2023 Lewisham resident bookers

Chart of Audience Spectrum profile of Lewisham Bookers



Source: Audience Finder Booker dataset 2018-2023 Lewisham resident bookers

Audience Spectrum Booker Subsegment profile

Audience Spectrum subsegment		Lewisham bookers (2018-19 to 2022-23)		Lewisham 15+ population	Index	
		Count	%	%		
High engagement	Metroculturals M1	15,096	17%	13%	129	29
	Metroculturals M2	18,673	20%	13%	159	59
	Commuterland Culturebuffs C1	1,793	2%	1%	137	37
	Commuterland Culturebuffs C2	311	0%	0%	452	352
	Experience Seekers E1	14,653	16%	10%	163	63
	Experience Seekers E2	13,499	15%	15%	98	-2
Medium engagement	Dormitory Dependables D1	2,359	3%	2%	129	29
	Dormitory Dependables D2	1,004	1%	1%	198	98
	Trips & Treats T1	756	1%	0%	1,886	1786
	Trips & Treats T2	295	0%	0%	786	686
	Home & Heritage H1	640	1%	0%	628	528
	Home & Heritage H2	281	0%	0%	91	-9
Low engagement	Up Our Street U1	142	0%	0%	9,999	9899
	Up Our Street U2	324	0%	0%	97	-3
	Frontline Families F1	1,292	1%	2%	65	-35
	Frontline Families F2	80	0%	0%	222	122
	Kaleidoscope Creativity K1	11,778	13%	23%	56	-44
	Kaleidoscope Creativity K2	7,950	9%	19%	47	-53
	Supported Communities S1	360	0%	0%	156	56
	Supported Communities S2	135	0%	0%	59	-41
Unclassified		-	-	0		
Base		91,421		248,590		

Please note: base totals and percentages do not include unclassified records

Source: Audience Finder Booker dataset 2018-2023 Lewisham resident bookers

Lewisham resident bookers by artform

Count of Lewisham bookers per artform

	2018-19	2019-20	2020-21	2021-22	2022-23	Grand Total
Children/Family	3,311	3,062	204	2,396	2,480	9,029
Christmas Show	2,395	1,506	503	1,134	712	5,169
Contemporary Visual Arts	3,500	3,609	2,090	3,934	3,068	12,739
Dance	4,393	4,320	188	2,701	2,868	11,043
Film	2,482	2,913	951	2,374	1,265	8,172
General Entertainment	3,344	3,807	237	2,821	2,143	10,239
Literature	486	584	124	915	766	2,626
Museums/Heritage	876	1,093	1,790	3,295	1,012	7,034
Music	10,234	7,796	246	4,587	5,252	20,787
Musical Theatre	3,039	2,234	141	1,421	884	6,490
Other Artforms	1,312	1,187	218	850	675	3,865
Outdoor Arts	296	266	24	170	135	842
Plays/Drama	12,068	9,901	879	5,973	4,854	23,573
Traditional Visual Arts	356	1,006	166	1,230	1,184	3,483
Workshops	803	646	158	320	435	2,093
Uncoded	10,612	19,709	3,936	14,998	26,190	52,337
Grand Total	37,477	39,825	9,745	32,876	37,830	91,423

Source: Audience Finder Booker dataset 2018-2023 Lewisham resident bookers

Audience Spectrum Lewisham resident Music bookers

Audience Spectrum segment		2018-19		2019-20		2020-21		2021-22		2022-23		Total	
		Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
High engagement	Metroculturals	4,459	44%	3,291	42%	125	51%	2,051	45%	2,289	44%	8,625	41%
	Commuterland Culturebuffs	248	2%	212	3%	7	3%	125	3%	132	3%	508	2%
	Experience Seekers	2,802	27%	2,118	27%	57	23%	1,244	27%	1,417	27%	5,936	29%
Medium engagement	Dormitory Dependables	389	4%	317	4%	10	4%	191	4%	212	4%	797	4%
	Trips & Treats	71	1%	42	1%	2	1%	41	1%	53	1%	168	1%
	Home & Heritage	180	2%	139	2%	4	2%	69	2%	68	1%	297	1%
Low engagement	Up Our Street	44	0%	39	1%	0	0%	16	0%	20	0%	91	0%
	Frontline Families	113	1%	95	1%	1	0%	27	1%	42	1%	233	1%
	Kaleidoscope Creativity	1,880	18%	1,503	19%	39	16%	804	18%	1,001	19%	4,040	19%
	Supported Communities	48	0%	40	1%	1	0%	19	0%	17	0%	91	0%
Unclassified		-	-	-	-	-	-	-	-	-	-	-	-
Total		10,234		7,796		246		4,587		5,251		20,786	

Source: Audience Finder Booker dataset 2018-2023 Lewisham resident music bookers

Subsegments Audience Spectrum resident Music bookers

Audience Spectrum subsegment		2018-19		2019-20		2020-21		2021-22		2022-23		Total	
		Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
High engagement	Metroculturals M1	2,488	24%	1,926	25%	93	38%	1,182	26%	1,319	25%	4,506	22%
	Metroculturals M2	1,971	19%	1,365	18%	32	13%	869	19%	970	18%	4,119	20%

	Commuterland Culturebuffs C1	206	2%	177	2%	6	2%	109	2%	116	2%	438	2%
	Commuterland Culturebuffs C2	42	0%	35	0%	1	0%	16	0%	16	0%	70	0%
	Experience Seekers E1	1,545	15%	1,143	15%	35	14%	702	15%	751	14%	3,166	15%
	Experience Seekers E2	1,257	12%	975	13%	22	9%	542	12%	666	13%	2,770	13%
Medium engagement	Dormitory Dependables D1	267	3%	214	3%	6	2%	131	3%	152	3%	552	3%
	Dormitory Dependables D2	122	1%	103	1%	4	2%	60	1%	60	1%	245	1%
	Trips & Treats T1	46	0%	30	0%	2	1%	30	1%	37	1%	115	1%
	Trips & Treats T2	25	0%	12	0%	0	0%	11	0%	16	0%	53	0%
	Home & Heritage H1	142	1%	108	1%	2	1%	51	1%	49	1%	222	1%
	Home & Heritage H2	38	0%	31	0%	2	1%	18	0%	19	0%	75	0%
	Up Our Street U1	8	0%	6	0%	0	0%	7	0%	6	0%	23	0%
Low engagement	Up Our Street U2	36	0%	33	0%	0	0%	9	0%	14	0%	68	0%
	Frontline Families F1	105	1%	90	1%	1	0%	23	1%	39	1%	220	1%
	Frontline Families F2	8	0%	5	0%	0	0%	4	0%	3	0%	13	0%
	Kaleidoscope Creativity K1	1,193	12%	974	12%	28	11%	509	11%	618	12%	2,579	12%
	Kaleidoscope Creativity K2	687	7%	529	7%	11	4%	295	6%	383	7%	1,461	7%
	Supported Communities S1	32	0%	26	0%	1	0%	14	0%	14	0%	63	0%
	Supported Communities S2	16	0%	14	0%	0	0%	5	0%	3	0%	28	0%
	Total		10,234		7,796		246		4,587		5,251		20,786

Source: Audience Finder Booker dataset 2018-2023 Lewisham resident music bookers

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LB Lewisham – Ward residents profiles

We have used existing data to understand more about the nature of the residents in different areas across Lewisham. Using wards as our geographical unit of interest we have combined a range of different sources, including Audience Spectrum and the UK Census data.

This process helps us to build a detailed picture of the characteristics of residents across all of the Lewisham wards and in turn can help inform planning, monitoring and delivery of the cultural strategy across each of the wards.

Building the ward portraits

To build the portraits we used the following sources:

- **Cultural Engagement** - Audience Spectrum segments for population profiling - indicated geographically in the map and the chart, and showing the proportions of high medium and low engagement. Summary descriptions of the segments are included at the end of the document.
- **Population demographics** - drawn from Census data 2021 (refer to overall LB Lewisham population insights report for population changes between 2011 and 2021). Selected demographic data which distinguishes the ward population.

Audience Spectrum is a geo-demographic profiling tool that divides the population into segments based on their engagement in arts, culture and heritage. Each of the segments has different tastes, profiles and lifestyles. Audience Spectrum can be used to understand more about the characteristics of audiences and the local population and also how they compare. To find out more and to view the pen portraits for each segment also visit www.audiencefinder.org/spectrum.

Index to the portraits

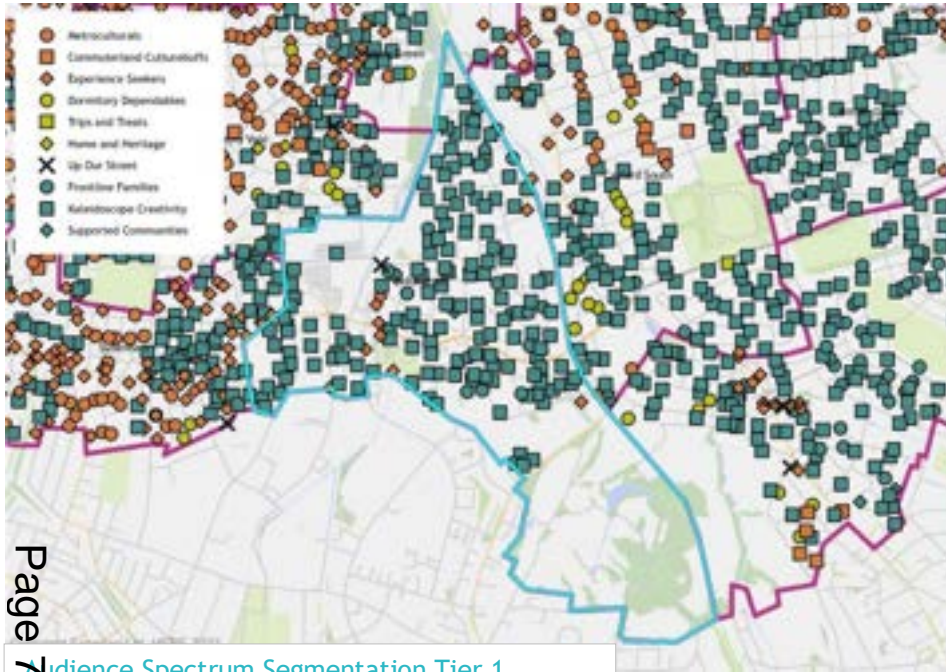
The following table contains links to each of the portraits. Note the portraits are actually in a different order in the document.

Code	Ward Link
E05013714	Bellingham
E05013715	Blackheath
E05013716	Brockley
E05013717	Catford South
E05013718	Crofton Park
E05013719	Deptford
E05013720	Downham
E05013721	Evelyn
E05013722	Forest Hill
E05013723	Grove Park
E05013724	Hither Green
E05013725	Ladywell
E05013726	Lee Green
E05013727	Lewisham Central
E05013728	New Cross Gate
E05013729	Perry Vale
E05013730	Rushey Green
E05013731	Sydenham
E05013732	Telegraph Hill

LB Lewisham wards



Bellingham



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Audience Spectrum Segmentation Tier 1

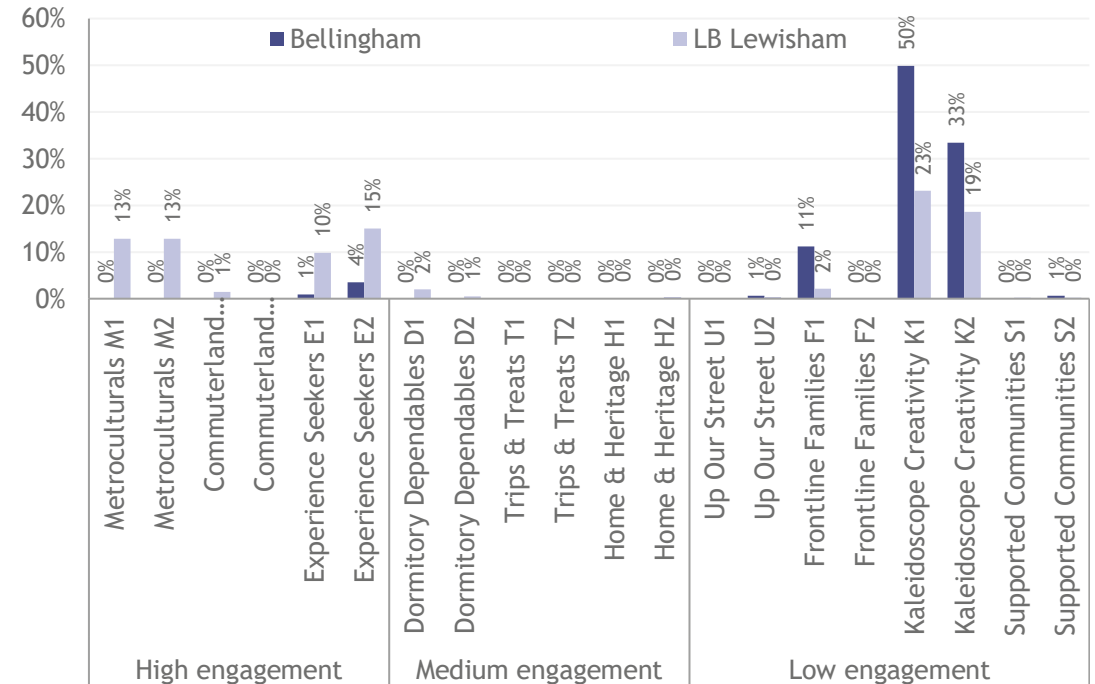
Adults 15+	8,959
Households	4,871
Population est. 2020	11,951



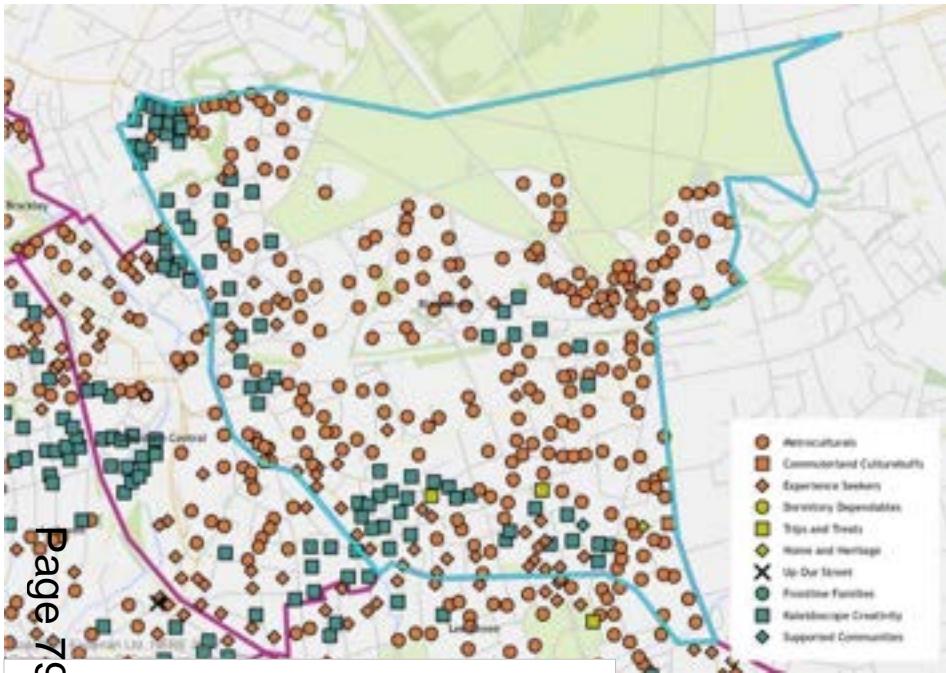
26% have no qualifications
 38% no dependent children
 34% of the ward are Black or African or Caribbean or Black British

4% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 95% of residents are from **LOW** engaged segments

Two Tier 2 segments are particularly over-represented in the ward compared to Lewisham as a whole. These are Kaleidoscope Creativity - K1 and K2.
 A further one segment is slightly over-represented - Frontline Families 1.
 All other segments are under-represented in Bellingham compared to Lewisham overall.



Blackheath



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Science Spectrum Segmentation Tier 1

Adults 15+	14,370
Households	7,892
Population est. 2020	17,426

52% have no dependent children

51% have qualifications at Level 4 or above

16% are Black or African or Caribbean or Black British

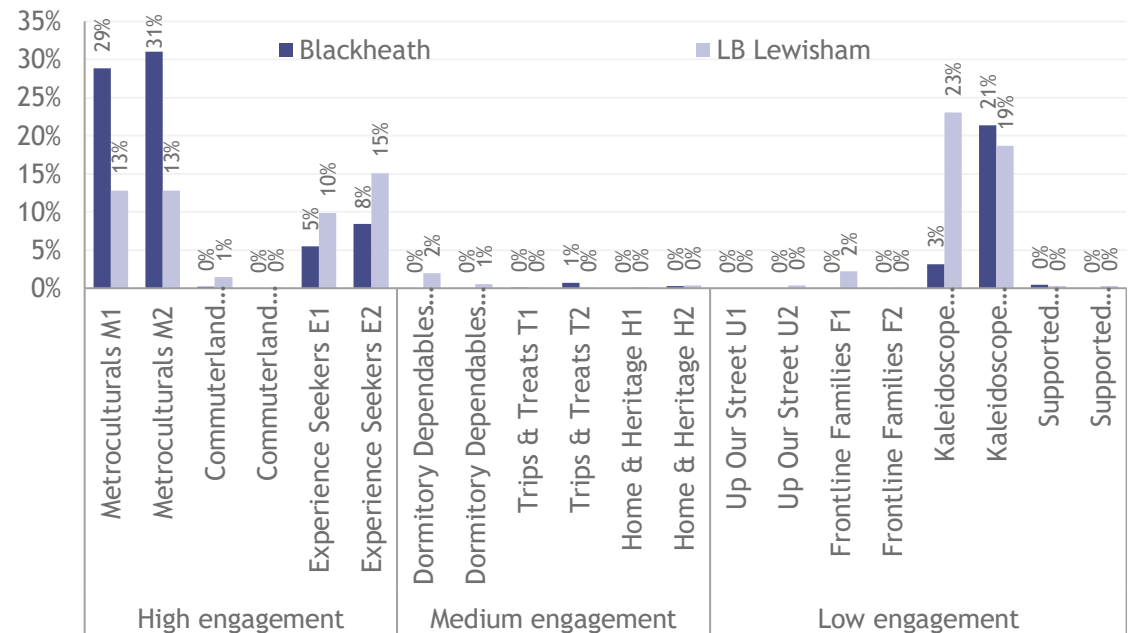
The largest age groups are 25-29 (11%) and 30-34 (13%)



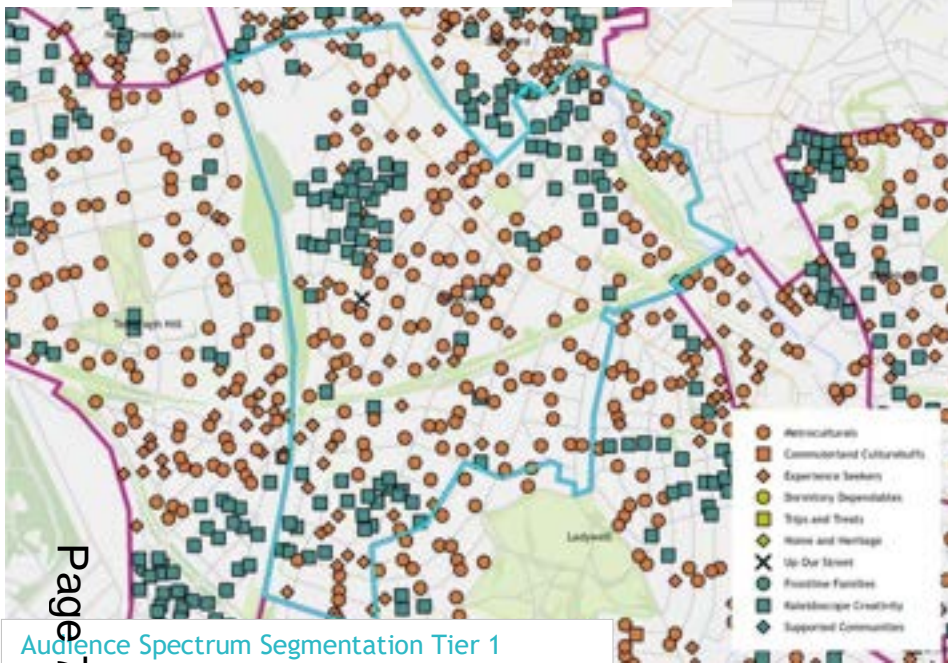
74% of residents are from **HIGH** engaged segments
 1% of residents are from **MEDIUM** engaged segments
 25% of residents are from **LOW** engaged segments

Two Tier 2 segments are particularly over-represented in the ward compared to Lewisham as a whole. These are Metroculturals M1 and M2.

Two Tier 2 segments are slightly under-represented in Blackheath compared to Lewisham overall - Experience Seekers E1 and E2.



Brockley



Audience Spectrum Segmentation Tier 1

Adults 15+	16,222
Households	8,226
Population est. 2020	17,426

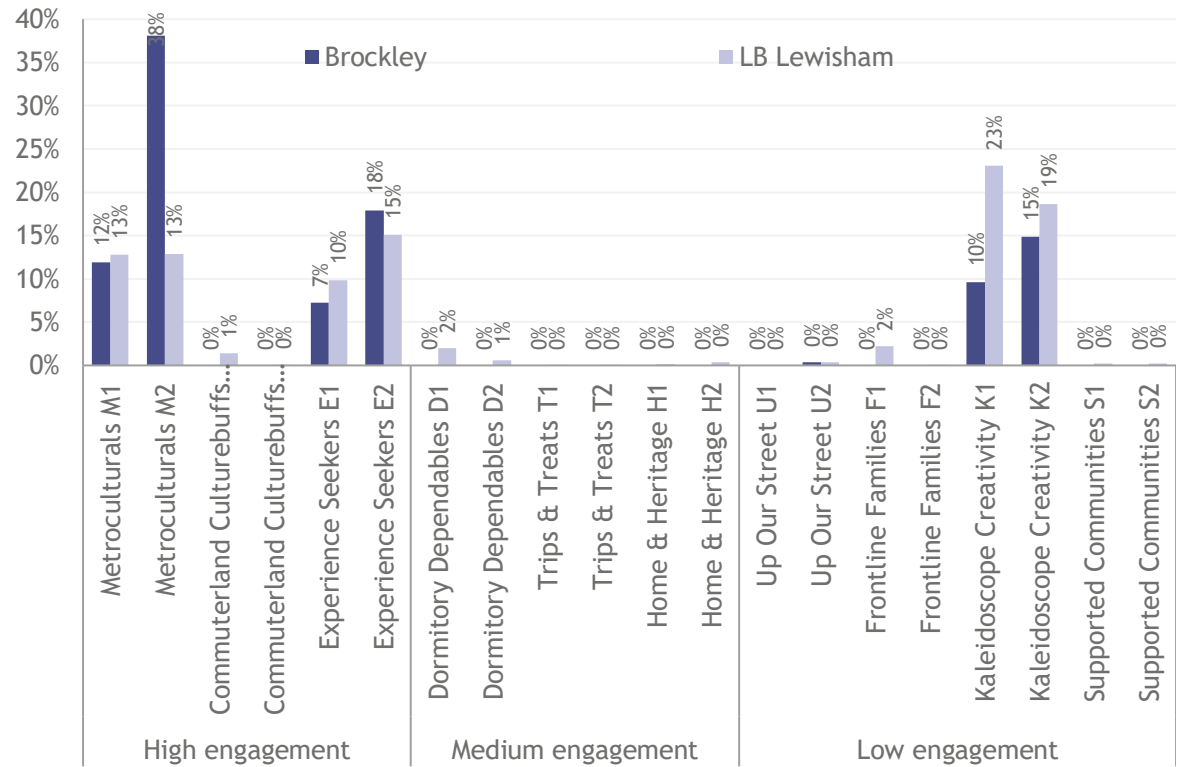
48% have qualifications Level 4 and above
 54% no dependent children
 63% are single (never married or registered in a civil partnership)
 23% are Black or African or Caribbean or Black British



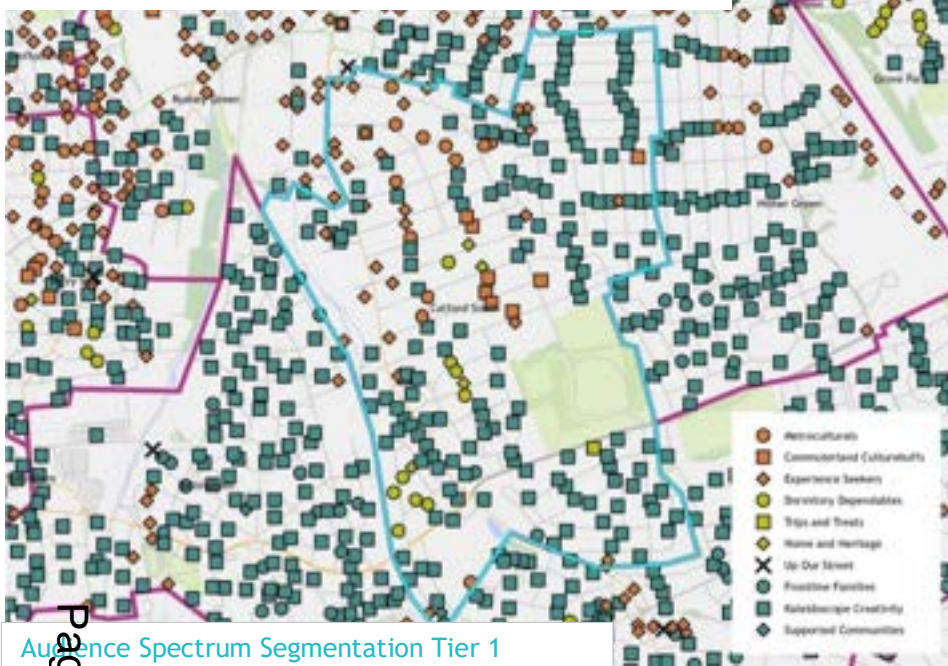
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74% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 24% of residents are from **LOW** engaged segments

One Tier 2 segments is particularly over-represented in the ward compared to Lewisham as a whole. This is Metroculturals M2.
 Two segments are slightly under-represented - Kaleidoscope Creativity K1 and K2.
 All other segments in Brockley are similar compared to Lewisham overall.



Catford South



Audience Spectrum Segmentation Tier 1

Adults 15+	14,080
Households	6,791
Population est. 2020	17,672

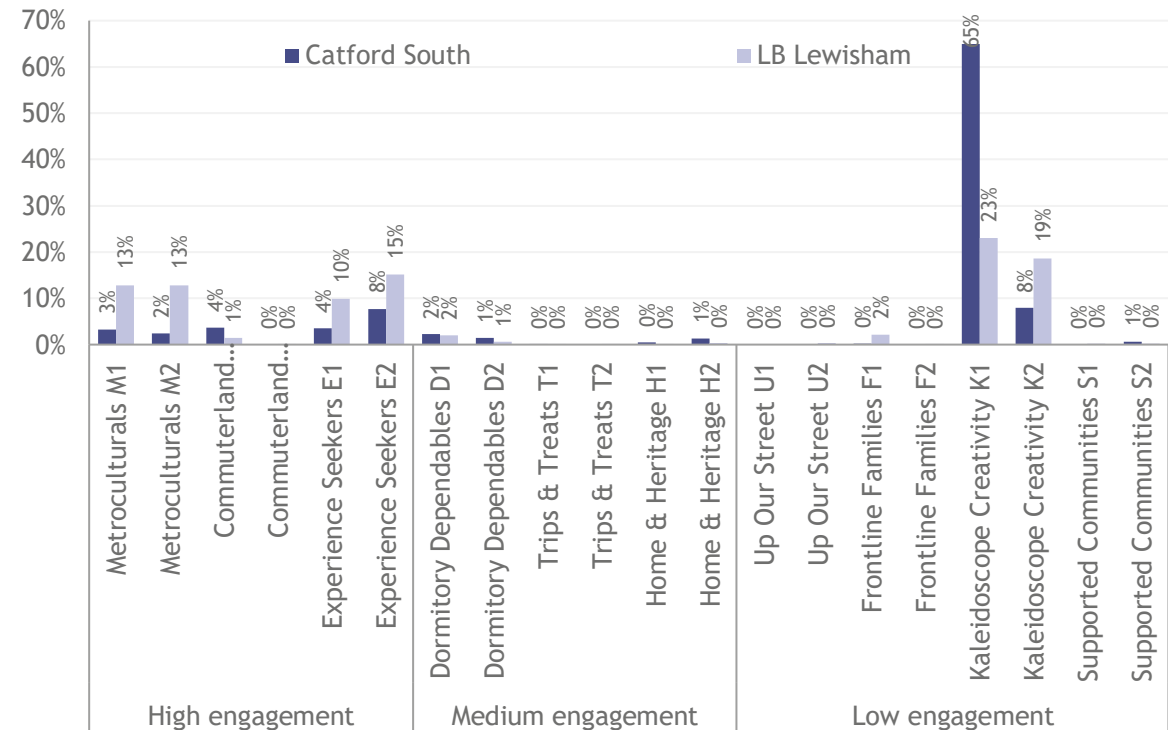
20% have no qualifications
 33% of the ward are Black or African or Caribbean or Black British
 61% of households are deprived in one or more dimensions.



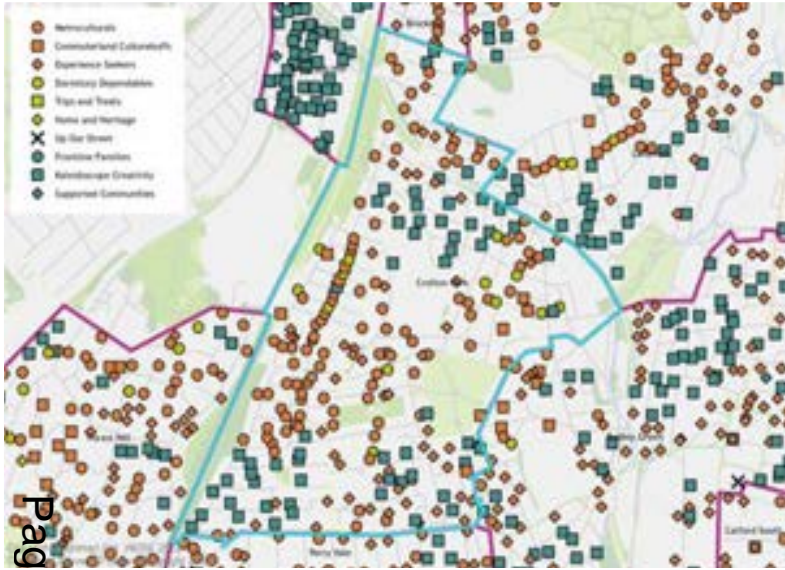
25% of residents are from **HIGH** engaged segments
 6% of residents are from **MEDIUM** engaged segments
 73% of residents are from **LOW** engaged segments

One Tier 2 segment is particularly over-represented in the ward compared to Lewisham as a whole. This is Kaleidoscope Creativity - K1.

Four segments are slightly under-represented - Metroculturals M1 and M2, and Experience Seekers E1 and E2.



Crofton Park



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Audience Spectrum Segmentation Tier 1

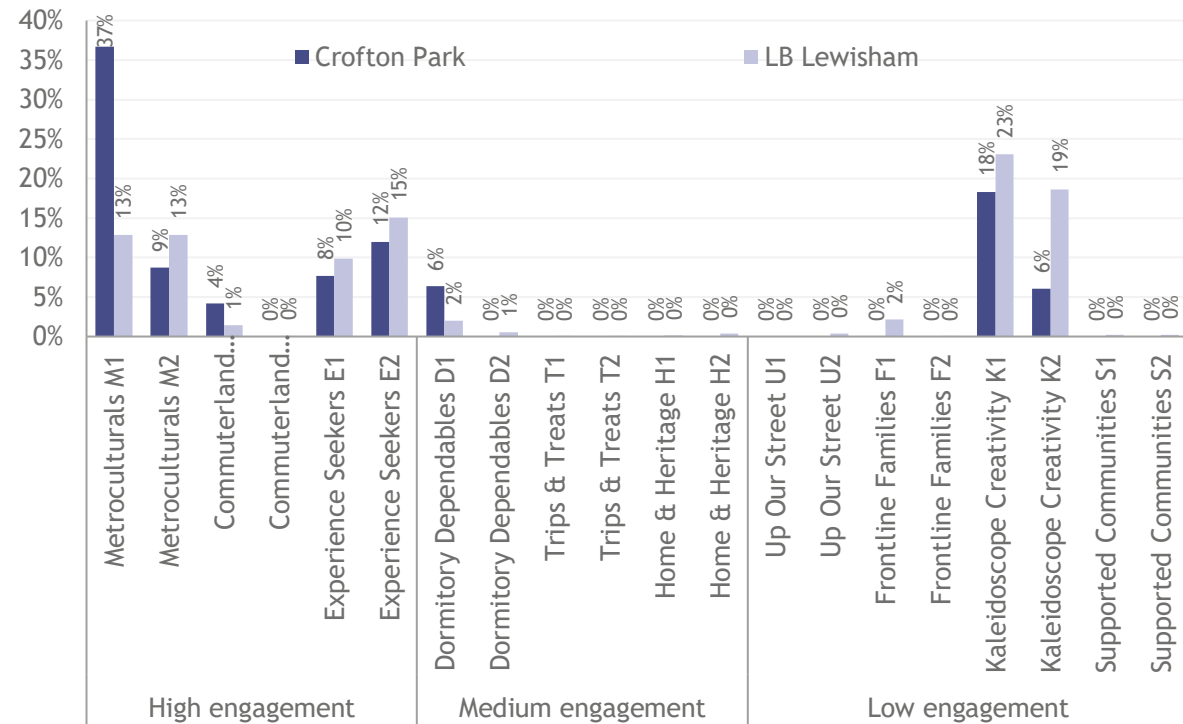
69% of residents are from **HIGH** engaged segments
 6% of residents are from **MEDIUM** engaged segments
 24% of residents are from **LOW** engaged segments

One Tier 2 segments is particularly over-represented in the ward compared to Lewisham as a whole. This is Metroculturals M1 .

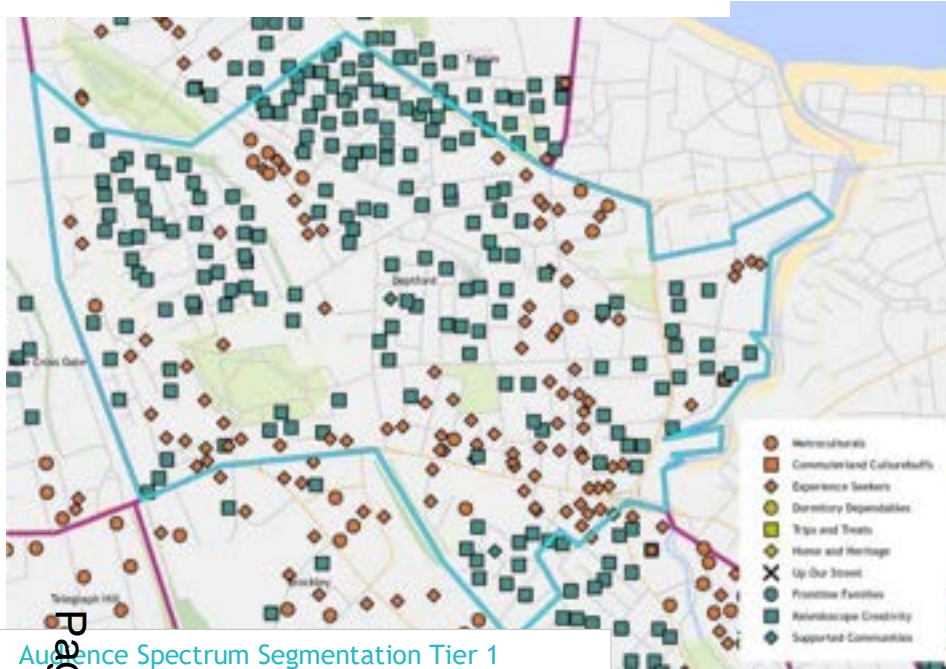
One segment is slightly under-represented compared to Lewisham as a whole. This is Kaleidoscope Creativity K2.

Adults 15+	12,678
Households	6,520
Population est. 2020	15,509

15% have no qualifications
 51% no dependent children
 52% households deprived in one or more dimension
 22% of the ward are Black or African or Caribbean or Black British



Deptford



Audience Spectrum Segmentation Tier 1

Adults 15+	14,772
Households	7,741
Population est. 2020	18,445

73% households deprived in one or more dimension
 37% of the ward are Black or African or Caribbean or Black British
 10% are Muslim
 36% were born in other countries

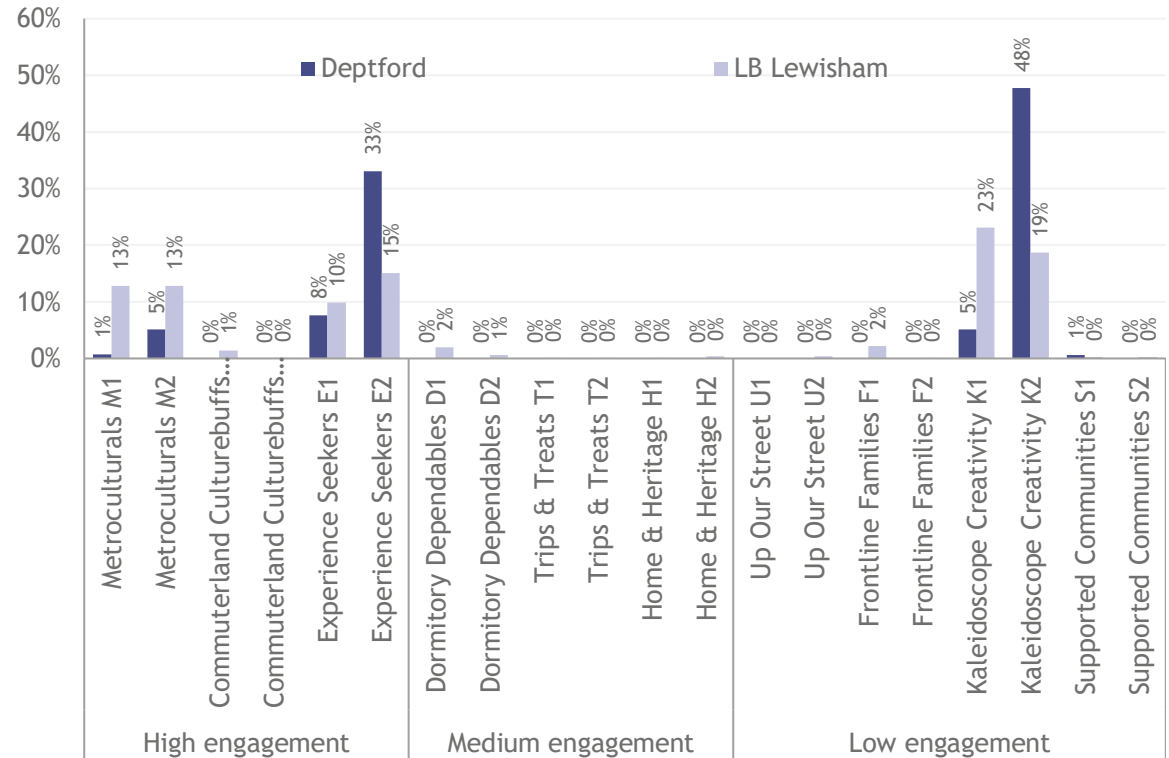


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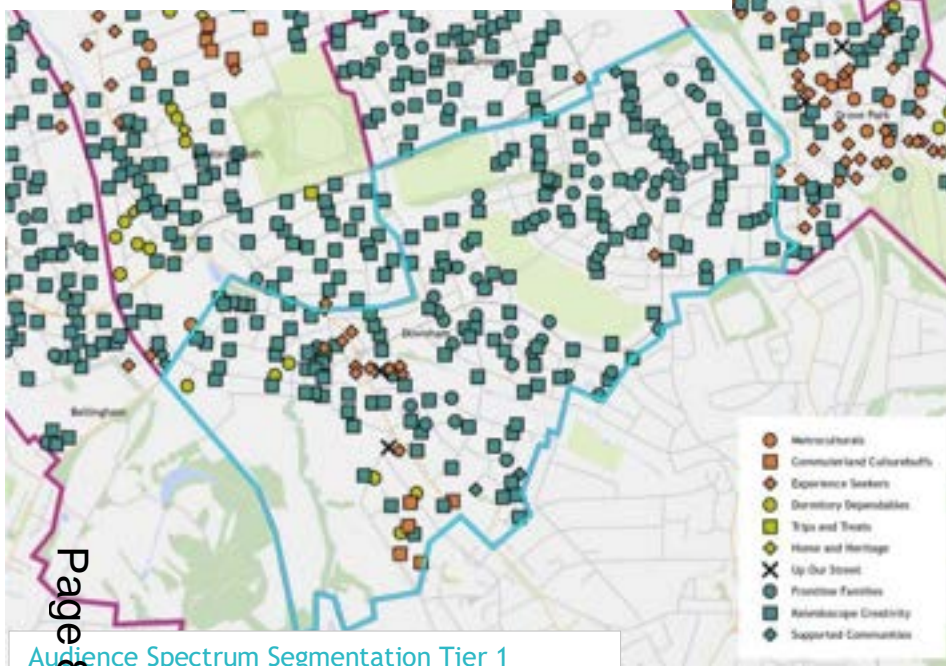
47% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 54% of residents are from **LOW** engaged segments

Two Tier 2 segments are particularly over-represented in the ward compared to Lewisham as a whole. These are Experience Seekers E2 and Kaleidoscope Creativity K2.

One segment is slightly under-represented - Kaleidoscope Creativity K1.



Downham



Audience Spectrum Segmentation Tier 1

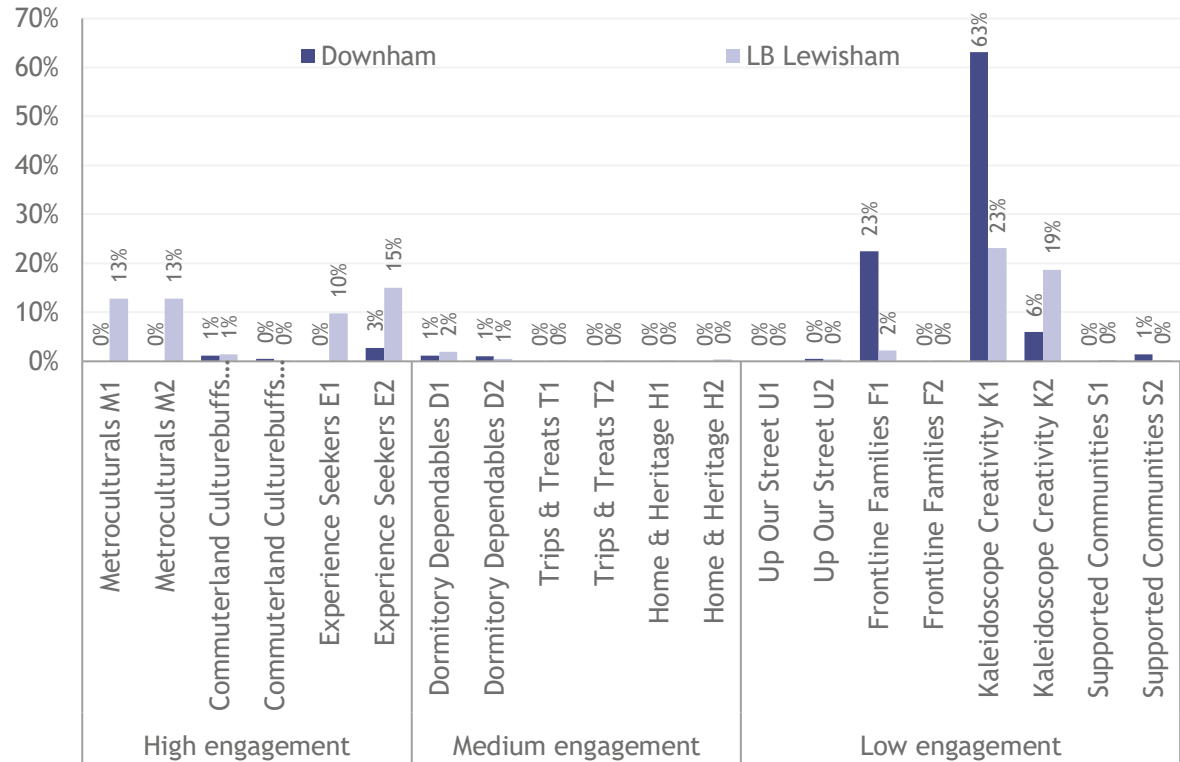
5% of residents are from **HIGH** engaged segments
 2% of residents are from **MEDIUM** engaged segments
 93% of residents are from **LOW** engaged segments

Three Tier 2 segments are under-represented in the ward compared to Lewisham as a whole. These are Metroculturals M1 and 2, and Experience Seekers E1.

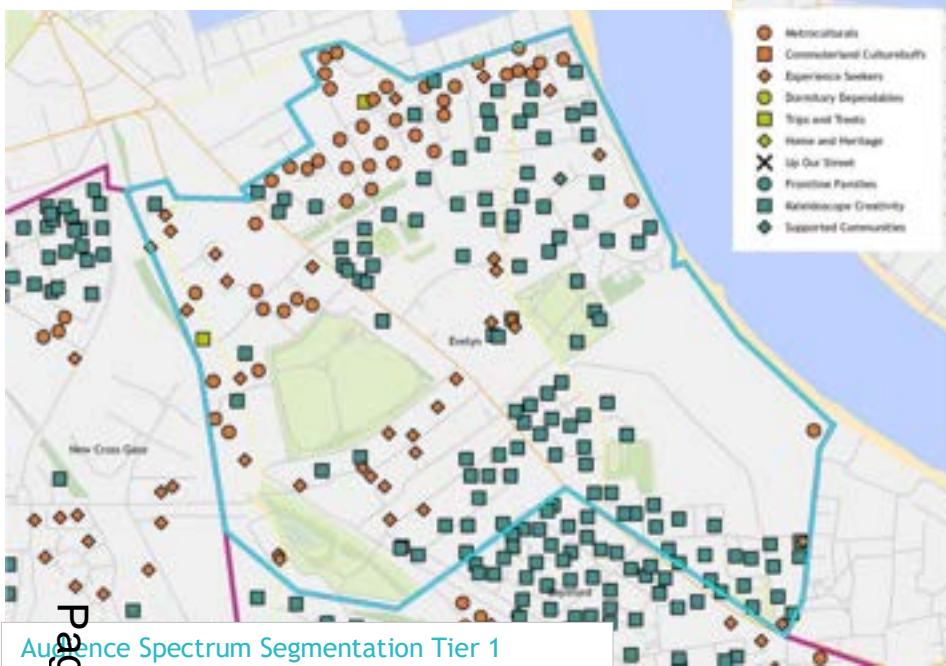
One segment is significantly over-represented in the ward compared to Lewisham as a whole. This is Kaleidoscope Creativity K1.

Adults 15+	13,819
Households	7,402
Population est. 2020	18,130

30% have no qualifications
 59% have dependent children
 71% households deprived in one or more dimension
 24% of the ward are Black or African or Caribbean or Black British



Evelyn



Audience Spectrum Segmentation Tier 1

Adults 15+	12,081
Households	6,351
Population est. 2020	14,777

36% were born in other countries.
 56% have dependent children
 70% households deprived in one or more dimension
 34% of the ward are Black or African or Caribbean or Black British

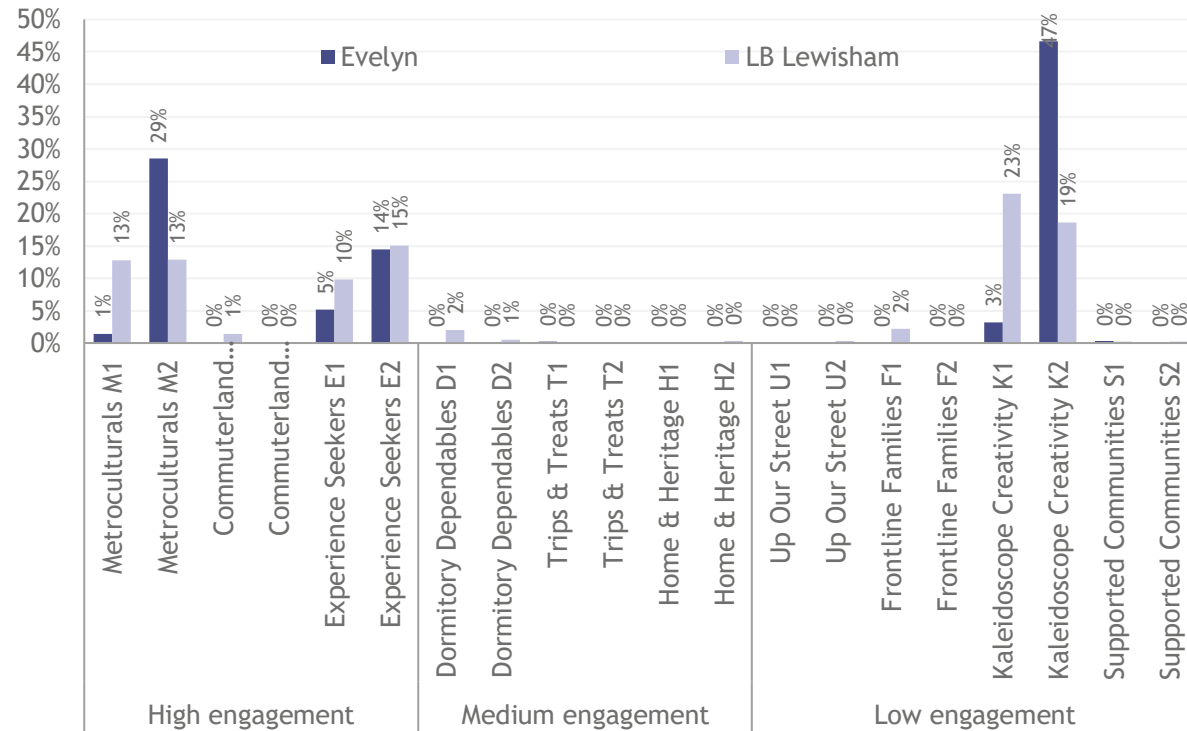


Page 803

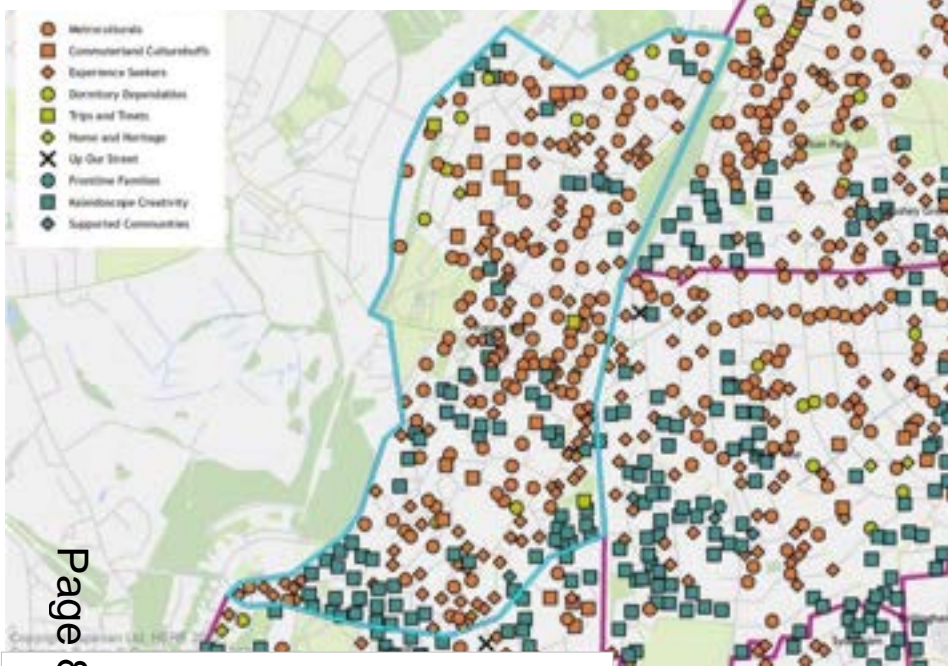
50% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 50% of residents are from **LOW** engaged segments

Two Tier 2 segments are under-represented in the ward compared to Lewisham as a whole. These are Metrocultorals M1 and Kaleidoscope Creativity K1.

One segment is over-represented - Kaleidoscope Creativity K2.



Forest Hill



Audience Spectrum Segmentation Tier 1

Adults 15+	12,623
Households	6,930
Population est. 2020	15,764

46% have qualifications at Level 4 and above.

55% households deprived in one or more dimension

21% of the ward are Black or African or Caribbean or Black British

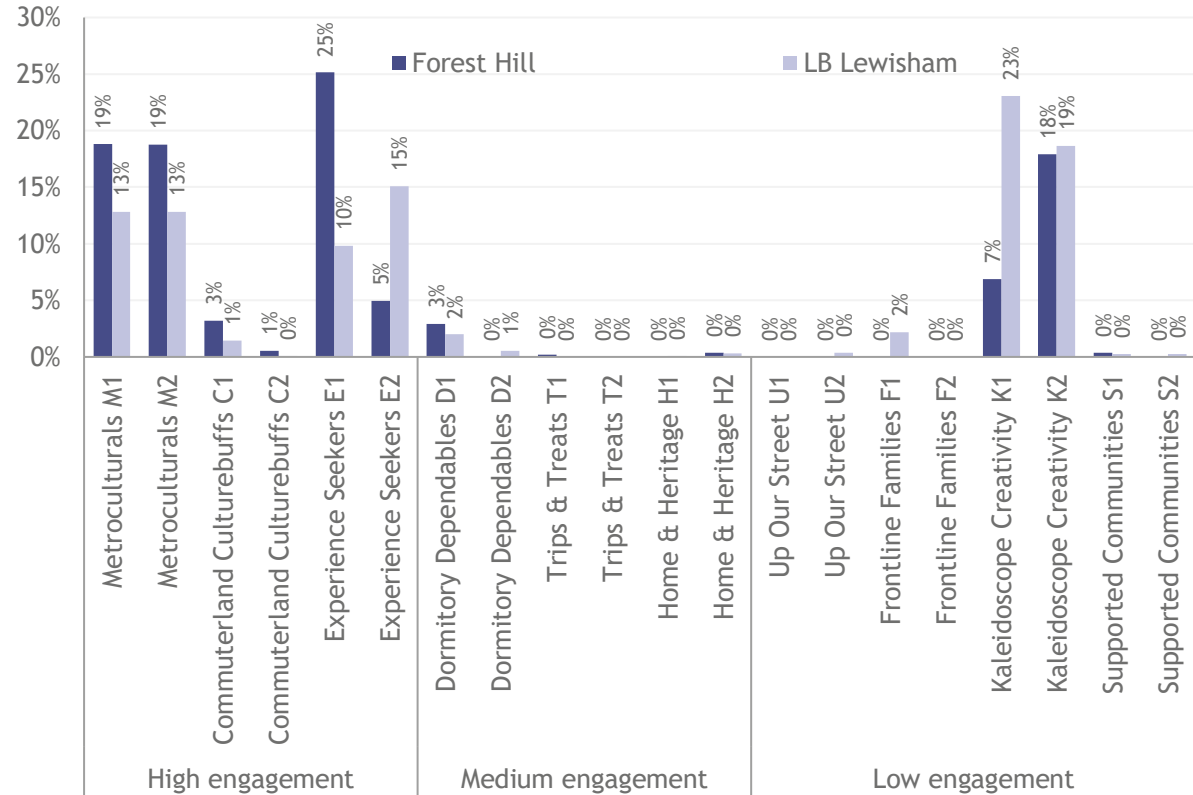


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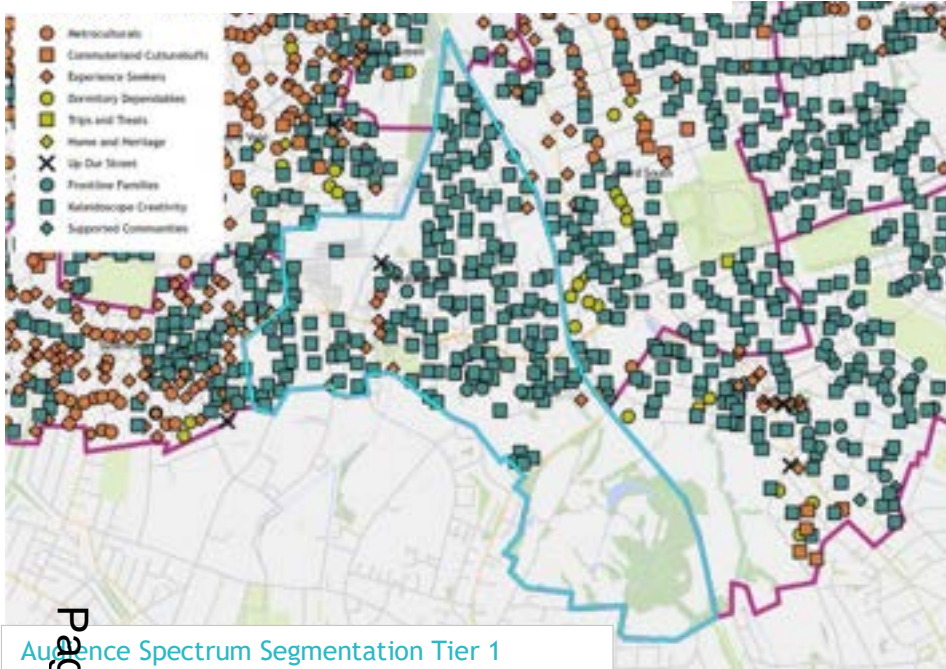
71% of residents are from **HIGH** engaged segments
 3% of residents are from **MEDIUM** engaged segments
 25% of residents are from **LOW** engaged segments

Three Tier 2 segments are slightly over-represented in the ward compared to Lewisham as a whole. These are Metroculturals M1 and M2 and Experience Seekers E1.

One segment is slightly under-represented - Kaleidoscope K1.



Grove Park



Audience Spectrum Segmentation Tier 1

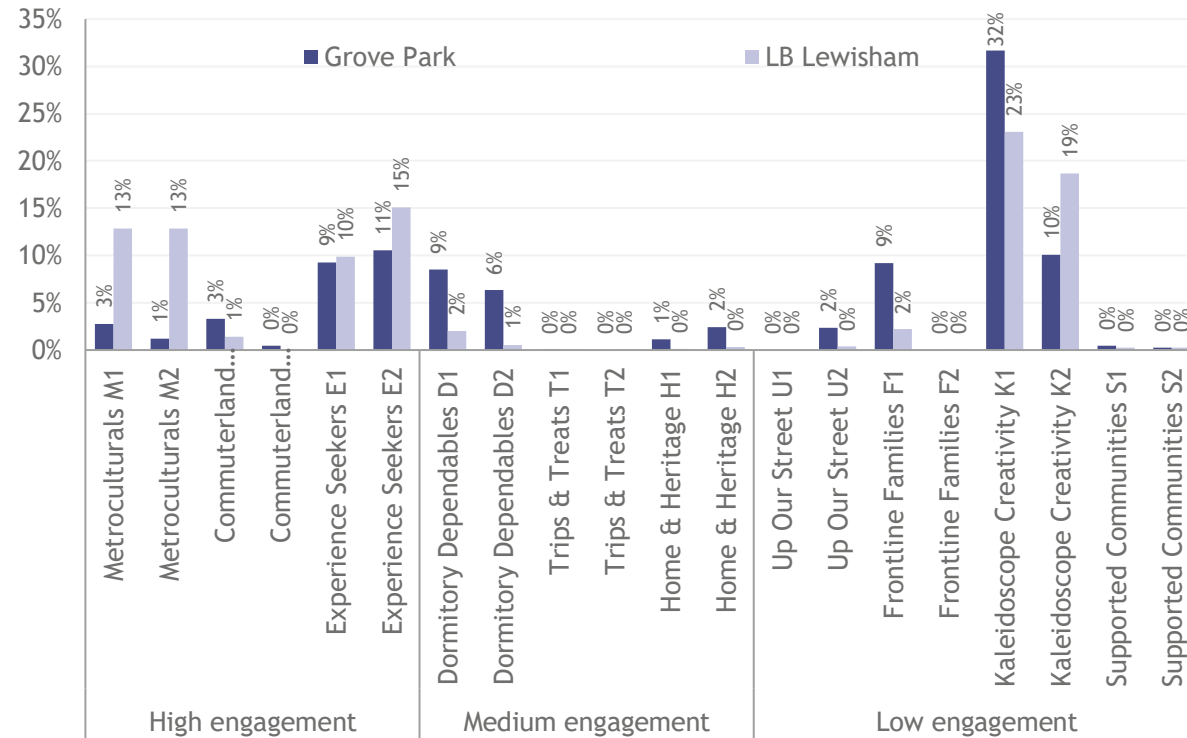
Adults 15+	12,743
Households	6,664
Population est. 2020	15,765

23% have no qualifications
 49% have no dependent children
 62% households are deprived in one or more dimension
 20% of the ward are Black or African or Caribbean or Black British



28% of residents are from **HIGH** engaged segments
 19% of residents are from **MEDIUM** engaged segments
 54% of residents are from **LOW** engaged segments

Two Tier 2 segments are under-represented in the ward compared to Lewisham as a whole. These are Metroculturals M1 and M2.
 One segment is over-represented - Kaleidoscope Creativity K1.



Hither Green



Adults 15+	15,658
Households	8,025
Population est. 2020	19,531



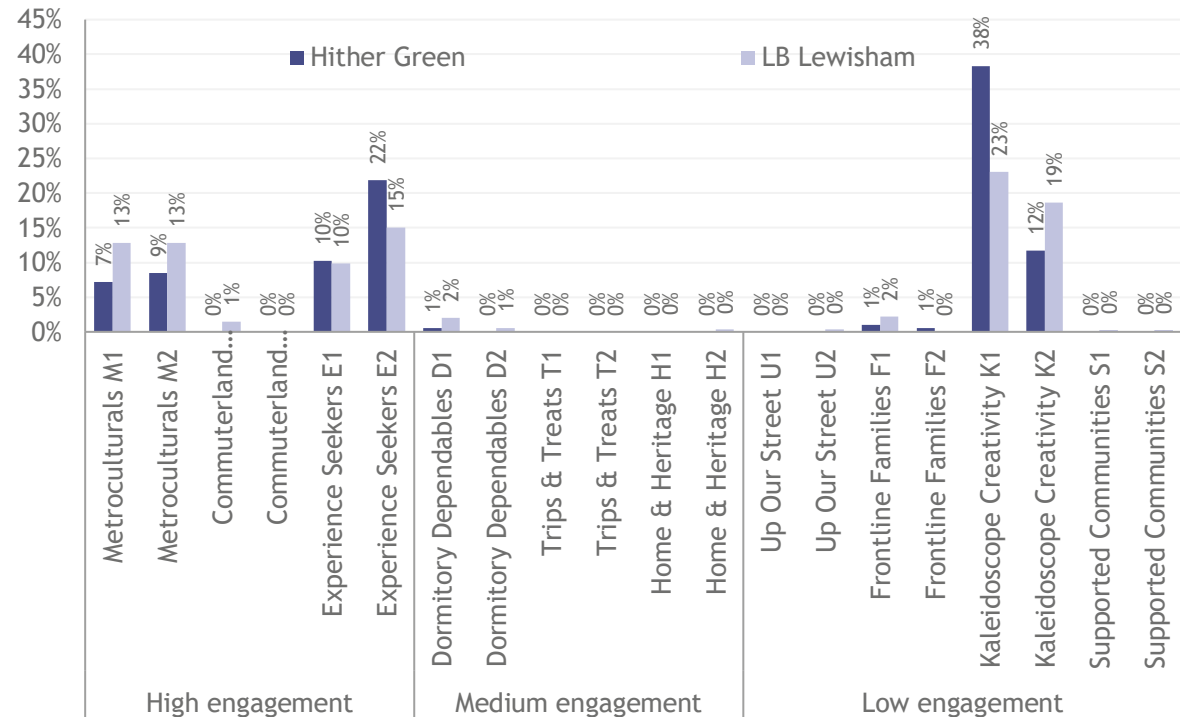
18% have no qualifications
 45% no dependent children
 62% households deprived in one or more dimension
 33% of the ward are Black or African or Caribbean or Black British

Audience Spectrum Segmentation Tier 1

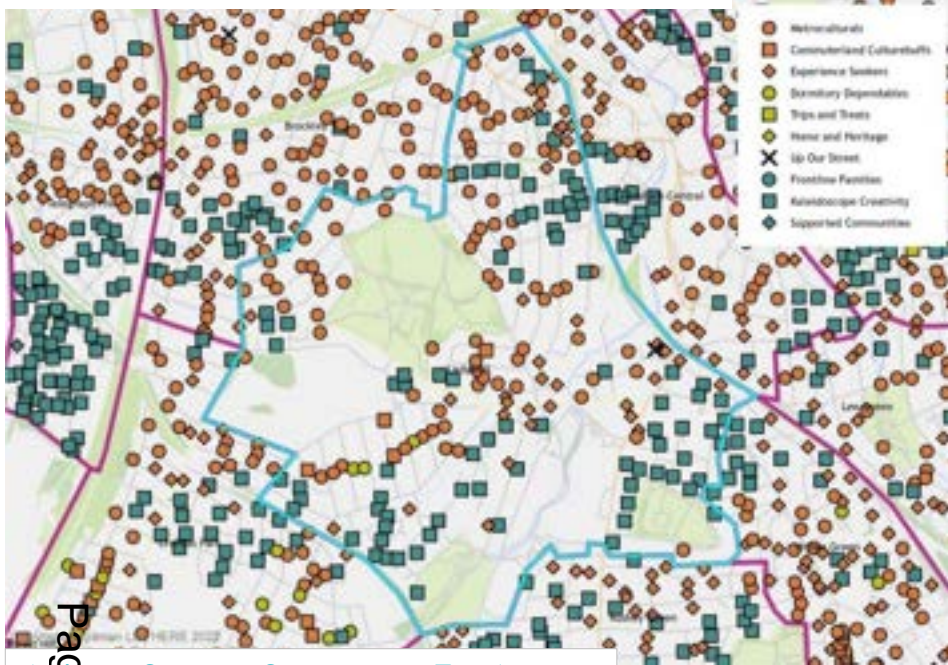
48% of residents are from **HIGH** engaged segments
 1% of residents are from **MEDIUM** engaged segments
 52% of residents are from **LOW** engaged segments

Two Tier 2 segments are slightly over-represented in the ward compared to Lewisham as a whole. These are Kaleidoscope Creativity - K1 and Experience Seekers E2

One segment is slightly under-represented - Kaleidoscope Creativity - K1



Ladywell



Audience Spectrum Segmentation Tier 1

Adults 15+	13,416
Households	6,679
Population est. 2020	16,453

43% have qualifications at Level 4 and above

54% have dependent children

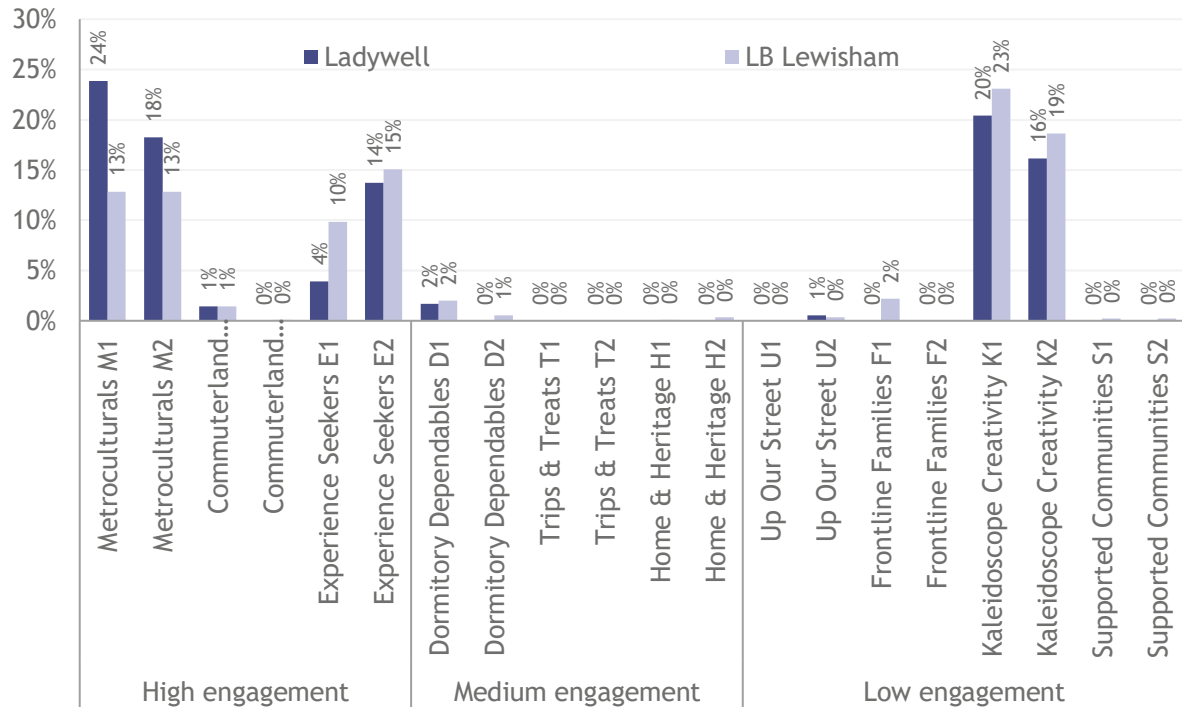
59% households deprived in one or more dimension

26% of the ward are Black or African or Caribbean or Black British



67% of residents are from **HIGH** engaged segments
 2% of residents are from **MEDIUM** engaged segments
 38% of residents are from **LOW** engaged segments

Two Tier 2 segments are slightly over-represented in the ward compared to Lewisham as a whole. These are Metroculturals - M1 and M2.



Lee Green



Adults 15+	12,346
Households	6,568
Population est. 2020	15,101

46% have qualifications at Level 4 and above

51% no dependent children

55% households deprived in one or more dimension

16% of the ward are Black or African or Caribbean or Black British



Audience Spectrum Segmentation Tier 1

73% of residents are from **HIGH** engaged segments

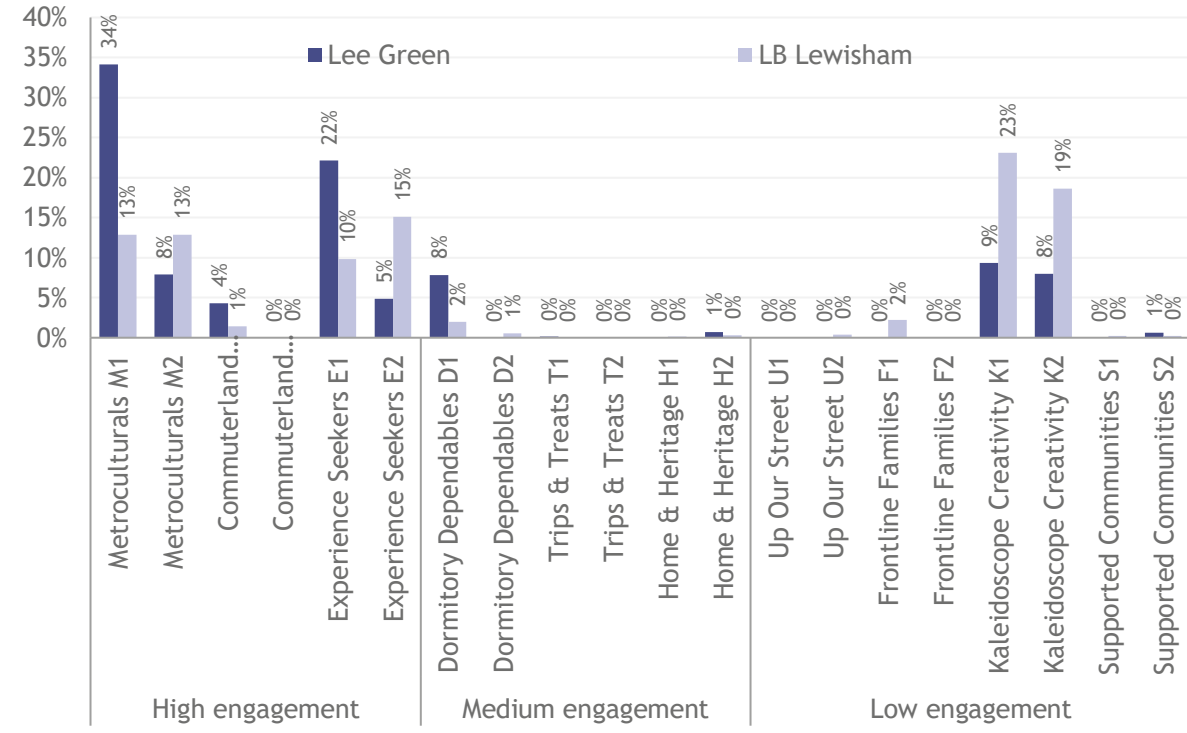
9% of residents are from **MEDIUM** engaged segments

18% of residents are from **LOW** engaged segments

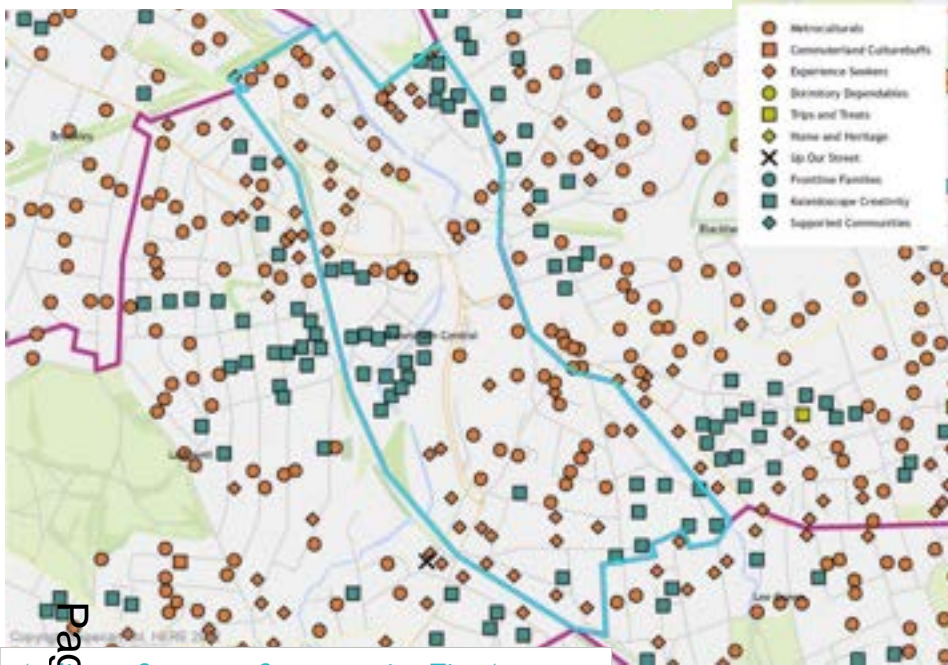
One Tier 2 segment is particularly over-represented in the ward compared to Lewisham as a whole. This is Metroculturals M1.

A further one segment is slightly over-represented. This is Experience Seekers E1.

Two segments are slightly under-represented compared to Lewisham overall. These are Kaleidoscope Creativity K1 and K2.



Lewisham Central



Adults 15+	7,983
Households	4,158
Population est. 2020	9,329



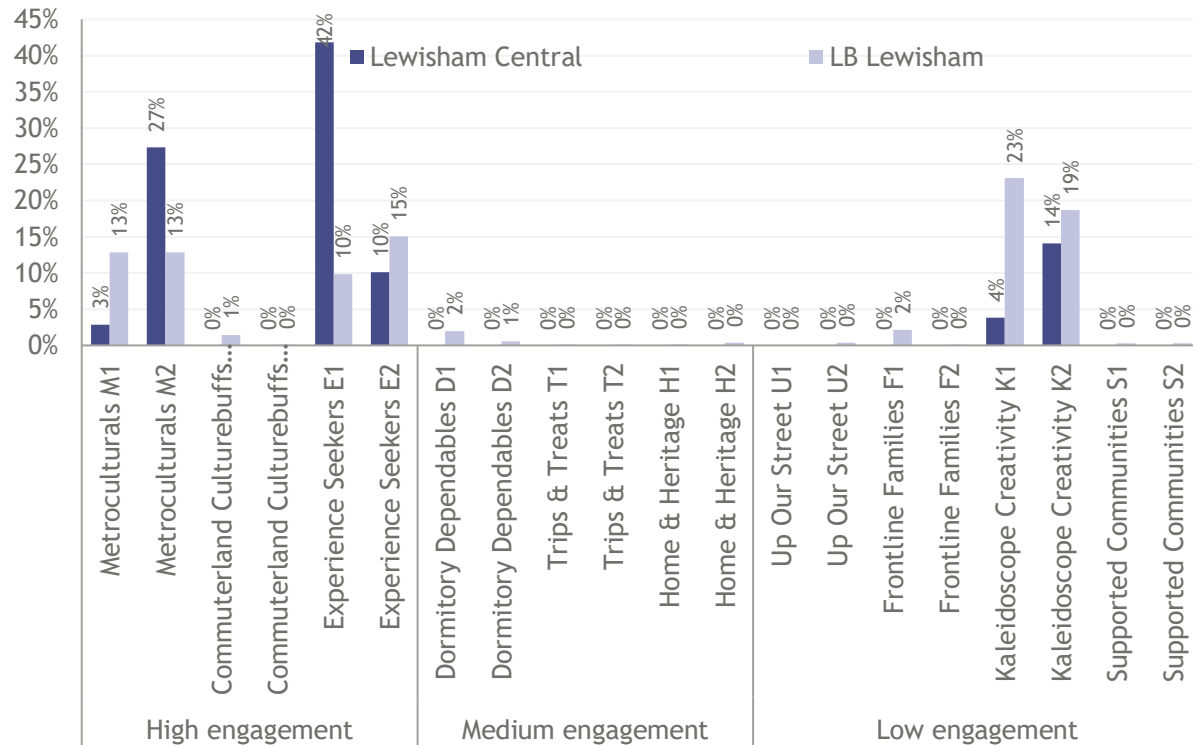
34% were born in other countries
 42% of the ward live in a single person household
 66% households deprived in one or more dimension
 23% of the ward are Black or African or Caribbean or Black British

Audience Spectrum Segmentation Tier 1

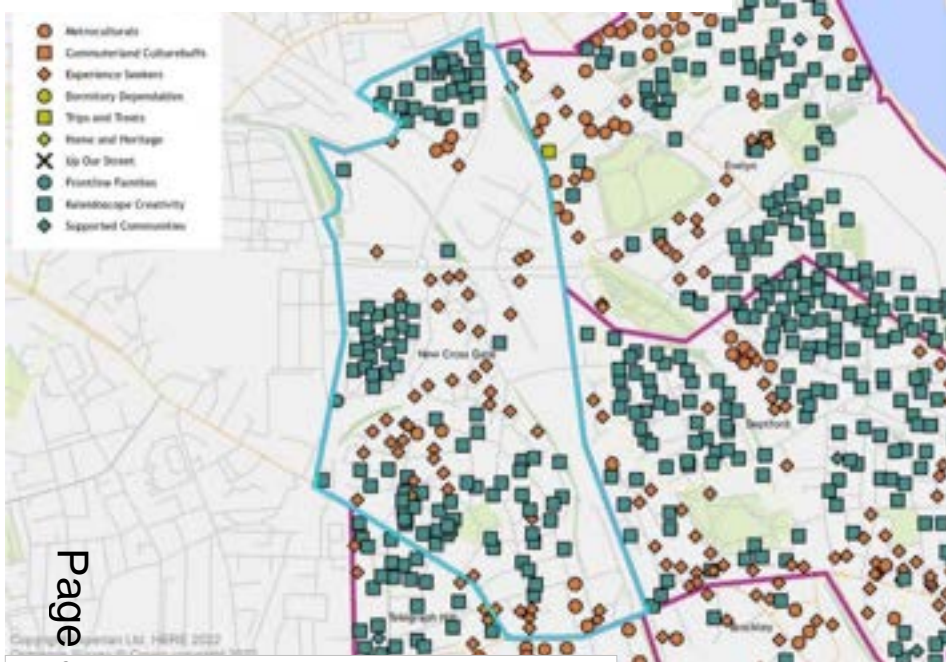
82% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 18% of residents are from **LOW** engaged segments

Two Tier 2 segments are particularly over-represented in the ward compared to Lewisham as a whole. These are Metroculturals M2 and Experience Seekers E1.

Two segments are slightly under-represented - Metroculturals M1 and Kaleidoscope Creativity K1.



New Cross Gate



Adults 15+	8,607
Households	4,587
Population est. 2020	11,042



33% were born in other countries
 10% are Muslim
 70% households deprived in one or more dimension
 37% of the ward are Black or African or Caribbean or Black British

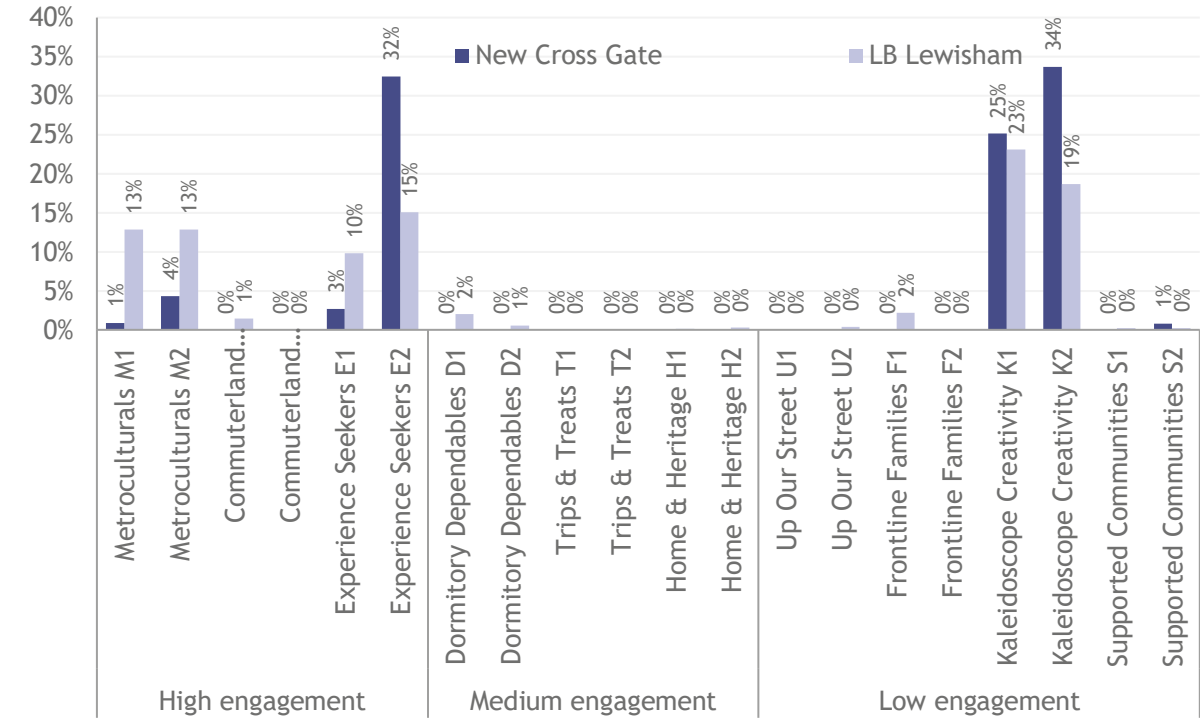
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Audience Spectrum Segmentation Tier 1

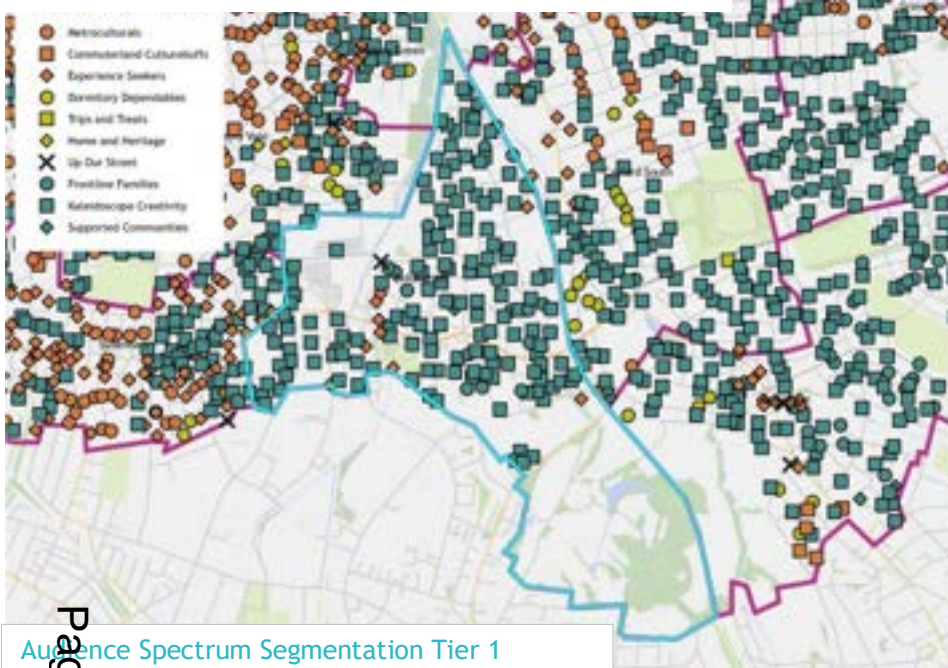
40% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 60% of residents are from **LOW** engaged segments

Two Tier 2 segments are particularly over-represented in the ward compared to Lewisham as a whole. These are Kaleidoscope Creativity K2 and Experience Seekers E2.

Two segments are slightly under-represented - Metroculturals M1 and M2



Perry Vale



Audience Spectrum Segmentation Tier 1

Adults 15+	14,832
Households	7,881
Population est. 2020	18,413

40 % have qualifications at Level 4 or above

48% no dependent children

57% households deprived in one or more dimension

26% of the ward are Black or African or Caribbean or Black British

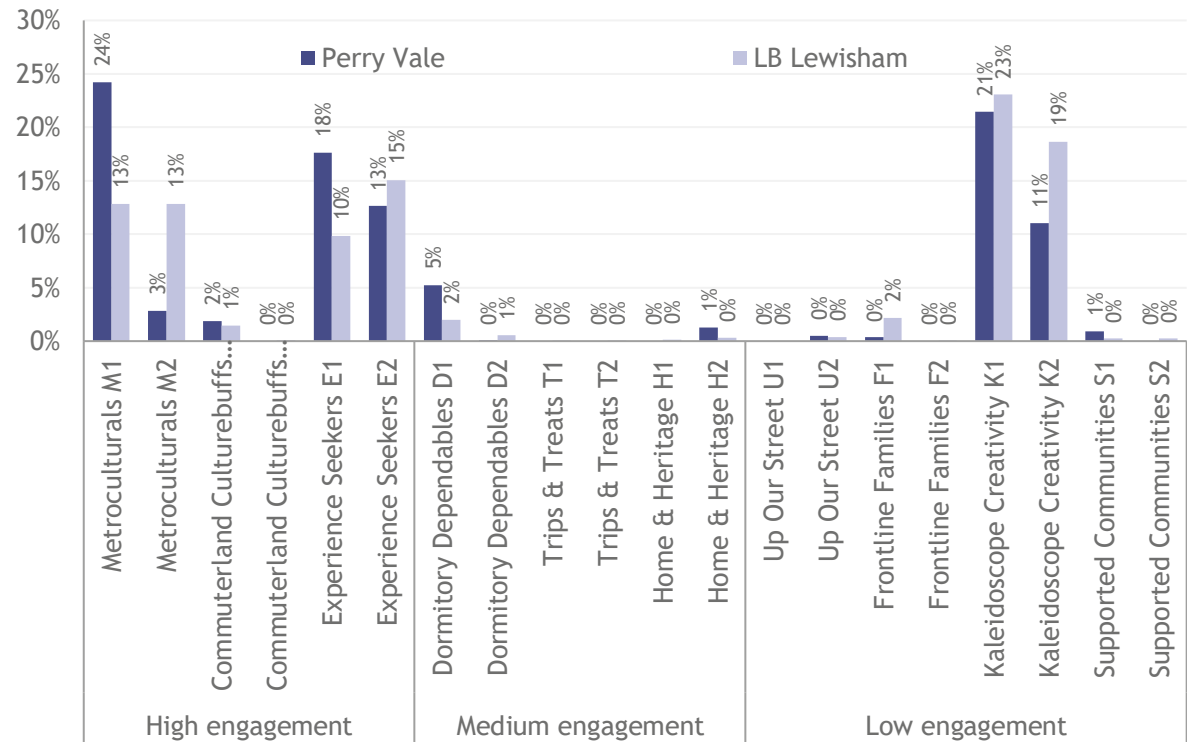


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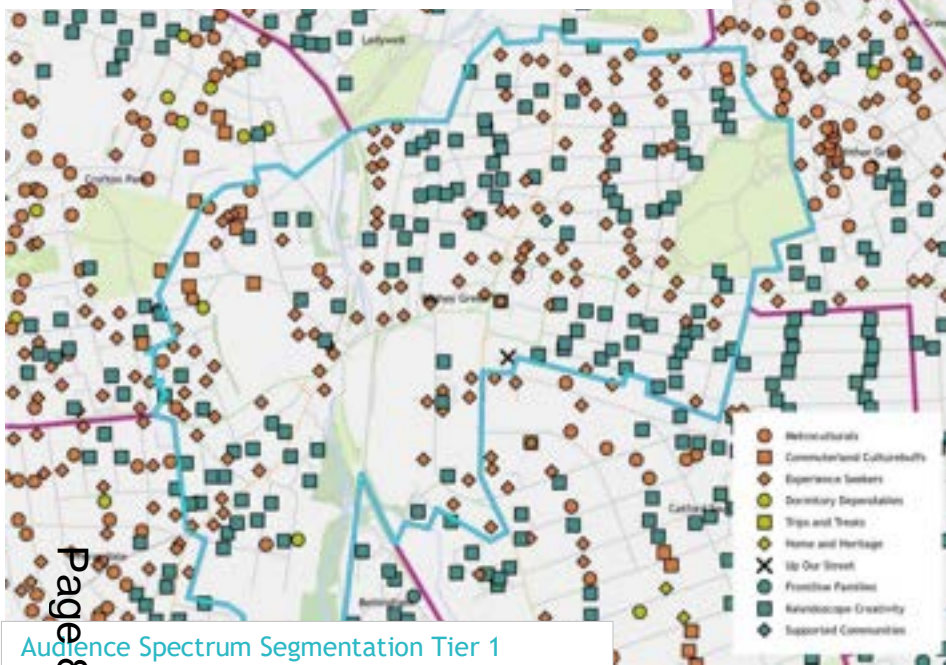
59% of residents are from **HIGH** engaged segments
 6% of residents are from **MEDIUM** engaged segments
 34% of residents are from **LOW** engaged segments

Two Tier 2 segments are slightly over-represented in the ward compared to Lewisham as a whole. These are Metroculturals M1 and Experience Seekers E1.

Two segments are slightly under-represented compared to Lewisham as a whole. These are Metroculturals M2 and Kaleidoscope Creativity K2.



Rushey Green



Audience Spectrum Segmentation Tier 1

Adults 15+	15,145
Households	8,085
Population est. 2020	19,056

- 37% of the ward live in a single-person household
- 43% no dependent children
- 66% households deprived in one or more dimension
- 38% of the ward are Black or African or Caribbean or Black British

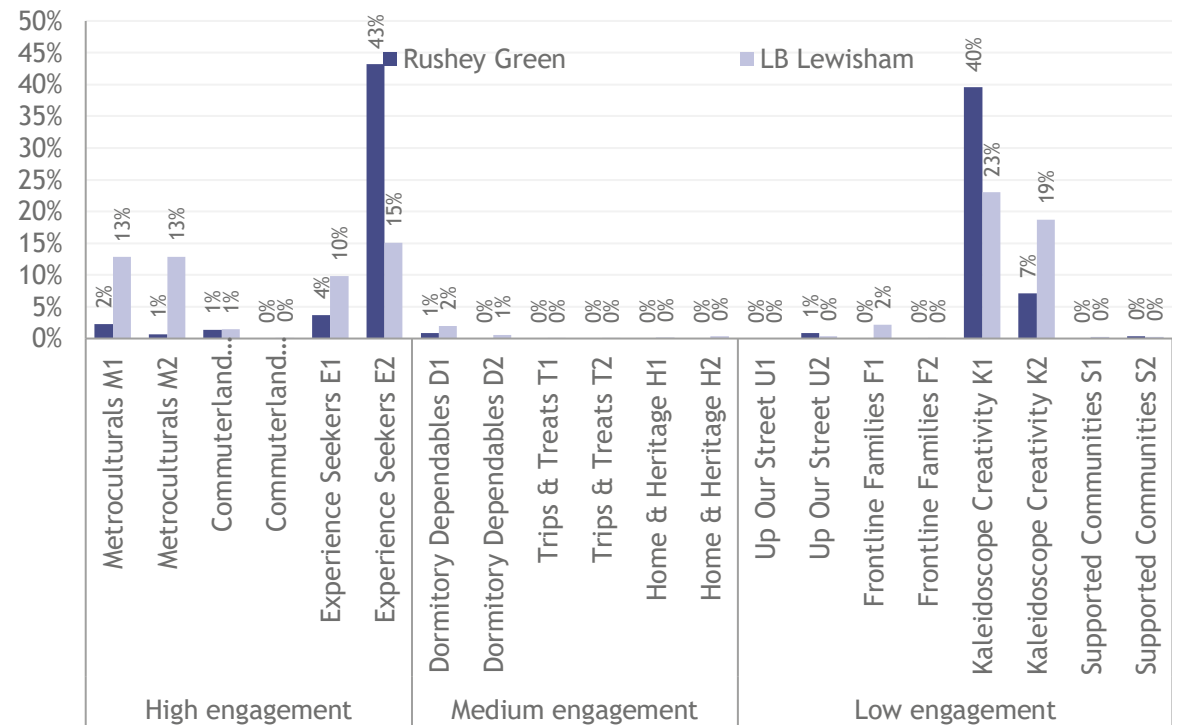


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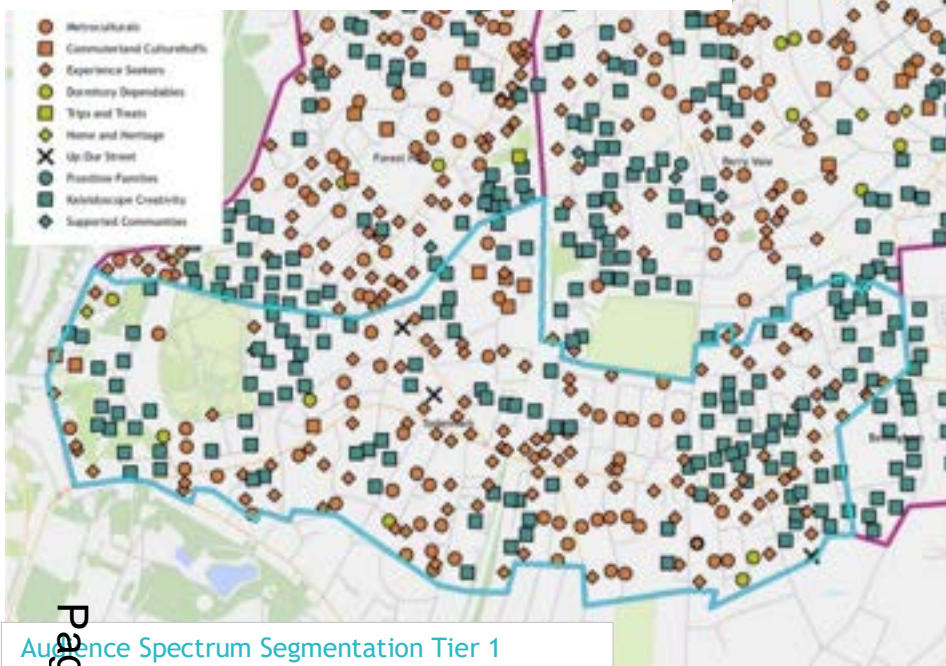
51% of residents are from **HIGH** engaged segments
 1% of residents are from **MEDIUM** engaged segments
 48% of residents are from **LOW** engaged segments

Two Tier 2 segments are particularly over-represented in the ward compared to Lewisham as a whole. These are Experience Seekers E2 and Kaleidoscope Creativity K1.

Three segments are slightly under-represented. These are Metroculturals M1 and M2, and Kaleidoscope Creativity K2.



Sydenham



Audience Spectrum Segmentation Tier 1

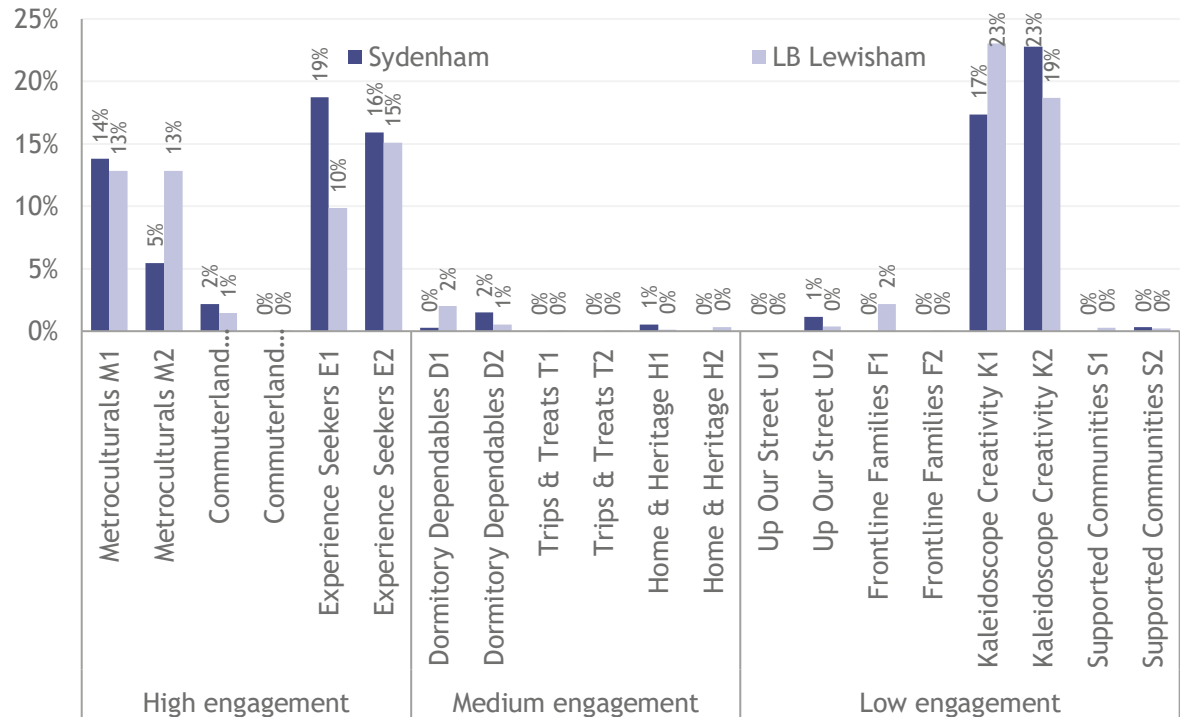
Adults 15+	14,053
Households	7,625
Population est. 2020	17,286



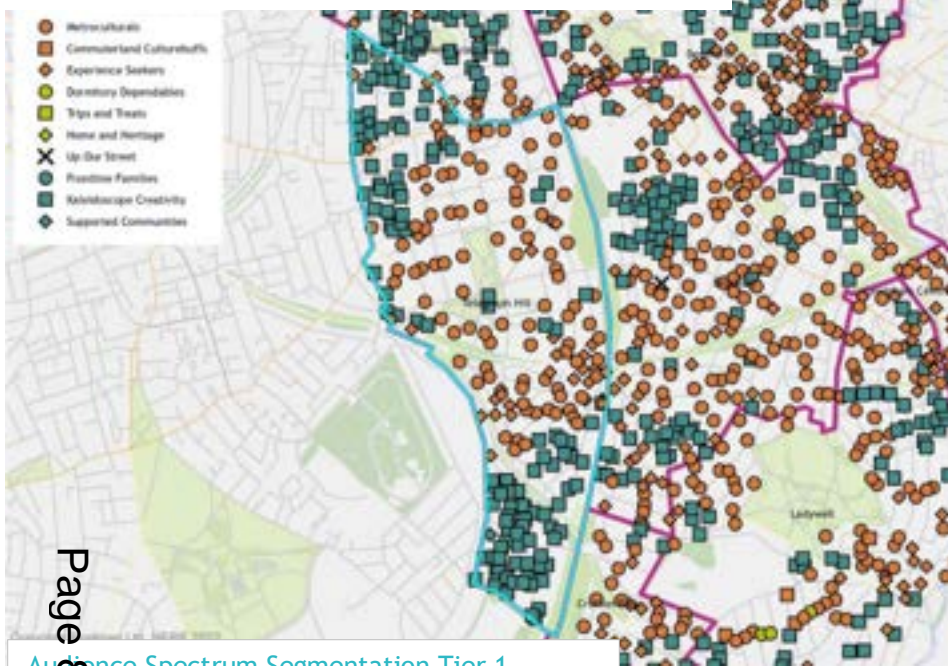
37% of the ward live in a single-person household
 48% no dependent children
 61% households deprived in one or more dimension
 25% of the ward are Black or African or Caribbean or Black British

56% of residents are from **HIGH** engaged segments
 3% of residents are from **MEDIUM** engaged segments
 41% of residents are from **LOW** engaged segments

One Tier 2 segment is slightly over-represented in the ward compared to Lewisham as a whole. This is Experience Seekers E1.
 Two segments are slightly under-represented. These are Metroculturals M2 and Kaleidoscope Creativity K1.



Telegraph Hill



Adults 15+	13,812
Households	7,073
Population est. 2020	16,968

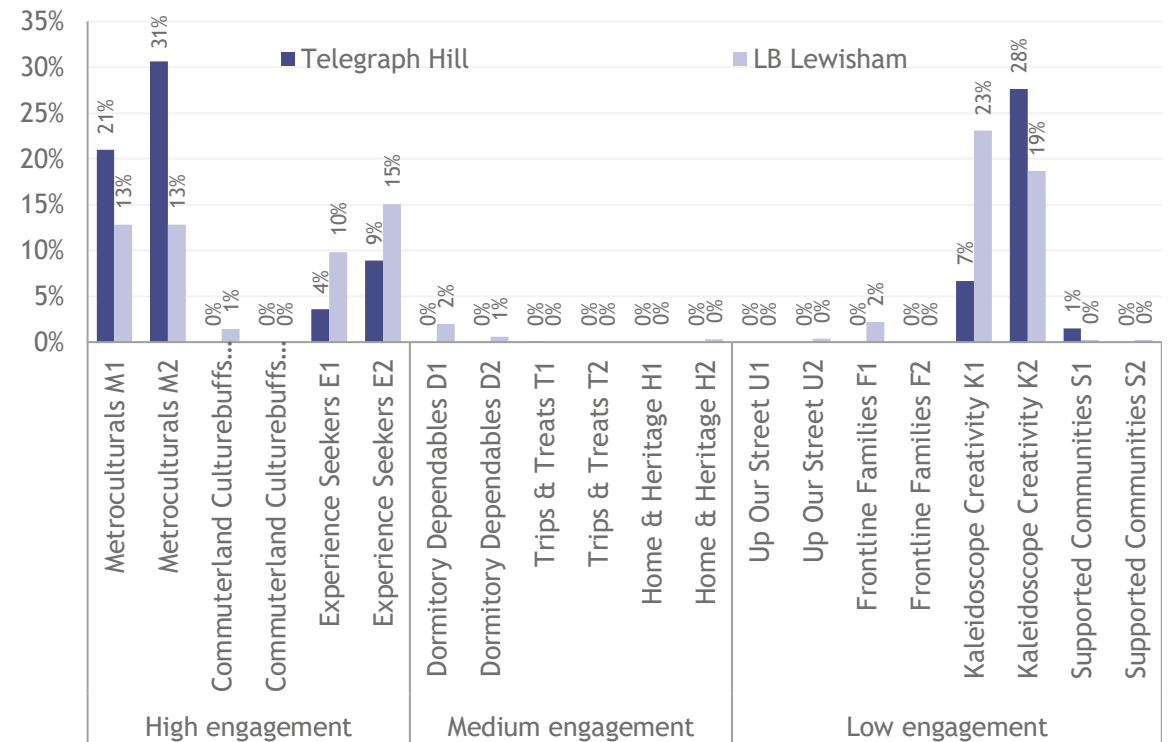


48% no dependent children
 61% households deprived in one or more dimension
 25% of the ward are Black or African or Caribbean or Black British

Page 814
 Audience Spectrum Segmentation Tier 1

64% of residents are from **HIGH** engaged segments
 0% of residents are from **MEDIUM** engaged segments
 35% of residents are from **LOW** engaged segments

One Tier 2 segment is particularly over-represented in the ward compared to Lewisham as a whole. This is Metroculturals M2.
 A further two segments are slightly over-represented. These are Metroculturals M1 and Kaleidoscope Creativity K2.
 One Tier 2 segment is particularly under-represented. This is Kaleidoscope Creativity K1. A further two segments are slightly under-represented. These are Experience Seekers E1 and E2.



Audience Spectrum Descriptions

Tier 1	Tier 2	Tier 2 one liner...
Metroculturals (H) Prosperous, liberal urbanites, interested in a very wide cultural spectrum.	M1	Older, established and high-spending professional elites. More..
	M2	Younger, mobile and emerging metropolitan professionals. More..
Commuterland Culturebuffs (H) Affluent, professional and suburbanite keen consumers of traditional culture.	C1	Wealthy empty-nesters with comfortable lifestyles towards outskirts of urban areas or more rural areas. More..
	C2	Prosperous families, living in the commuterbelt of major urban centres. More..
Experience Seekers (H) Active, urban, diverse, social and ambitious regular and eclectic arts engagers.	E1	Socially minded mid-life professionals with varied tastes. More..
	E2	Adventurous students and graduates in diverse areas. More..

Tier 1	Tier 2	Tier 2 one liner...
Dormitory Dependables (M) Suburbanites and small towners interested in heritage activities and mainstream arts.	D1	Settled, comfortable residents, enjoying regional life. More..
	D2	Commuter-town families, investing for the future. More..
Trips & Treats (M) Mainstream arts and popular culture fans influenced by children, family and friends.	T1	Modern young families, building a future.. More..
	T2	Settled families with established lifestyles.. More..
Home & Heritage (M) Rural and small town pensioners attracted to daytime activities and historical content.	H1	Affluent residents of more rural areas. More..
	H2	Settled suburban seniors. More..

Tier 1	Tier 2	Tier 2 one liner...
Up Our Street (L) Sociable retirees looking for inexpensive, mainstream, local leisure opportunities.	U1	Middle-aged inhabitants of semis on the edge of town. More..
	U2	Older residents of terraces and flats in built up areas. More..
Frontline Families (L) Frugal, semi-urban renting families, light on arts and culture but heavy on community.	F1	Older families, getting by despite financial challenges. More..
	F2	Younger, cash-strapped families and couples starting out. More..
Kaleidoscope Creativity (L)	K1	Settled and diverse urban communities. More..

Mixed age urban low engagers preferring free, local, culturally specific arts and festivals.	K2	Hard-pressed singles in city tower blocks. More..
Supported Communities (L) Culturally low engaged, health poor, craft circle and church group seniors and youths.	S1	Young, immobile and hard-up, often relying on welfare to get by. More..
	S2	Elderly residents of sheltered housing with declining health. More..

Contacts

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T 020 7407 4625

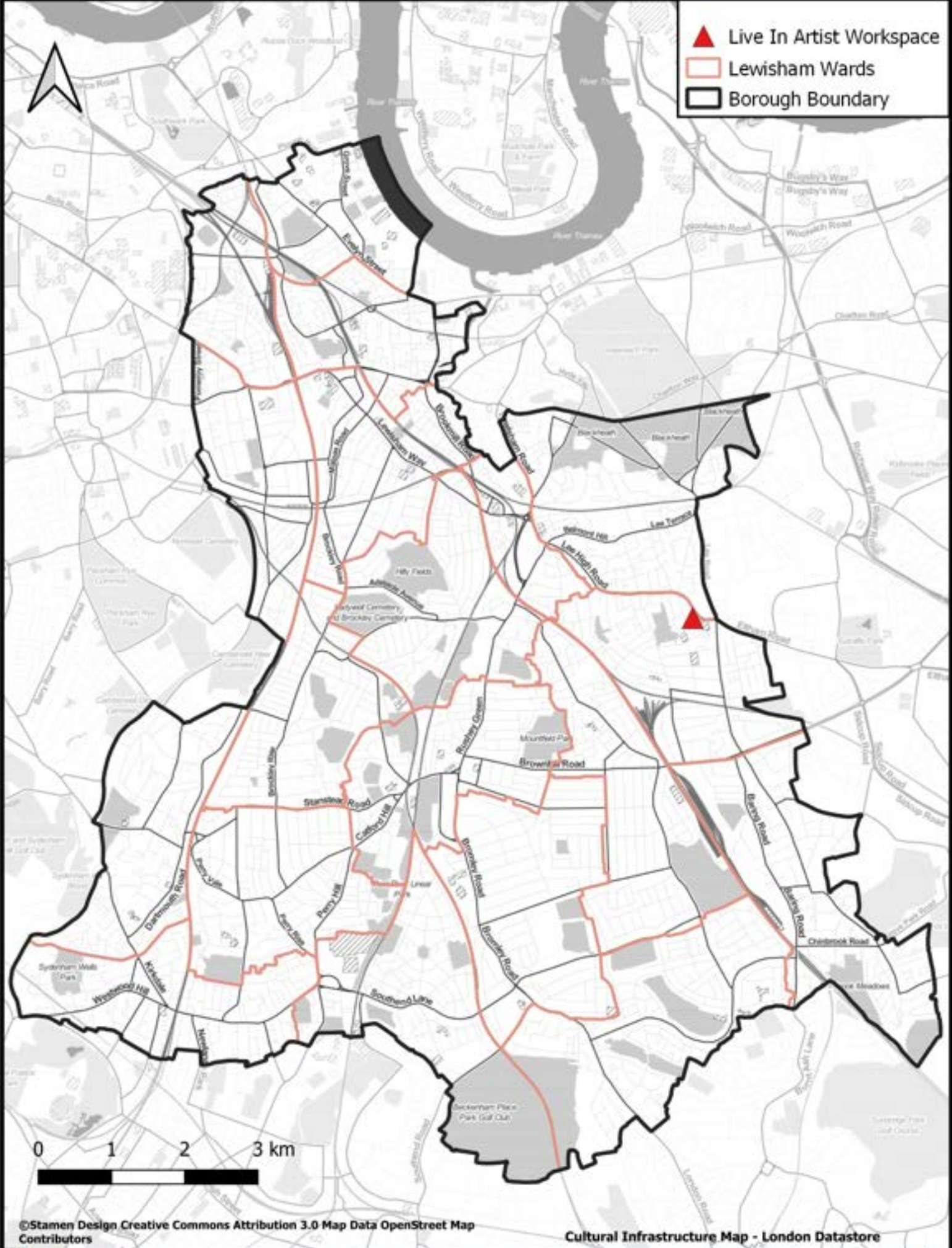
Manchester Office

Green Fish Resource Centre
46-50 Oldham Street
Northern Quarter
Manchester M4 1LE T
0161 234 2955

hello@theaudienceagency.org www.theaudienceagency.org

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- ▲ Live In Artist Workspace
- Lewisham Wards
- Borough Boundary

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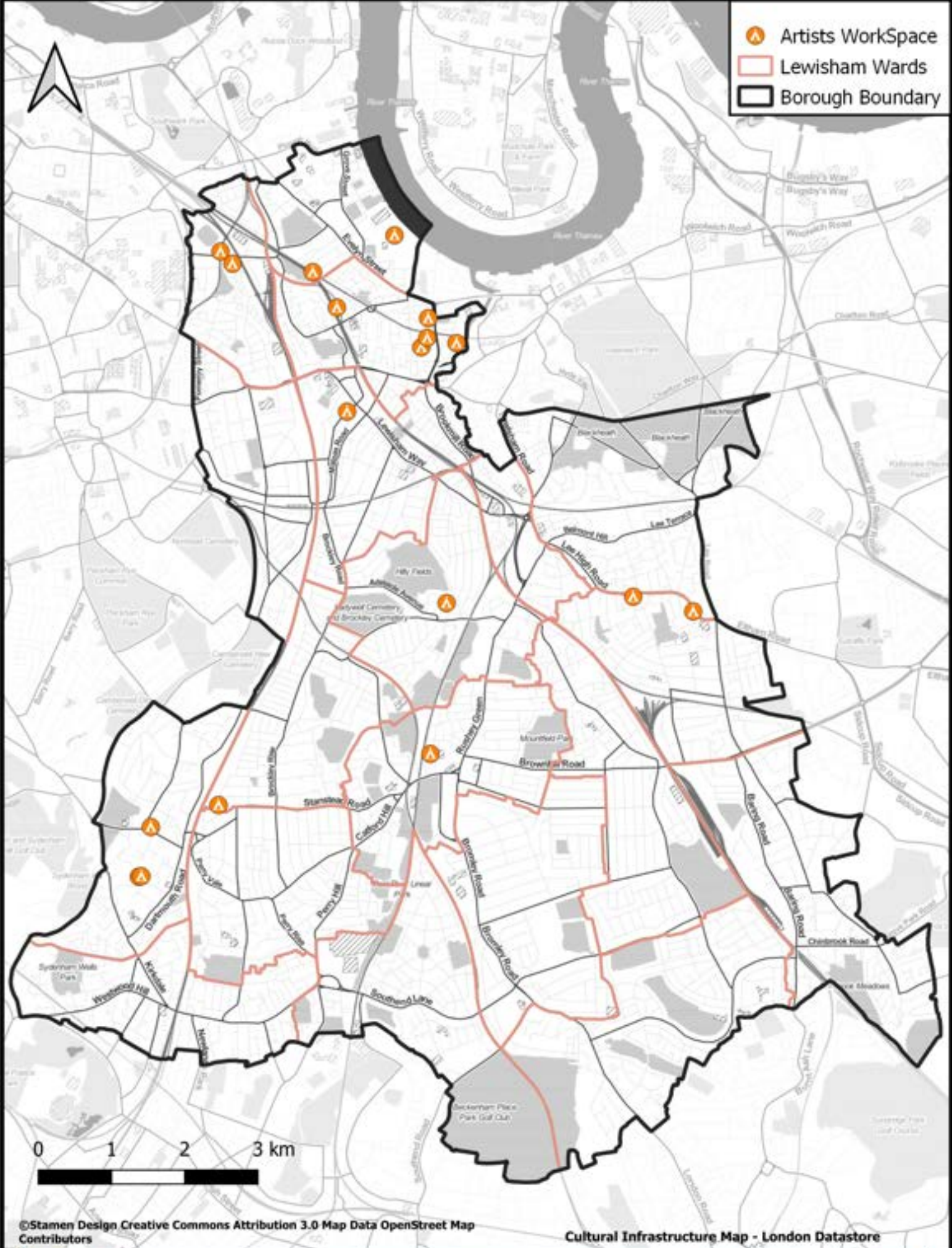
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 AUTHOR: GIS TEAM
 JOB No: 0129

LIVE IN ARTIST WORKSPACES IN THE LEWISHAM CULTURAL STRATEGY 2023

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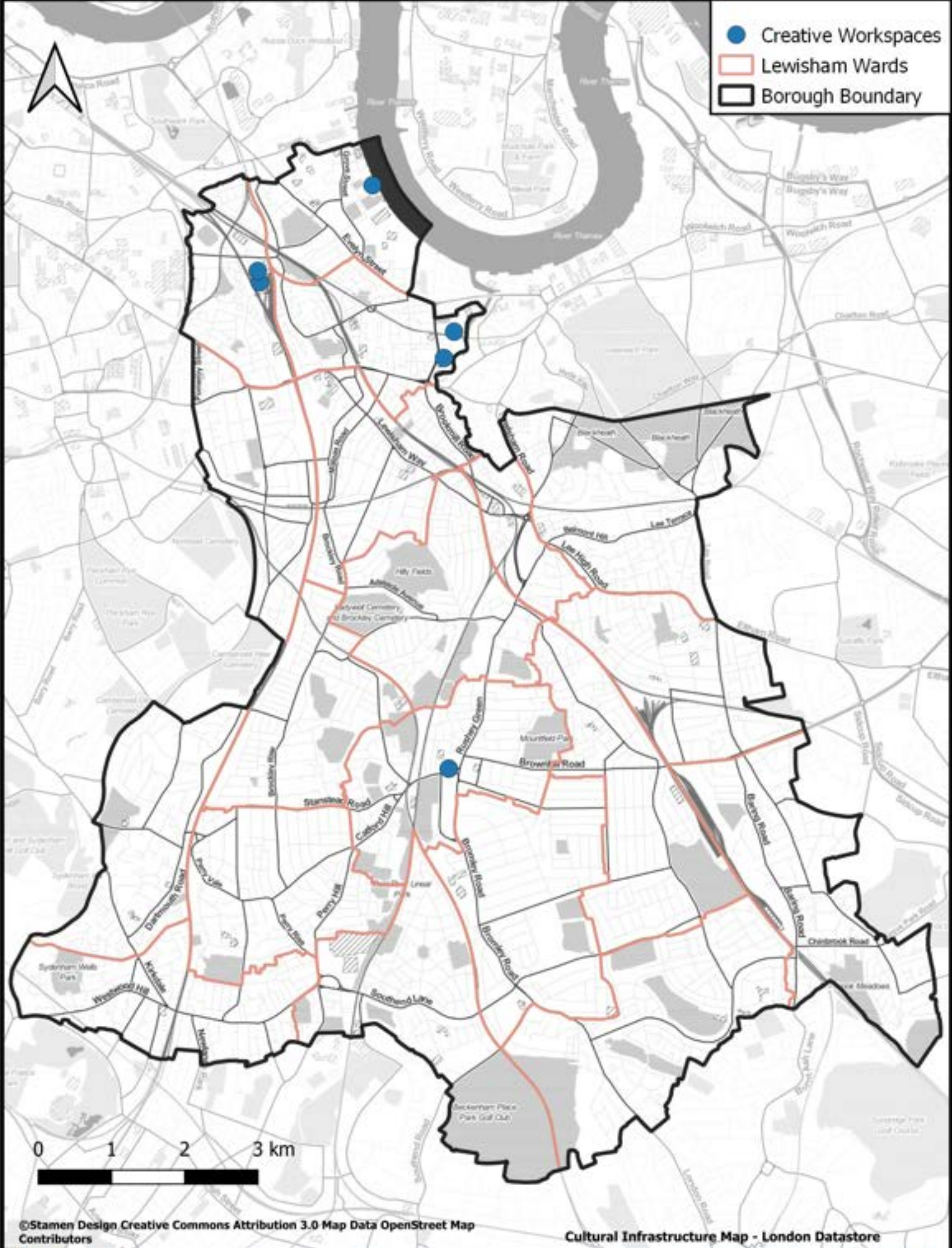
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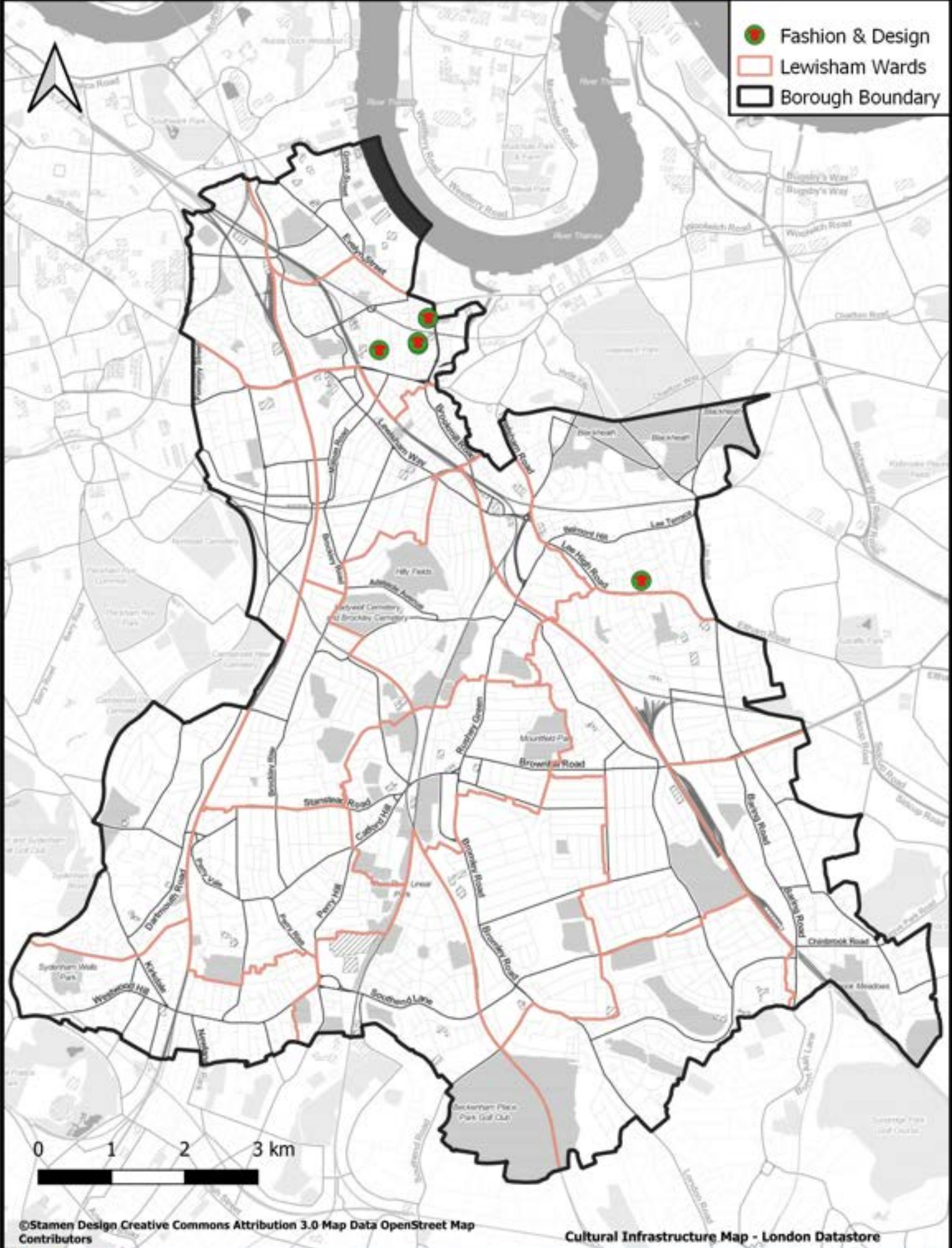
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 JOB No: 0129

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- Fashion & Design
- Lewisham Wards
- Borough Boundary

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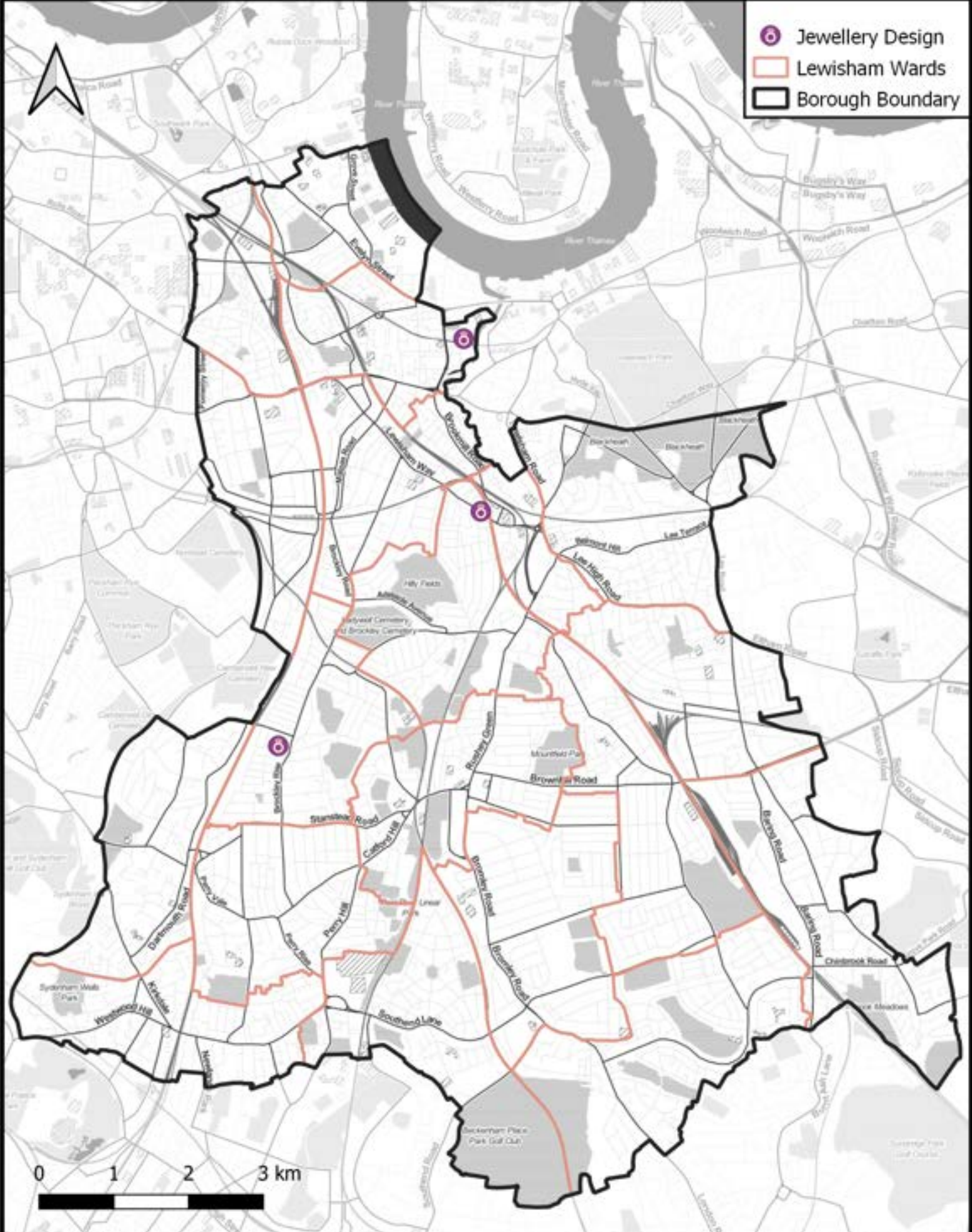
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-  Jewellery Design
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-  Borough Boundary

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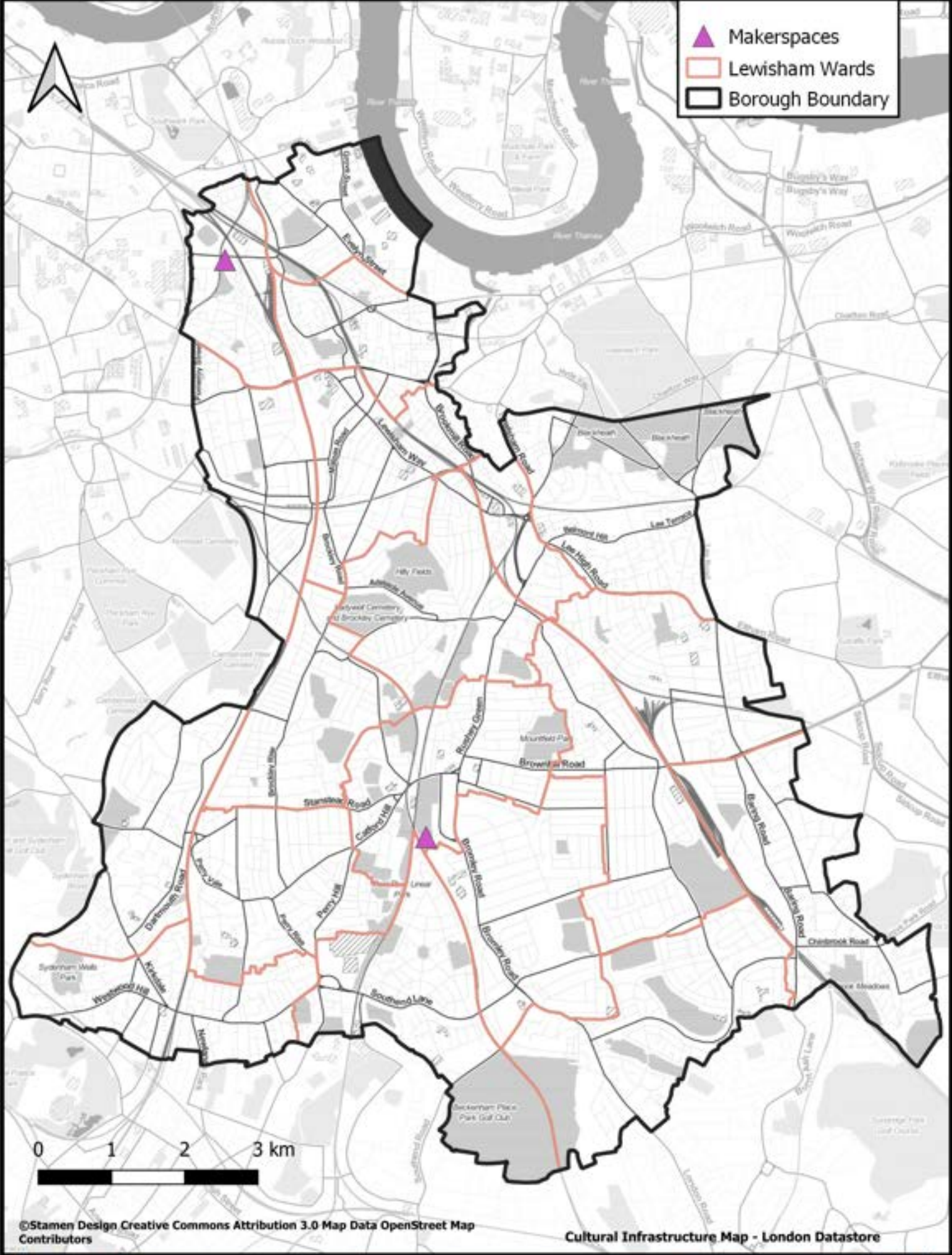
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- ▲ Makerspaces
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- Borough Boundary

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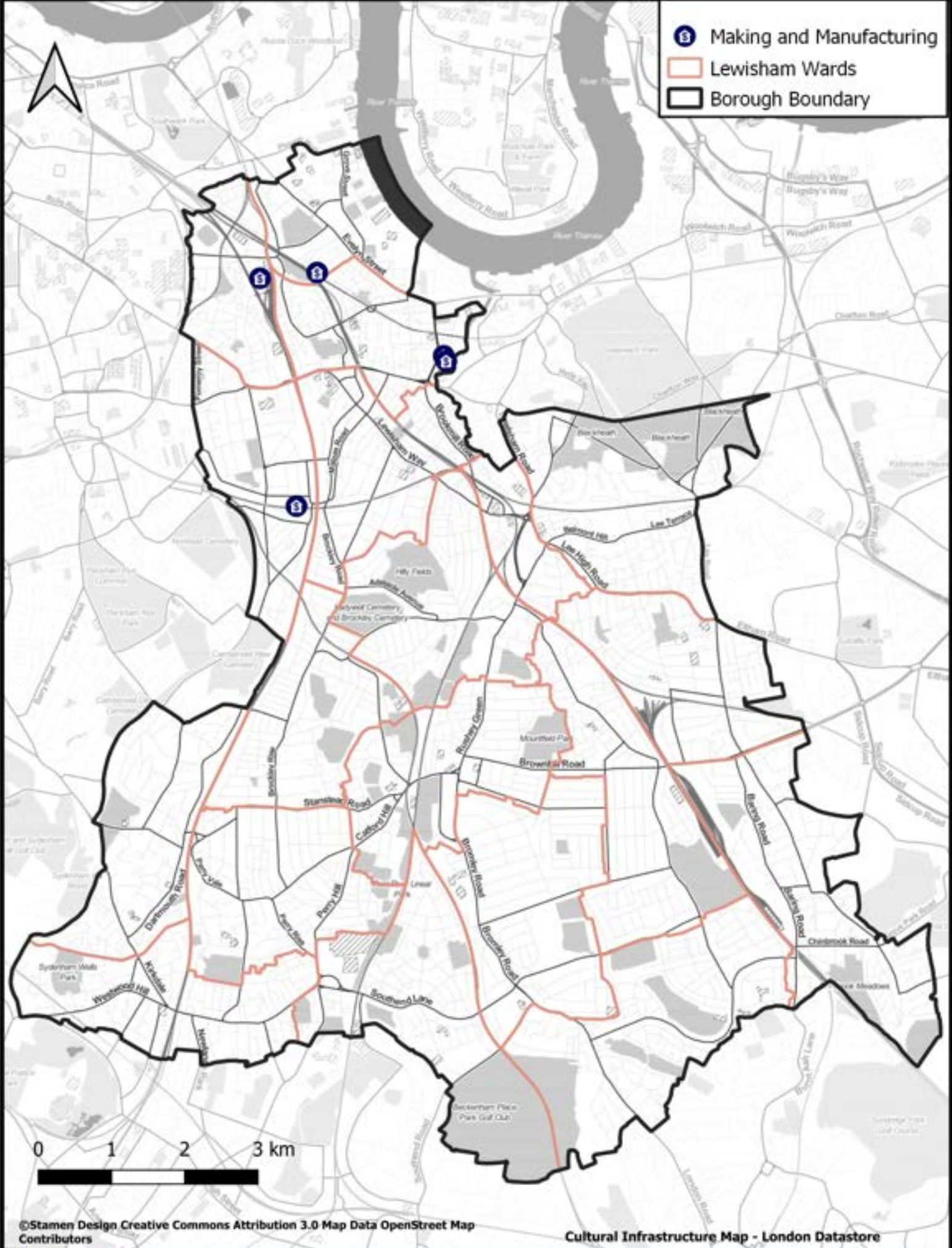
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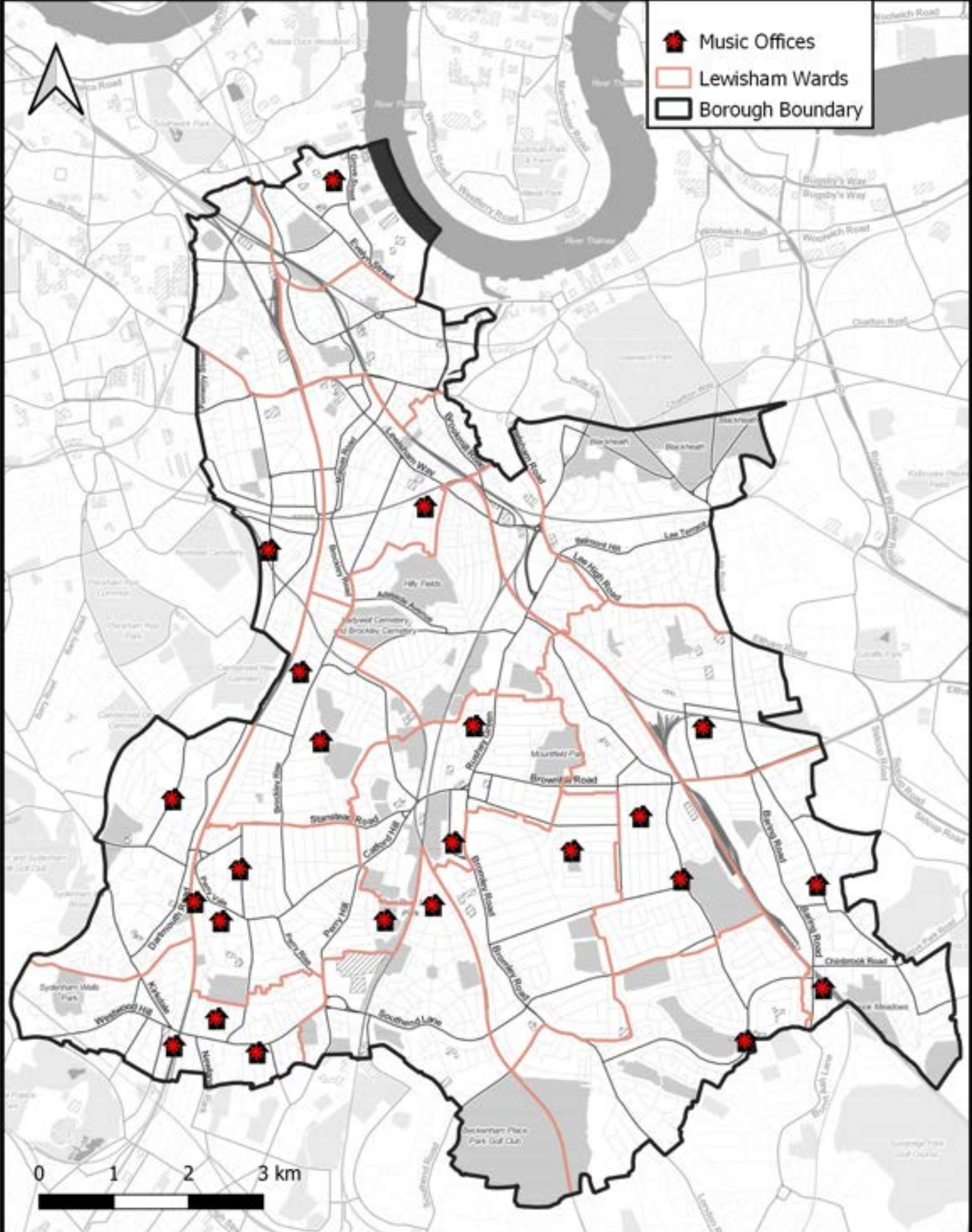
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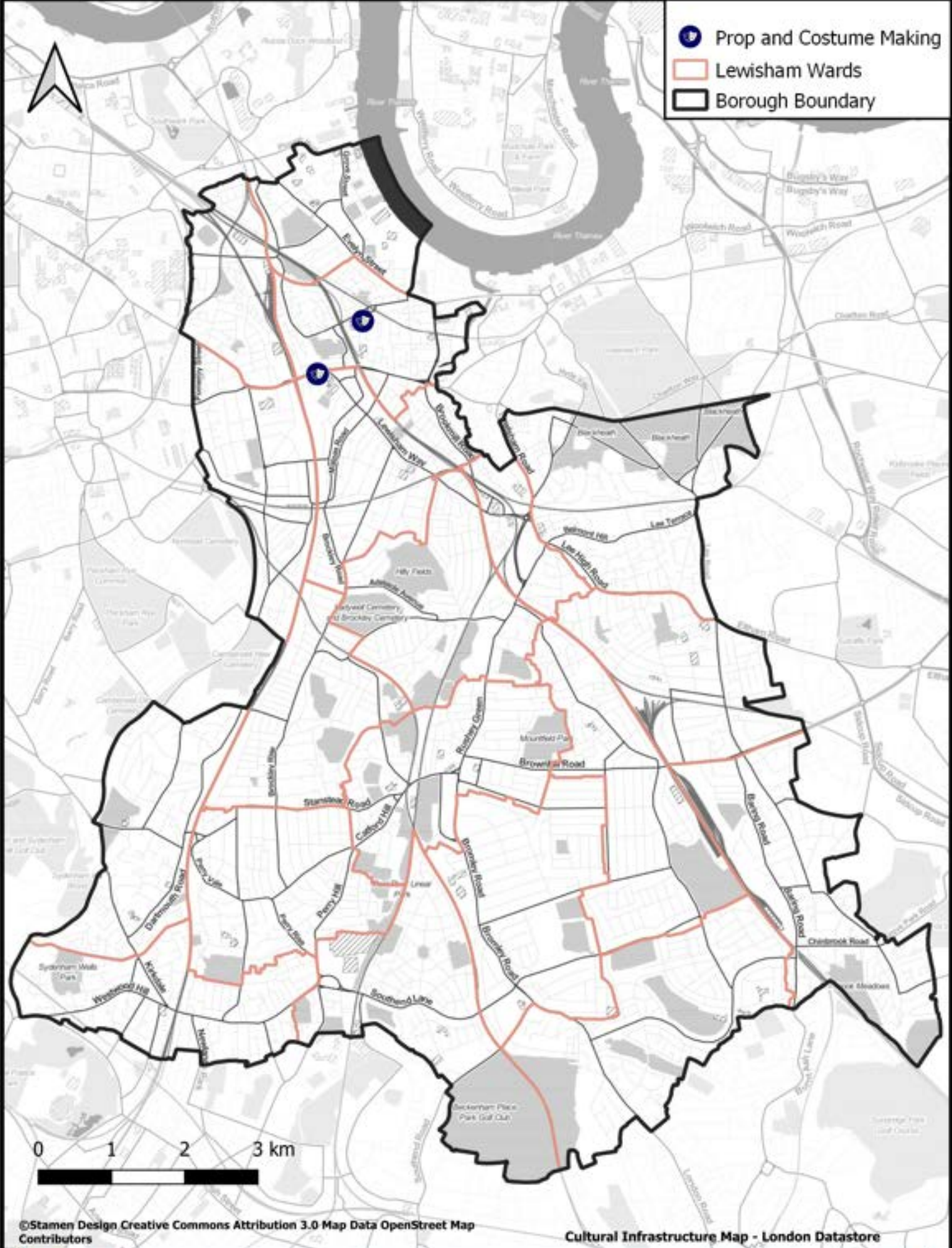
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-  Prop and Costume Making
-  Lewisham Wards
-  Borough Boundary

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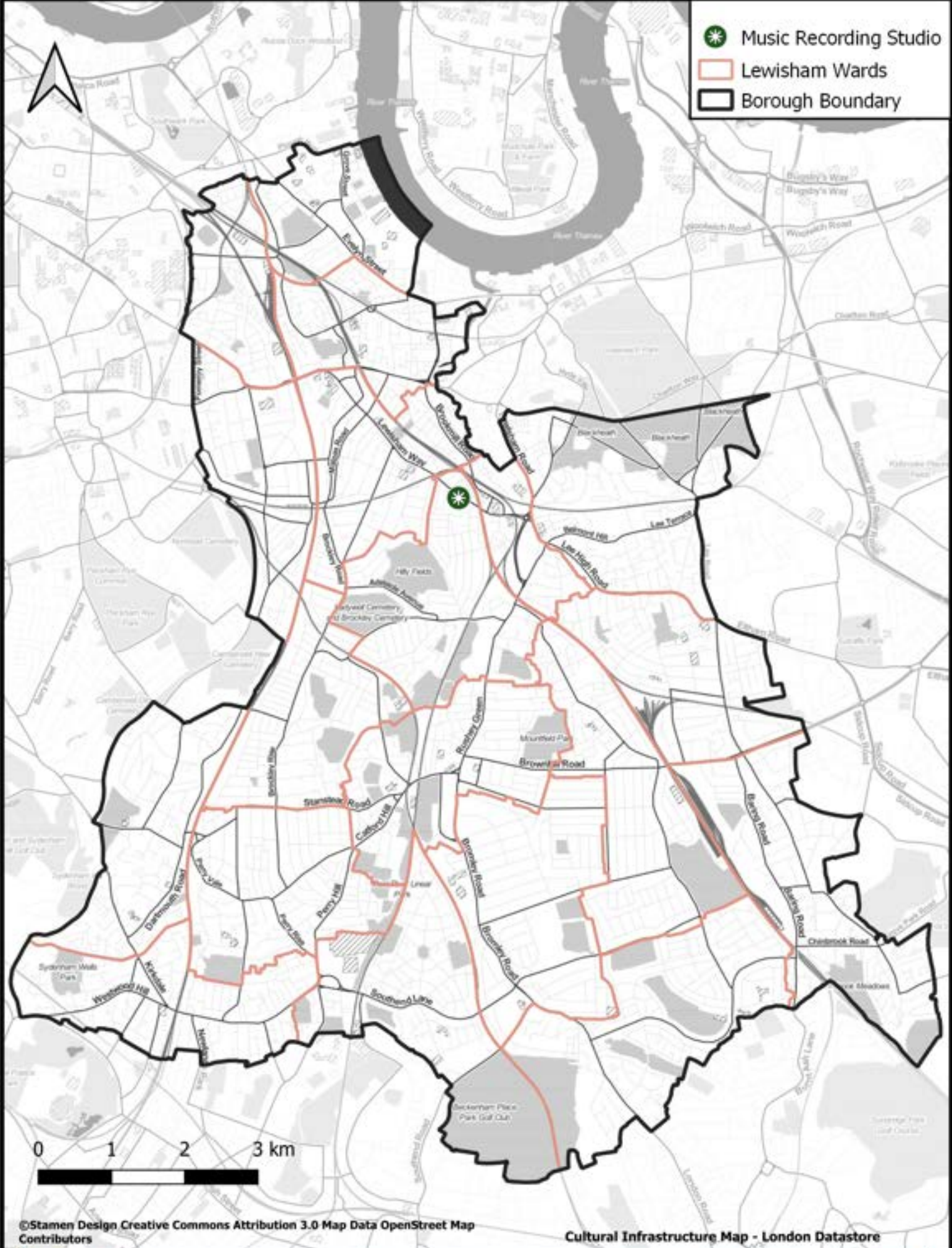
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-  Music Recording Studio
-  Lewisham Wards
-  Borough Boundary

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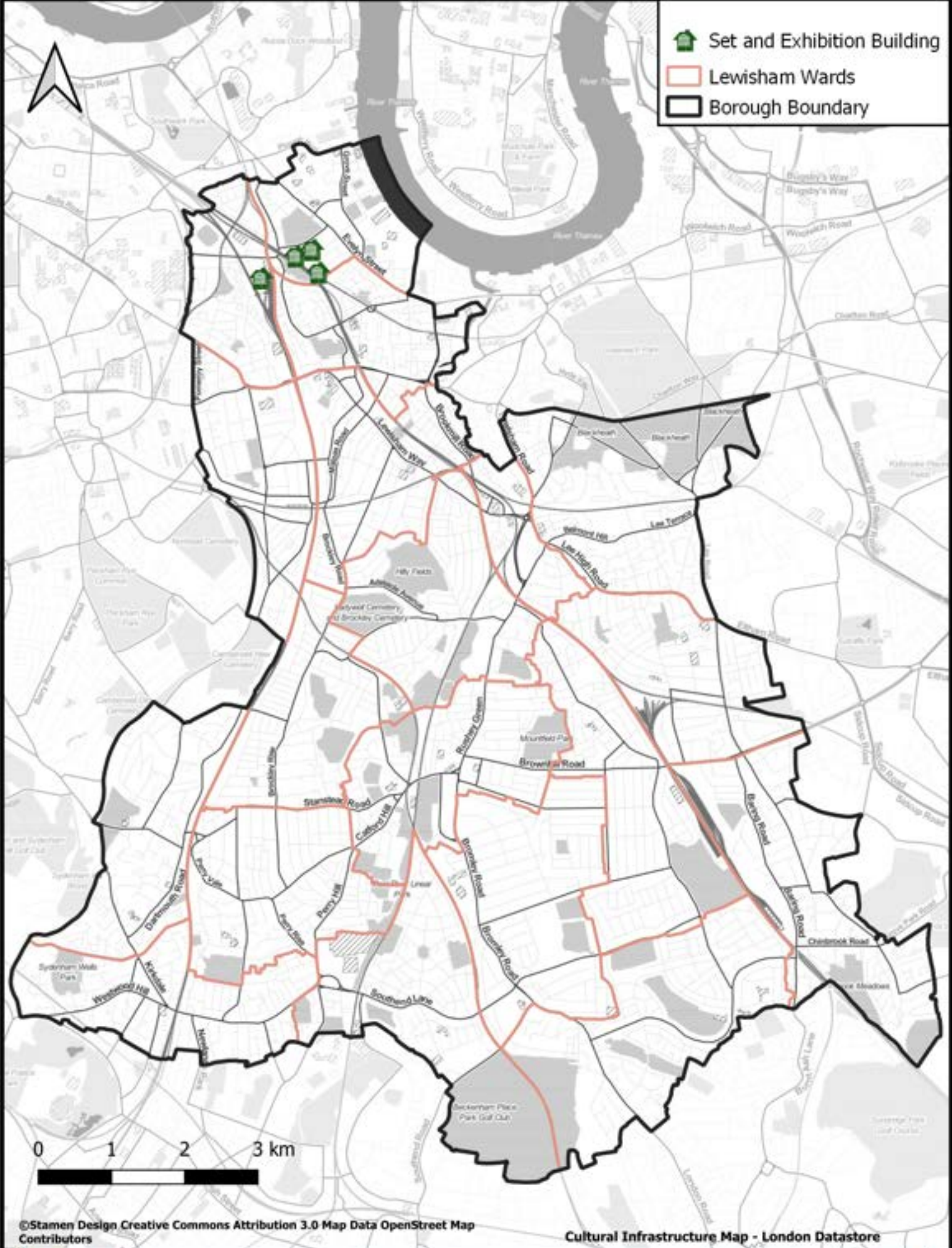
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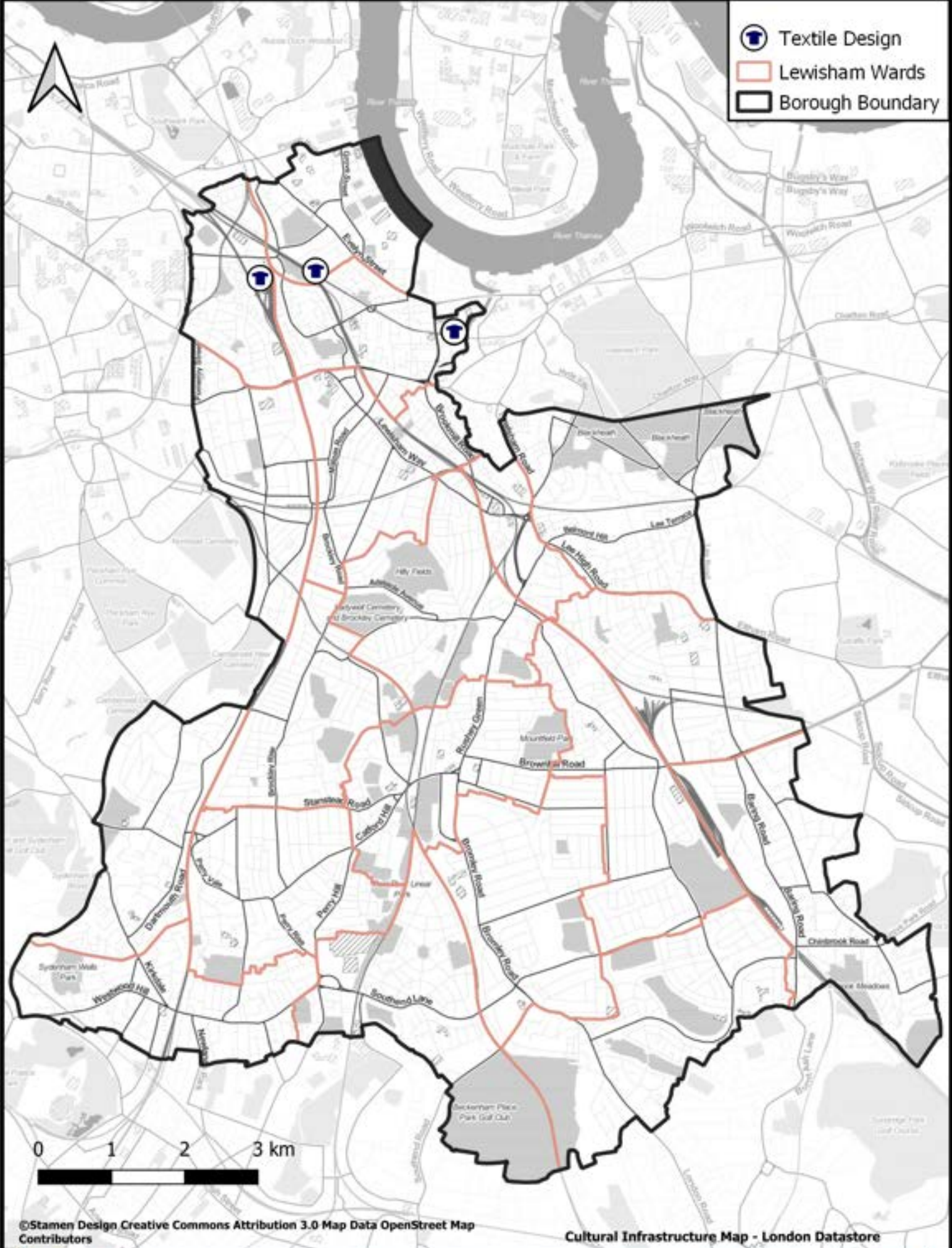
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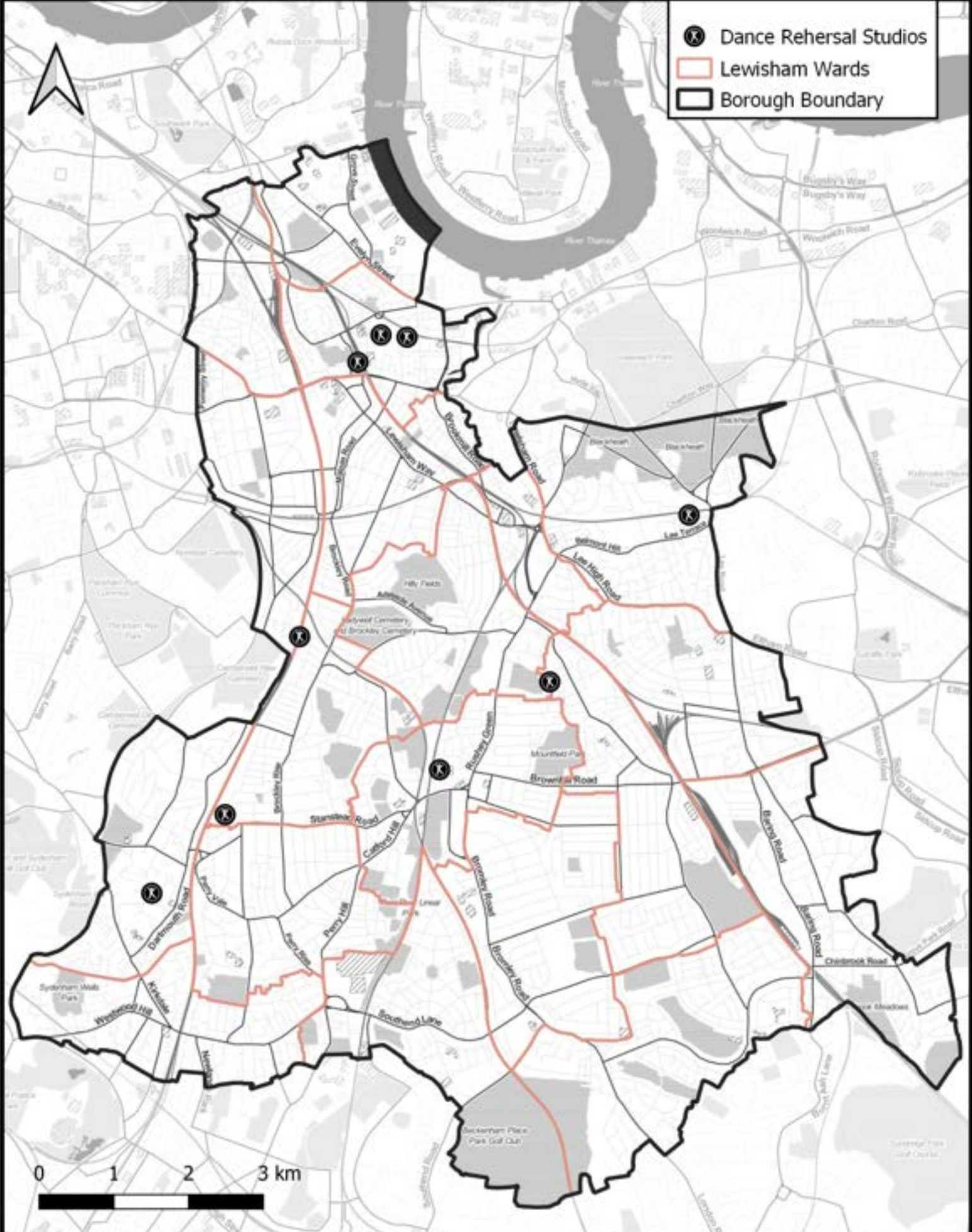
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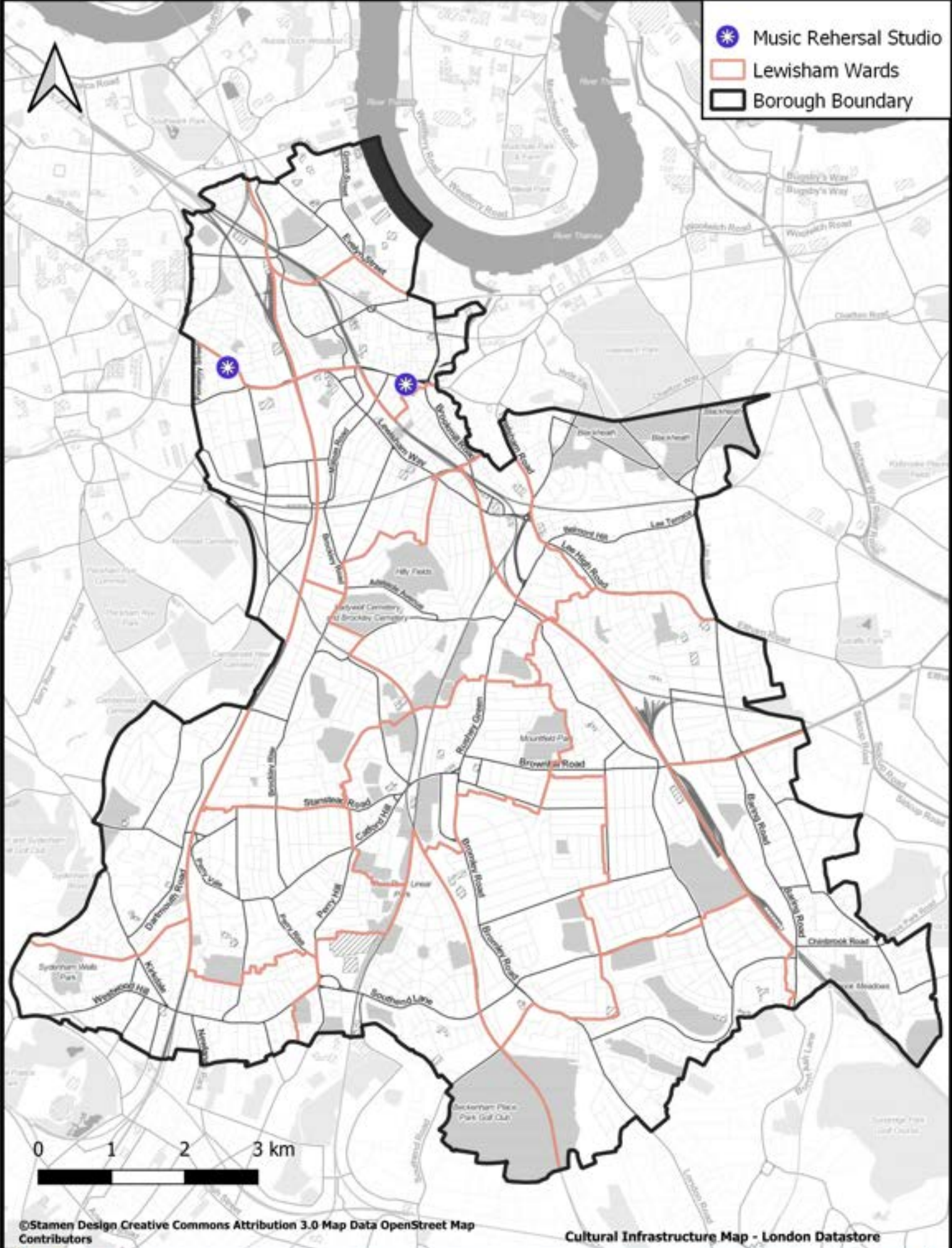
DANCE REHEARSAL STUDIOS IN THE LEWISHAM CULTURAL STRATEGY 2023




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-  Music Rehearsal Studio
-  Lewisham Wards
-  Borough Boundary

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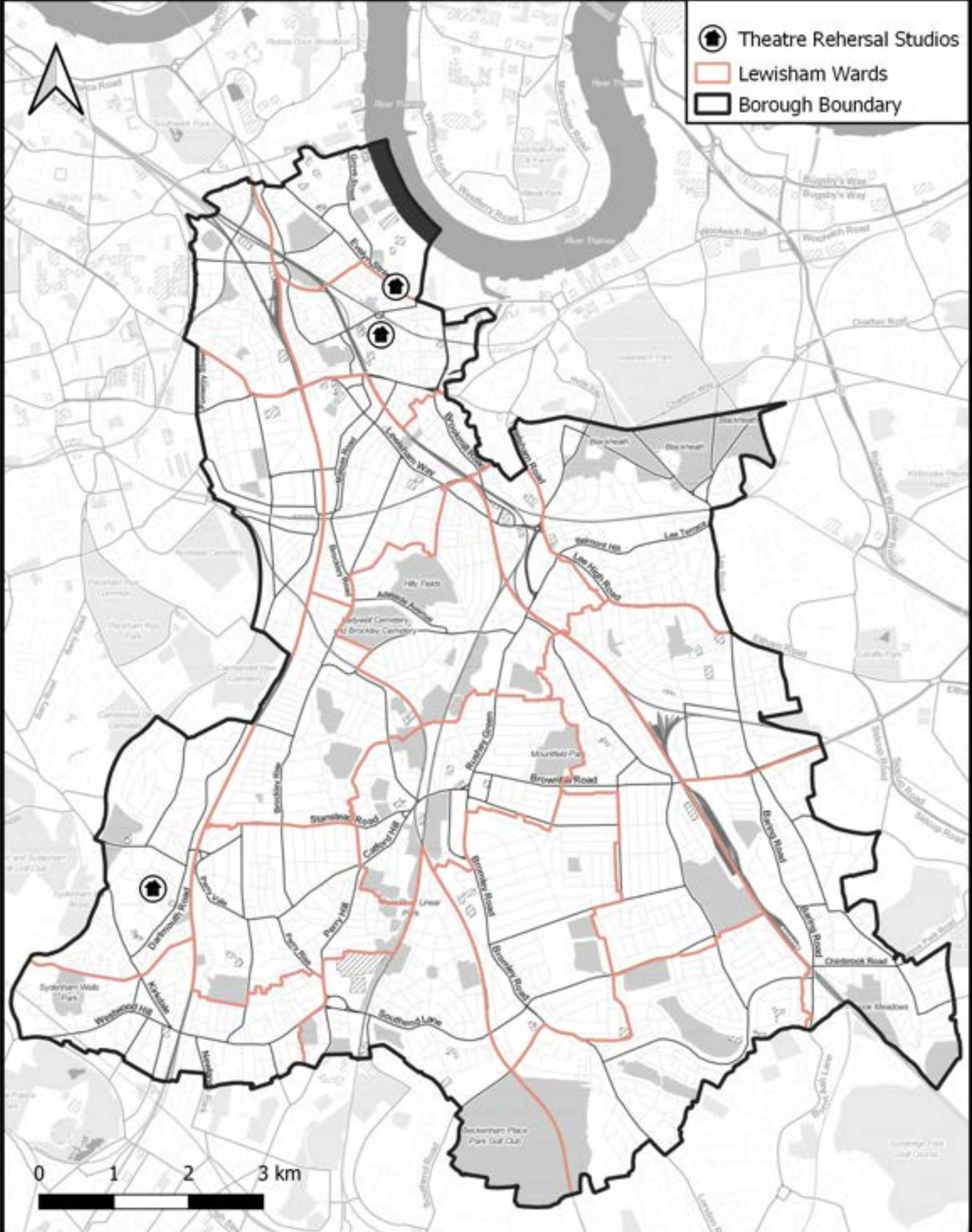
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 JOB No: 0129

MUSIC REHEARSAL STUDIOS
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- Theatre Rehearsal Studios
- Lewisham Wards
- Borough Boundary

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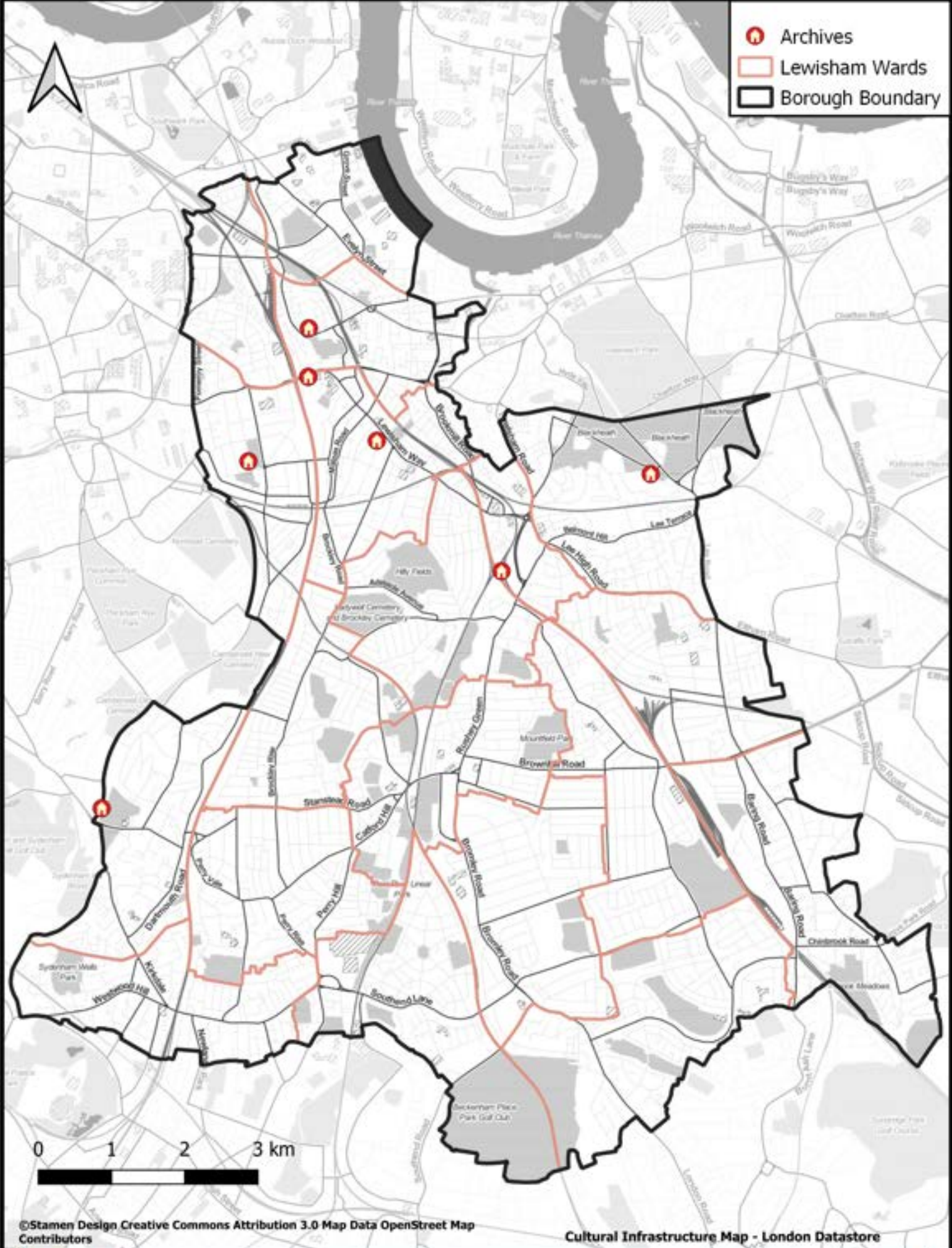
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THEATRE REHEARSAL STUDIOS IN THE LEWISHAM CULTURAL STRATEGY 2023

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-  Archives
-  Lewisham Wards
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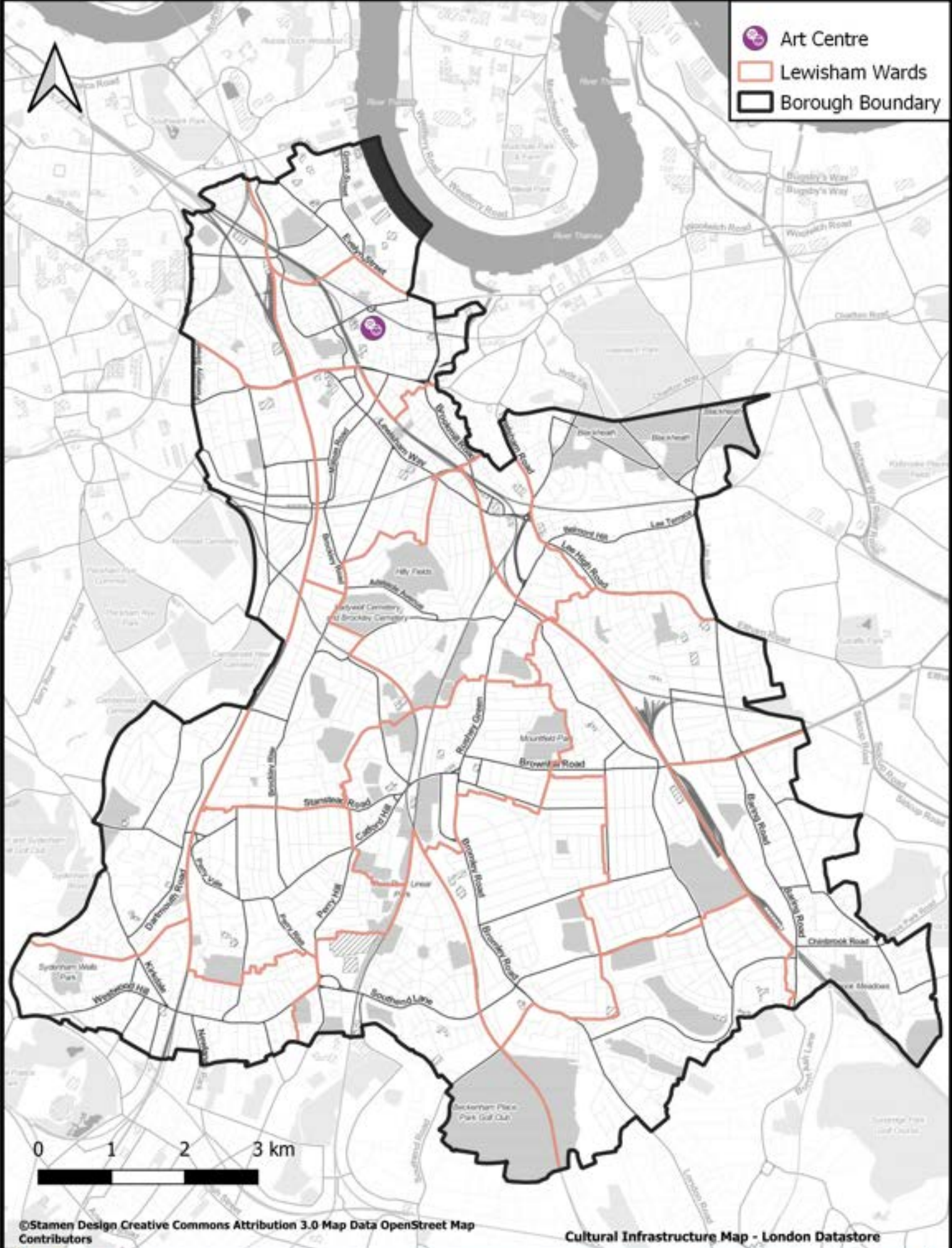
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 AUTHOR: GIS TEAM
 JOB No: 0129

ARCHIVES IN LEWISHAM CULTURAL STRATEGY 2023

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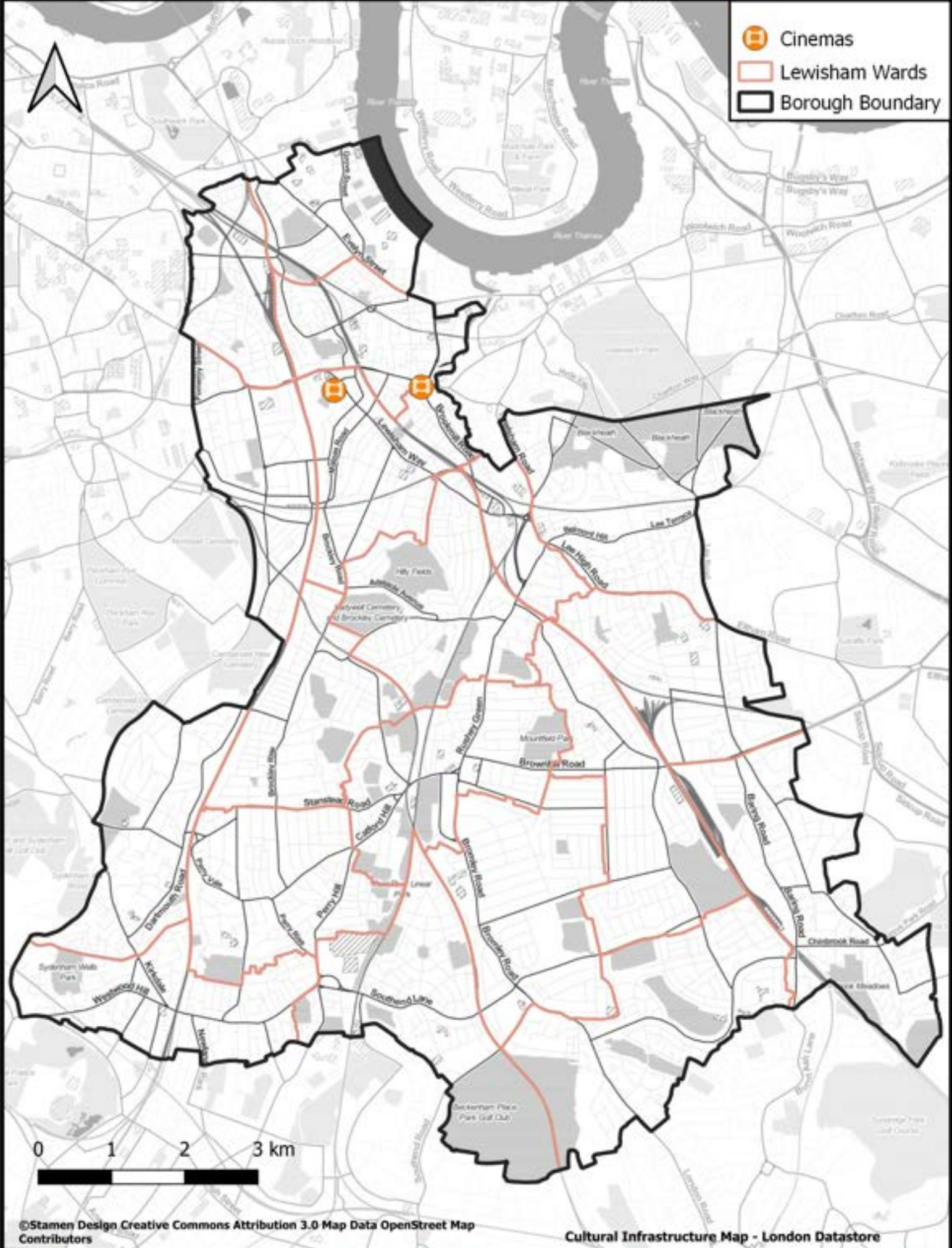
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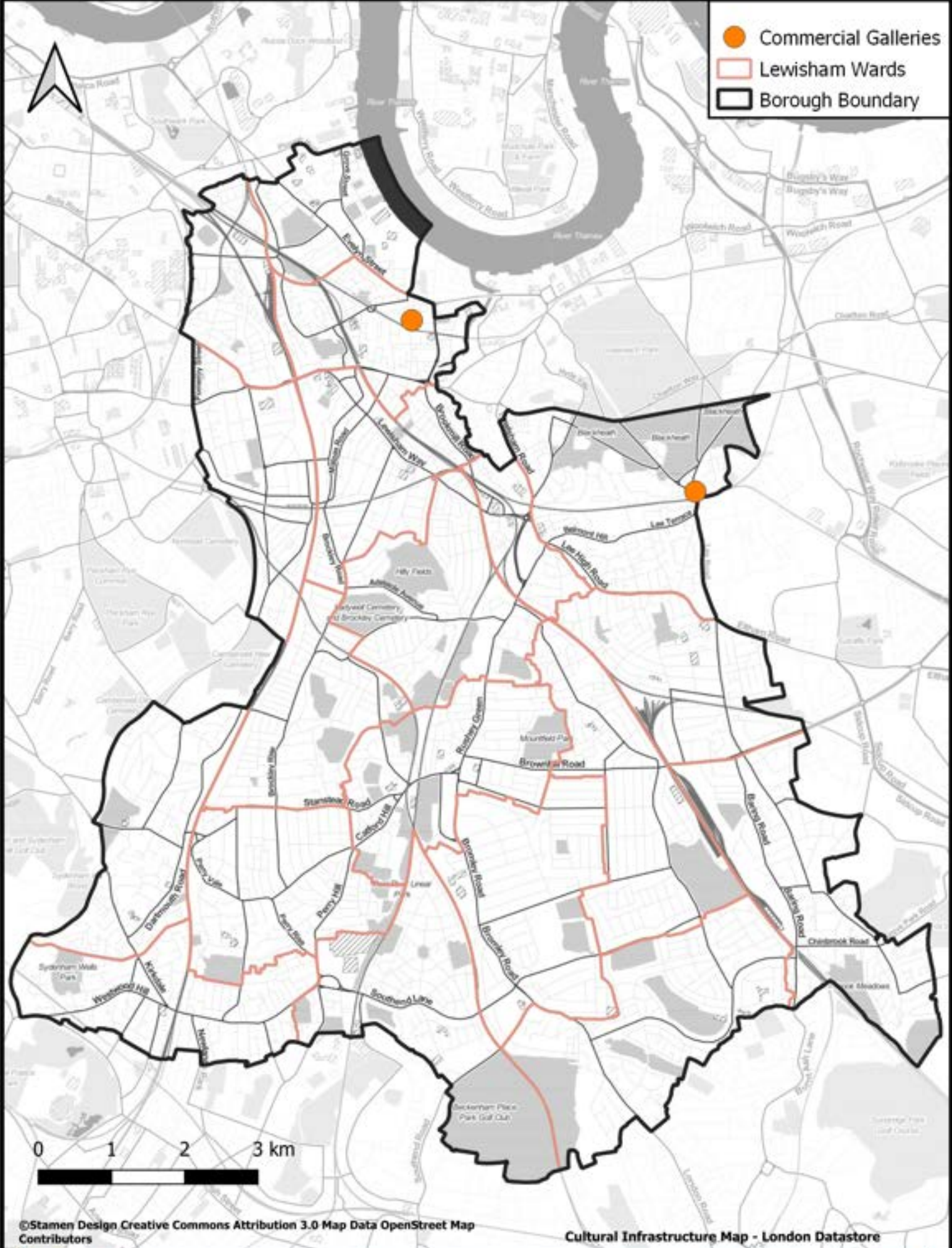
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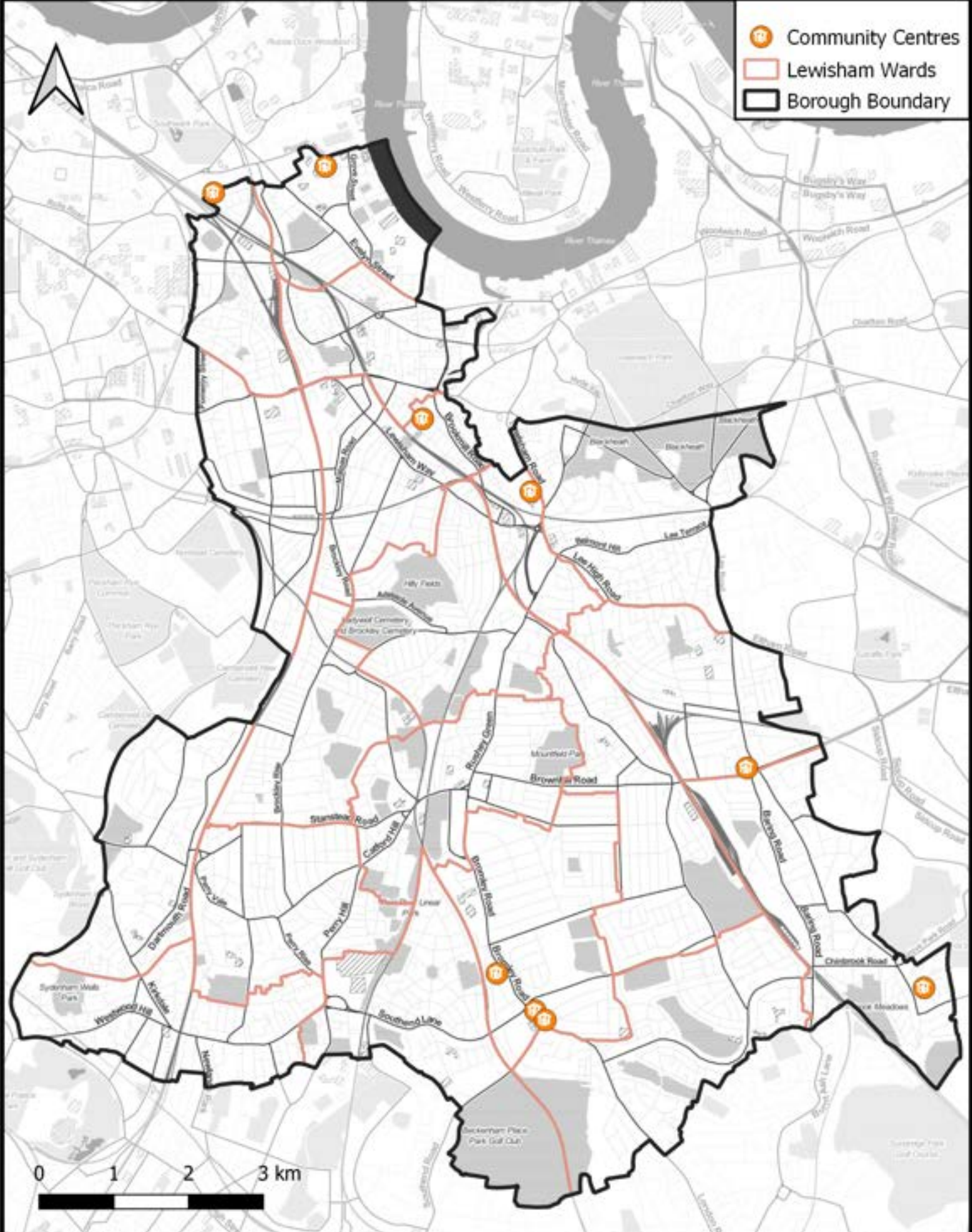
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COMMERCIAL GALLERIES IN THE LEWISHAM CULTURAL STRATEGY 2023

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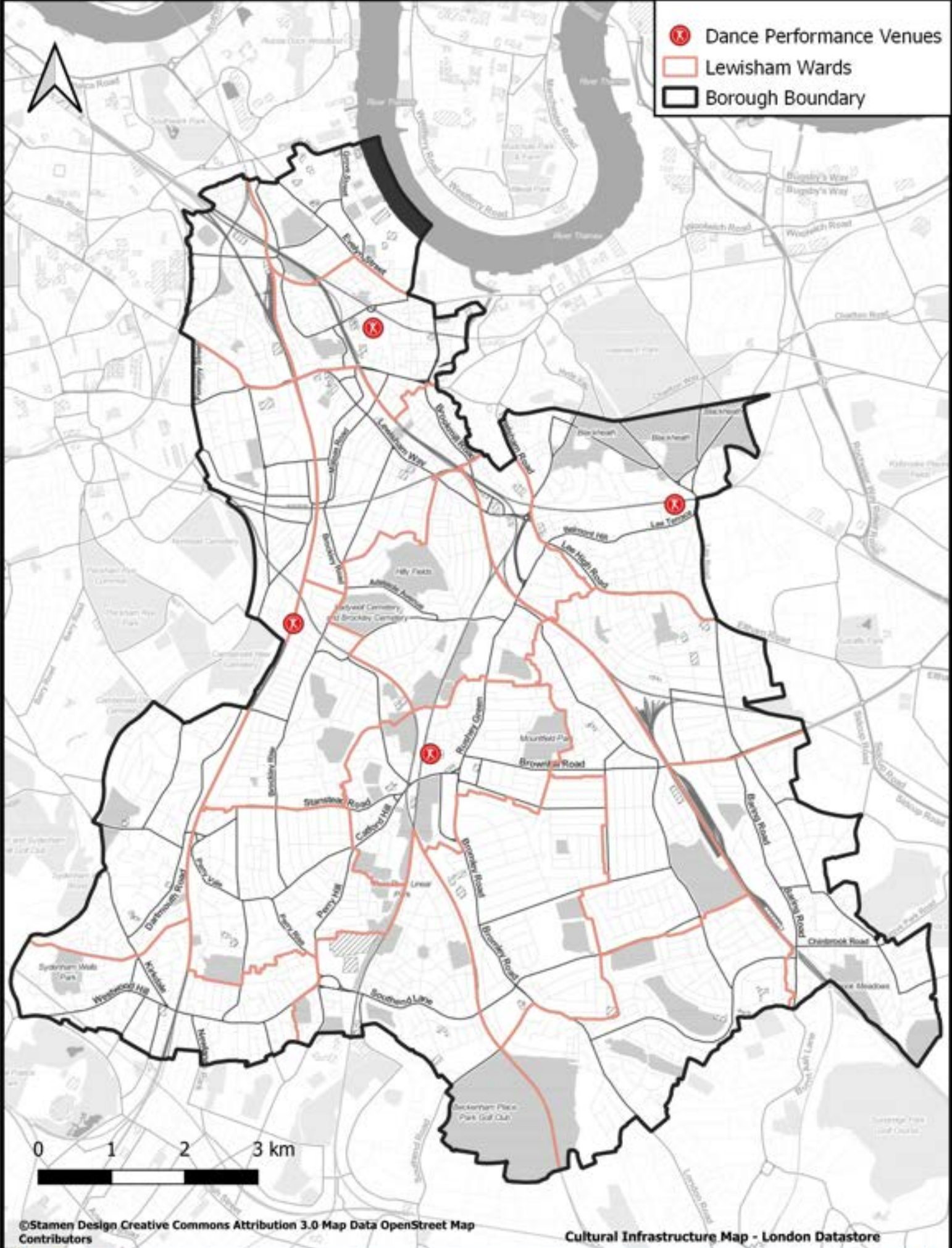
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COMMUNITY CENTRES IN THE LEWISHAM CULTURAL STRATEGY 2023

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- ⓧ Dance Performance Venues
- Lewisham Wards
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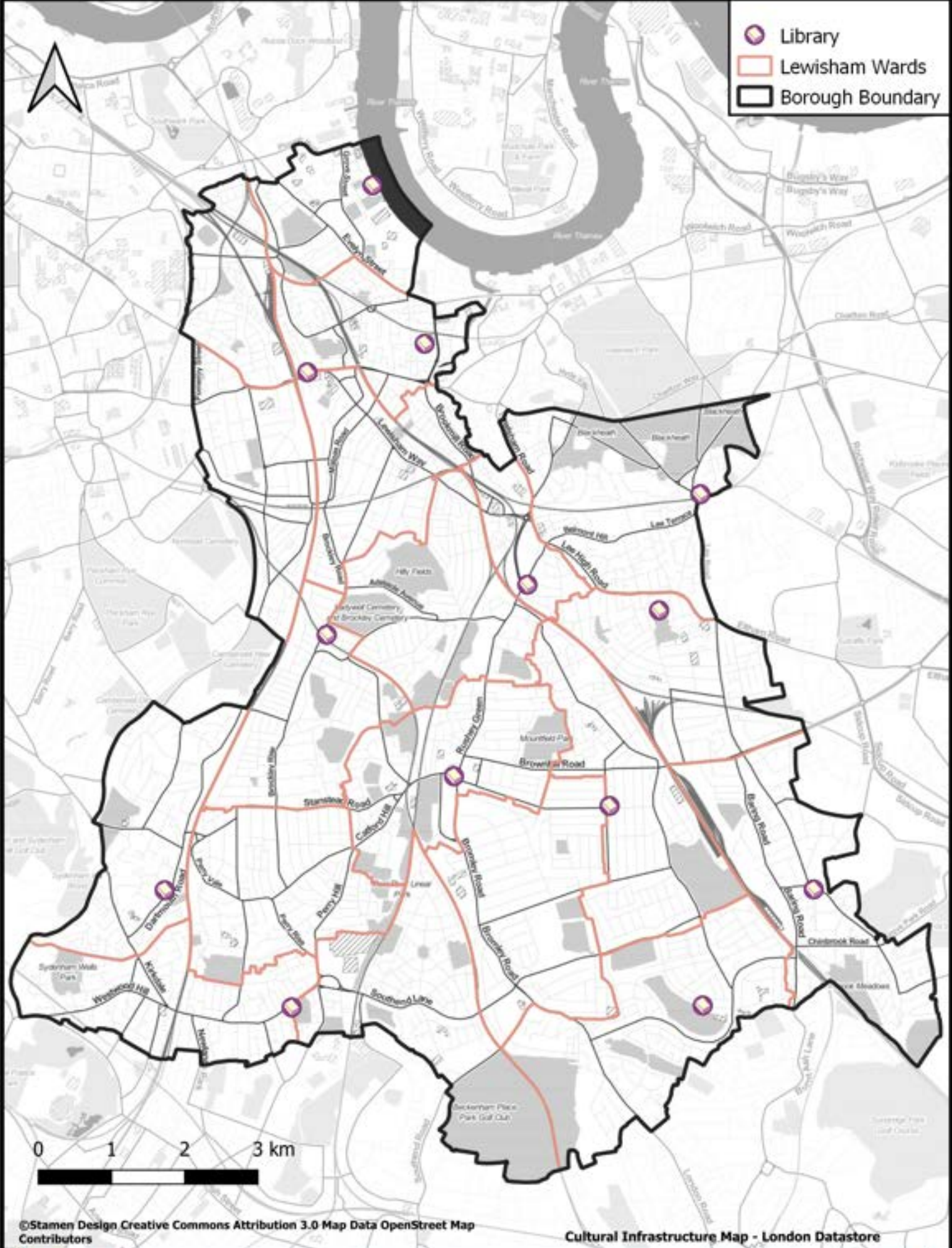
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DANCE PERFORMANCE VENUES IN THE LEWISHAM CULTURAL STRATEGY 2023

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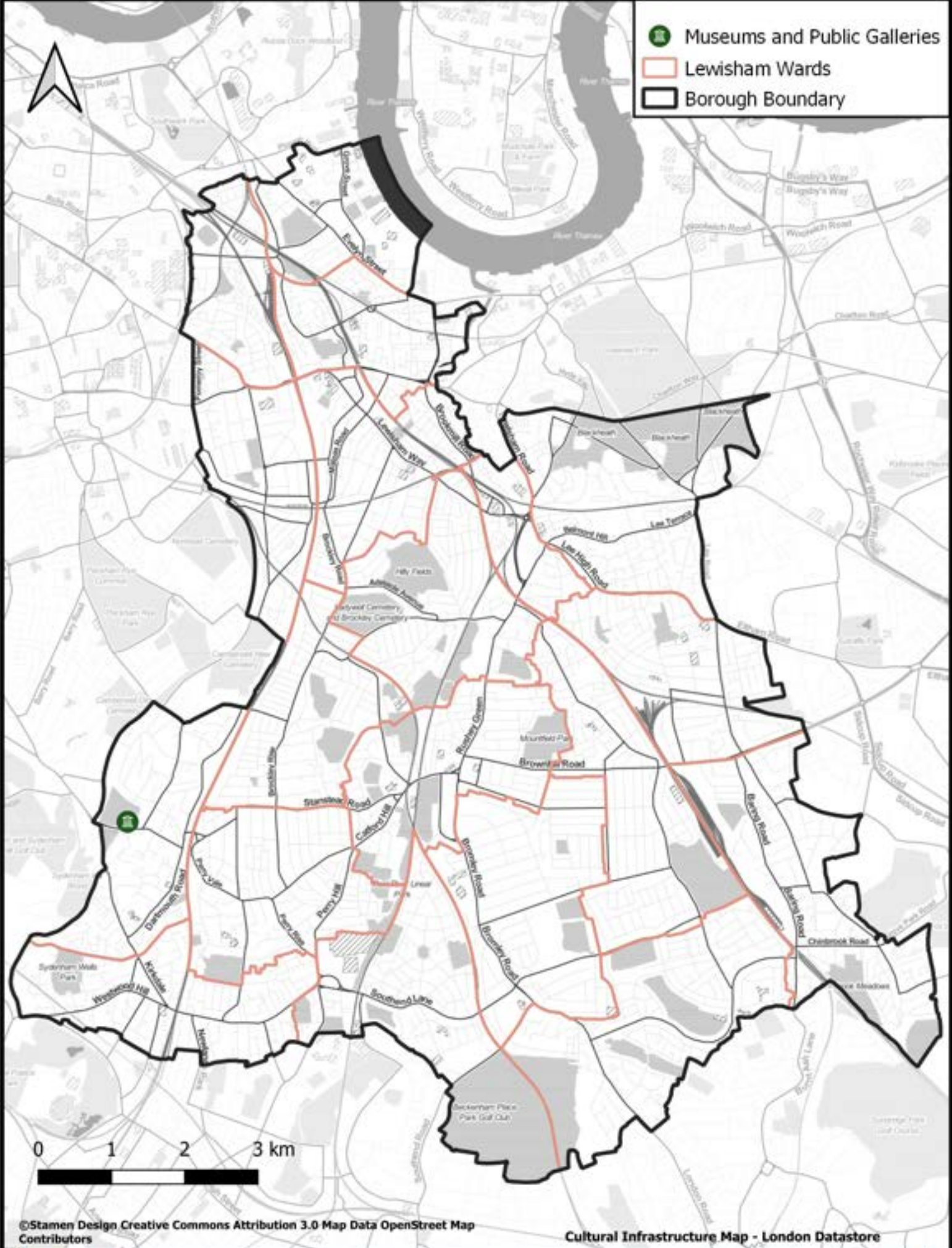
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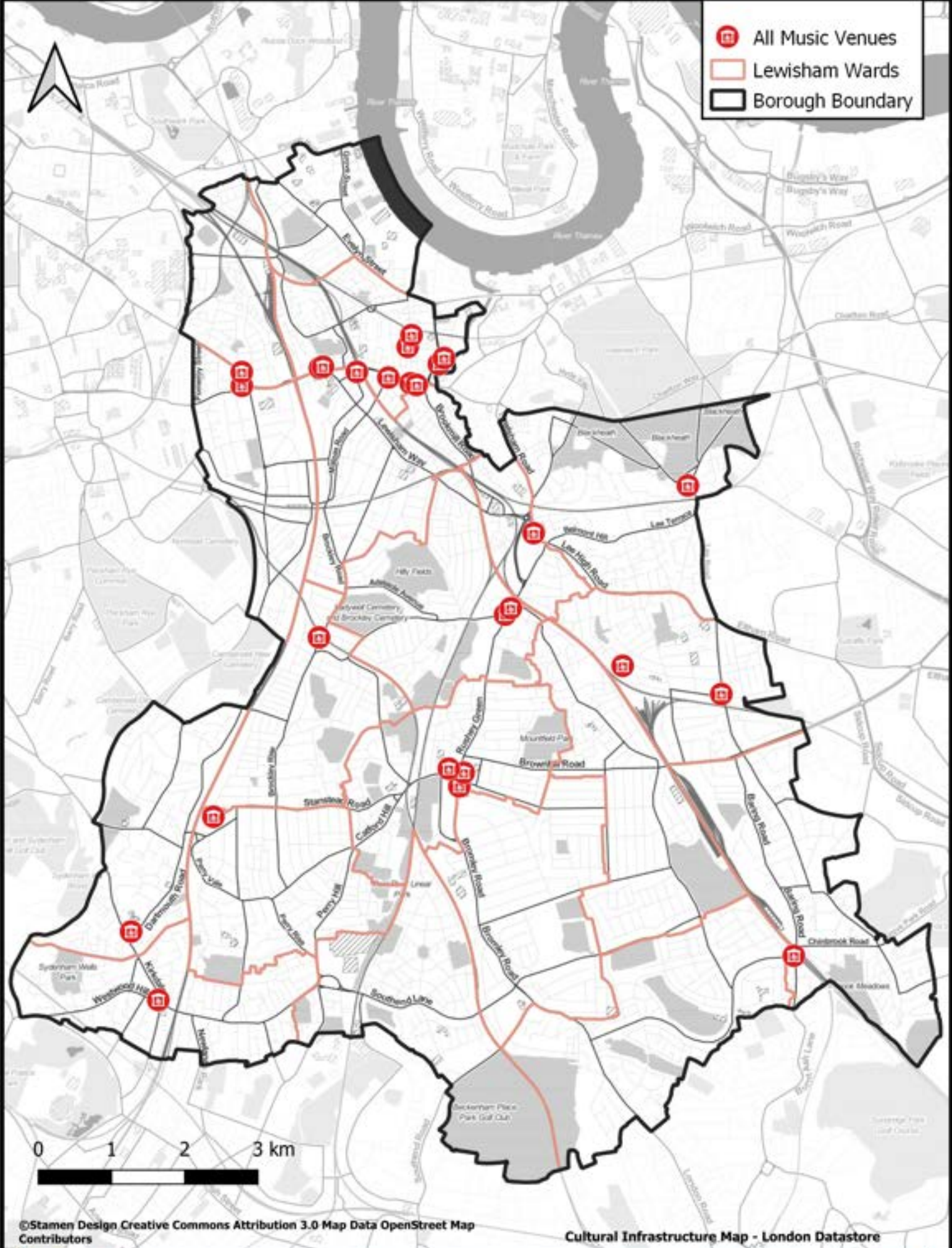
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MUSEUMS AND PUBLIC GALLERIES IN THE LEWISHAM CULTURAL STRATEGY 2023

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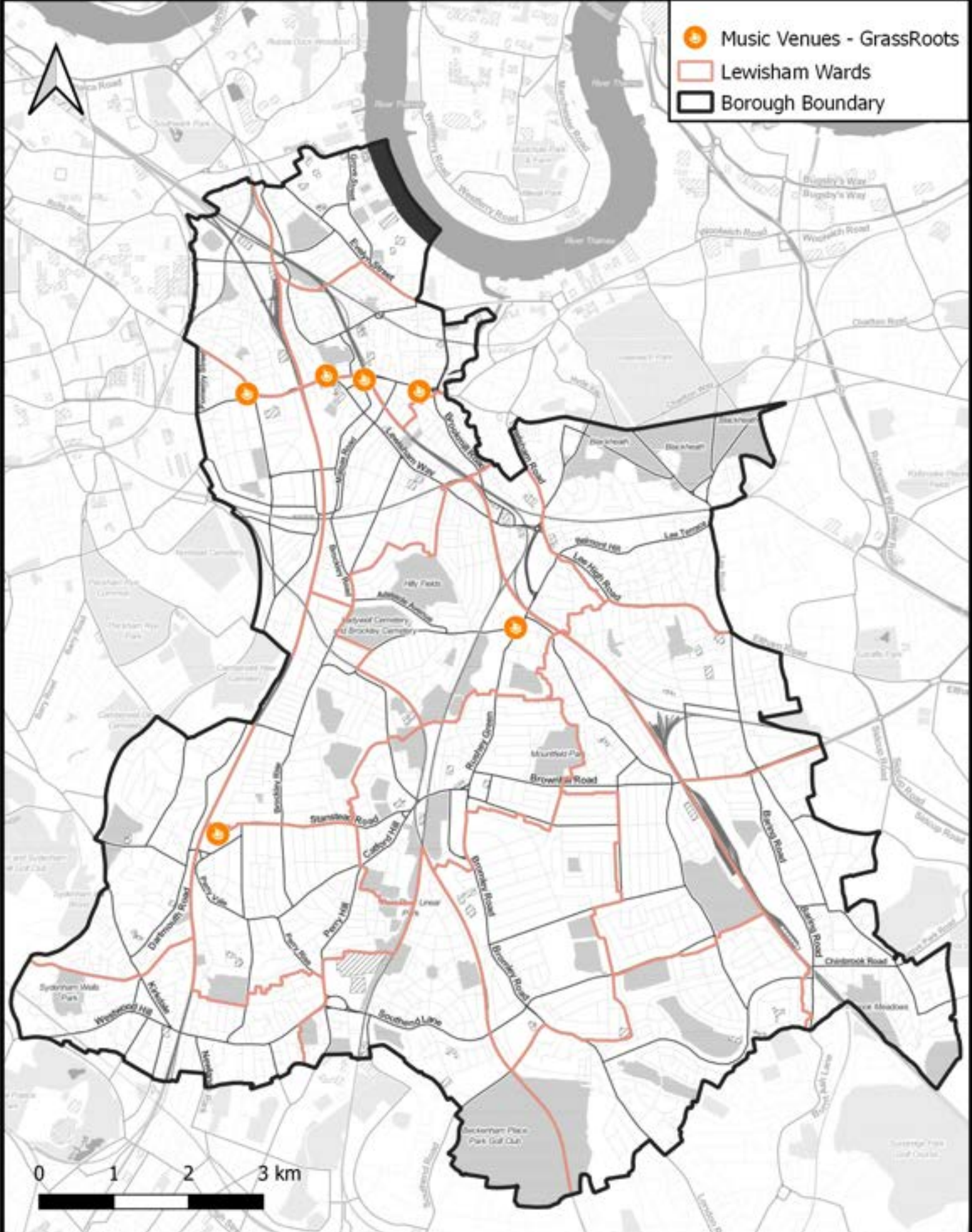
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ALL MUSIC VENUES IN THE LEWISHAM CULTURAL STRATEGY 2023

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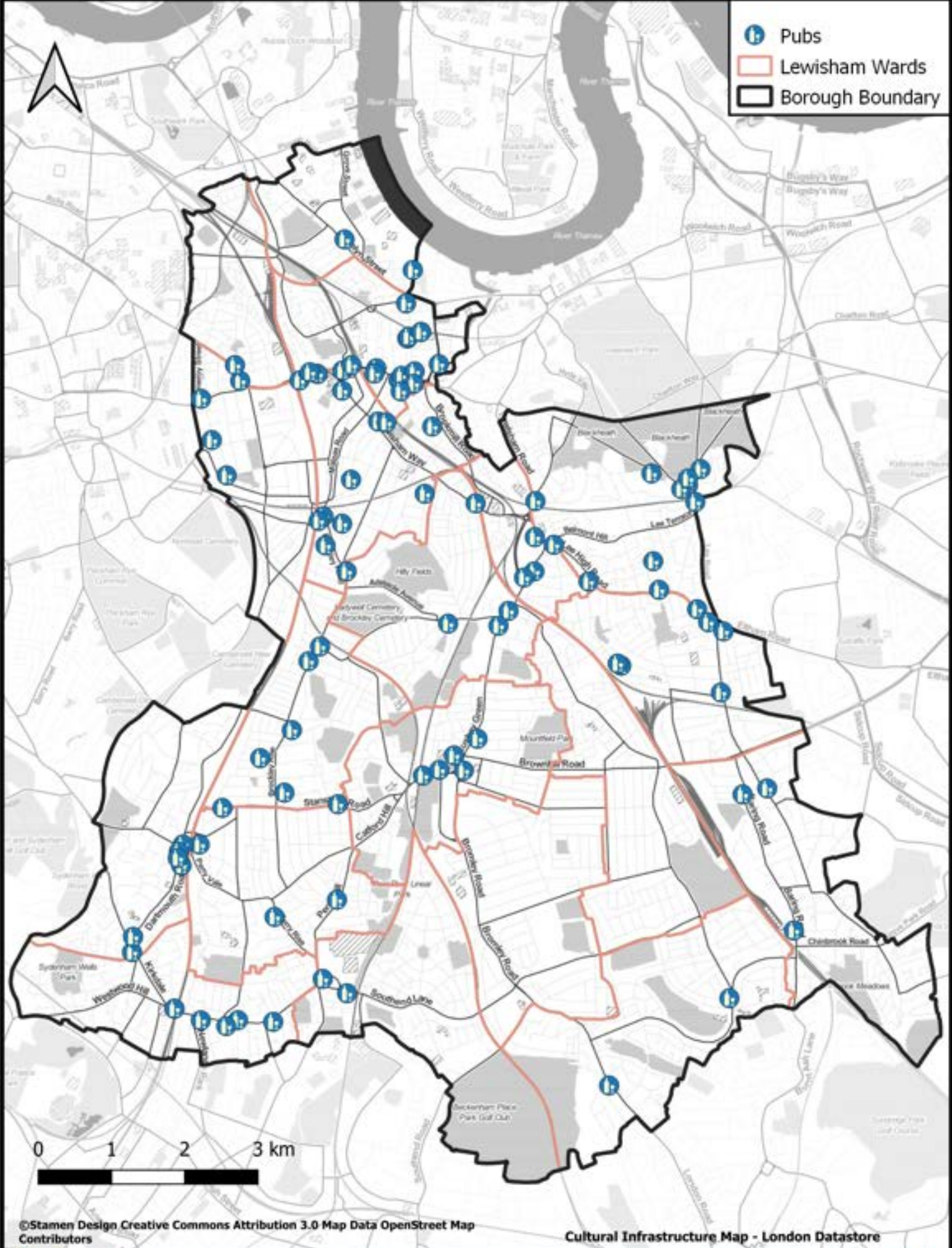
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
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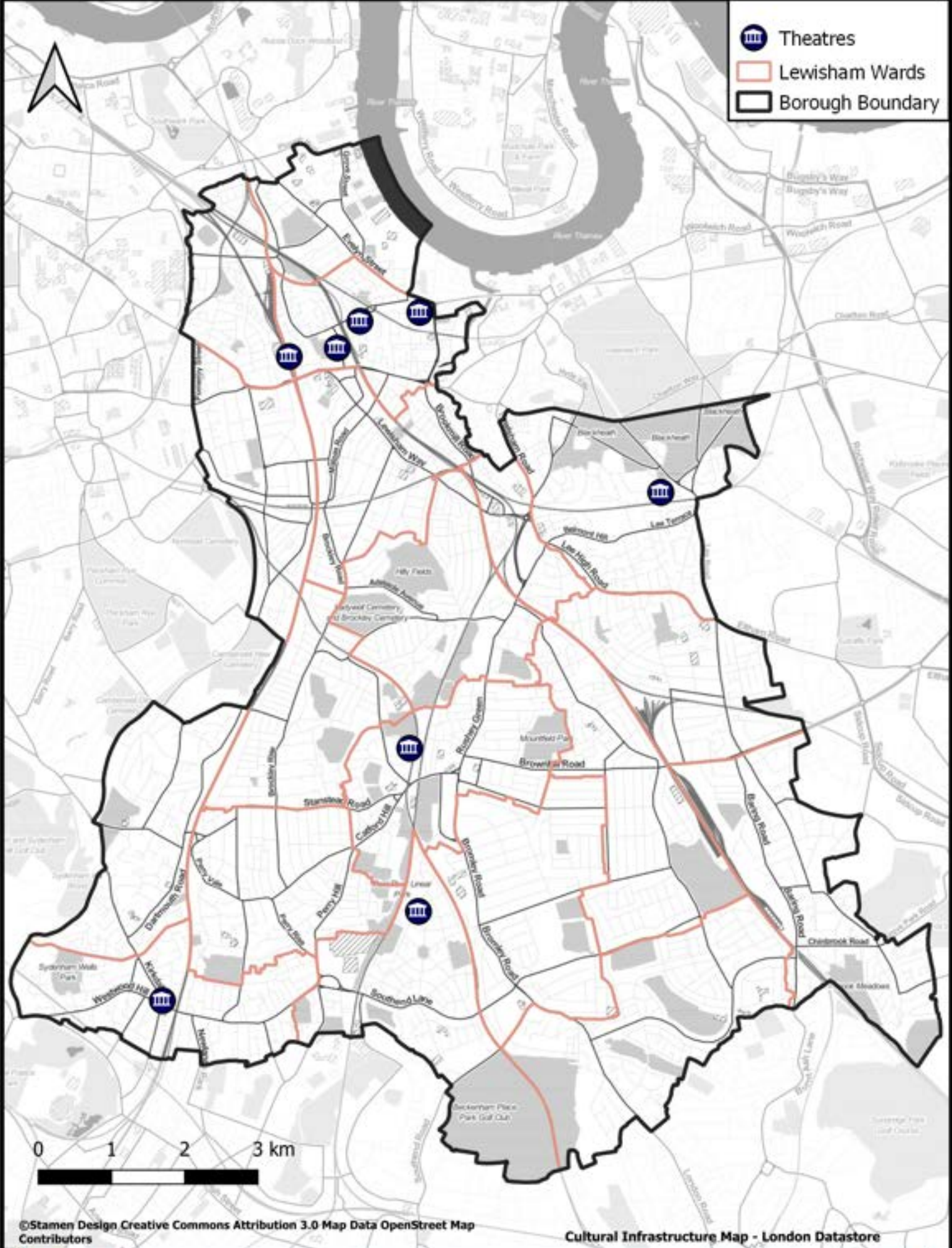
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Appendix D: Cultural strategy outcomes framework

Our actions	Outcomes for culture	Our priorities for culture	Our vision for culture	Lewisham place outcomes
<p>We will build on our partnerships, both formal and informal, to deliver and support diverse and inclusive activities bringing communities together for the benefit of our borough, so that everyone can benefit from creative engagement. We will also share our stories beyond the boundaries of Lewisham.</p>	<p>Everyone has access to the positive benefits of engaging with cultural and creative activities.</p>	<p>Creative Communities</p>	<p><i>Lewisham: Our place in London where the power of culture and creativity unite us to imagine and build a better future for everyone.</i></p>	<p>Open Lewisham</p> <p>Children and young people</p> <p>Health and wellbeing</p>
<p>We will secure, safeguard, and deliver a range of cultural spaces – formal and informal – across the borough to foster and promote a diverse range of creative settings for creativity to flourish.</p>	<p>Cultural and creative places meet the changing needs of Lewisham’s communities and creatives.</p>	<p>Creative Places</p>		<p>A strong local economy</p>
<p>We will equip residents with the skills and experience to access opportunities in the creative and cultural industries and work with business and VCS organisations to support the growth of our creative and cultural sector.</p>	<p>The conditions are right for the cultural and creative industries to thrive and be more accessible to a broader range of communities in Lewisham.</p>	<p>Creative Enterprise</p>		<p>A strong local economy</p> <p>Children and young people</p>
<p>We will continue to develop a dialogue with residents, businesses, the voluntary and community sector, public sector organisations, and other partners about the key issues facing our borough and adopt new ways of working together with them, using creative and cultural activities and techniques.</p>	<p>Creative ways of connecting public sector organisations and communities tested during our year as London Borough of Culture will become part of the way we work together.</p>	<p>Creative Connections</p>		<p>Cleaner and greener</p> <p>Fair, accessible, and inclusive engagement</p> <p>Collaboration and partnership working</p>



Equalities Analysis Assessment

Author	Thorsten Dreyer	Directorate	Community Services
Date	26 June 2023	Service	Communities, Partnership and Leisure

1. The activity or decision that this assessment is being undertaken for

This EAA is supporting the decision to adopt a cultural strategy for Lewisham. The EAA informs the decision report to be presented to Mayor and Cabinet on 19 July 2023.

Lewisham was the London Borough of Culture (LBoC) in 2022. The theme for the year was *We are Lewisham*. The programme celebrated our history, people, and place. It was created by the people of Lewisham. The year was inspired by our history of activism. It showed how culture can change lives.

The year had a big impact across the borough. It has led to new partnerships and new ways of working. It has shown that by investing in culture we invest in the local economy, in people's wellbeing, and in future generations.

In the bid to become LBoC we said that we wanted to create a legacy after the year. The cultural strategy explains how we plan to deliver the legacy.

We wrote the strategy with cultural organisations, universities, different council departments, and others. We listened to residents, visitors, and people working in the cultural sector.

The strategy is about more than culture. It explains how culture helps the local economy grow and how it can be good for people's health. The strategy is not just for the council. It is a partnership strategy, and we will deliver it with Lewisham's communities.

2. The protected characteristics or other equalities factors potentially impacted by this decision

<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Ethnicity/Race	<input checked="" type="checkbox"/> Religion or belief	<input checked="" type="checkbox"/> Language spoken	<input type="checkbox"/> Other, please define:
<input checked="" type="checkbox"/> Gender/Sex	<input checked="" type="checkbox"/> Gender identity	<input checked="" type="checkbox"/> Disability	<input checked="" type="checkbox"/> Household type	
<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Carer status	<input checked="" type="checkbox"/> Sexual orientation	<input checked="" type="checkbox"/> Socio Economic	
<input checked="" type="checkbox"/> Marriage and Civil Partnership	<input checked="" type="checkbox"/> Pregnancy and Maternity	<input checked="" type="checkbox"/> Refugee/Migrant/Asylum seeker	<input checked="" type="checkbox"/> Health & Social Care	

<input checked="" type="checkbox"/> Nationality	<input checked="" type="checkbox"/> Employment	<input checked="" type="checkbox"/> Veterans or reservists		
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The Cultural Strategy sets the strategic direction for widening access to cultural activities in Lewisham over the next five years. It is a partnership strategy focused on widening access regardless of the organisation providing cultural activity. The EAA is undertaken in this context. The strategy does not seek to make specific changes to the customer journey for specific cultural services delivered by the council or any strategy partners. All actions and recommendations are of a strategic nature. As individual projects to deliver the strategy are developed and come forward for implementation, the equalities implications of any service or policy changes will need to be considered separately at the time.

There is significant research evidence that identifies the positive benefits of participation in cultural activity and engagement with culture. These benefits include improved health and wellbeing, skills development, cohesion, employment, economic contribution, social capital development, pride of place, and sense of belonging. These positive benefits apply to people sharing all protected characteristics.

The strategy evidence identifies that the level of participation and engagement differs significantly for people sharing different protected characteristics. Similarly, the evidence identifies that employment levels in the cultural sector also vary for different protected characteristics. As a consequence, not everyone is able to benefit from the positive impacts of culture to the same extent. The strategic actions identified seek to ensure the benefits of culture are accessible to everyone. As such, the core aims of the strategy are aligned to the Public Sector Equality Duty:

- Tackling discrimination
- Advancing opportunities for those who share a protected characteristic and those who do not
- Fostering good relations between those who share a protected characteristic and those who do not

The strategy does not propose changes that would reduce access to culture for certain groups and as such there are no negative impacts anticipated because of adopting the strategy. Any potential negative impacts associated with the delivery of specific interventions or projects will need to be assessed as interventions or projects are designed.

3. The evidence to support the analysis

A range of data sources have informed the development of the cultural strategy. Published data sources have been supplemented with insights from engagement and consultation activity.

Cultural participation data

- [DCMS Participation Survey July to September 2022 publication](#)

The Department for Culture, Media and Sport runs an ongoing survey to understand participation and engagement. The survey is aimed at people 16 years of age and over and it covers being an active participant as well as being an audience member. From 2023/24 this survey will be carried out at local authority level once every three years. Currently, data is only available at national level and sub regional level (for inner East London).

Data is available at national level for:

- Age

- Gender
- Ethnicity
- Religion / faith
- Disability
- Qualification level
- Employment status
- National Statistics Socio-economic classification (NS-SEC)
- ACORN groupings
- Tenure
- Index of Multiple Deprivation (IMD)

Data is not available for sexual orientation, language, sex, carer status, marriage or civil partnership, pregnancy and maternity, immigration background (refugee, asylum seeker, migrant), health and social care.

- [Audience Agency Audience Spectrum](#) – Lewisham specific data broken down by ward included in the Insights Pack published alongside the Cultural Strategy and this EAA.

Audience Spectrum does not provide data for specific characteristics. It uses a range of demographic data sources and applies audience personas based on actual cultural engagement to the demographic data. This allows spatial understanding of participation patterns and engagement preferences for different audience groups. For more details, please visit the Audience Spectrum page.

Employment diversity data

- [Arts Council England Annual Diversity Report 2020-21](#), data is available for:
 - Age
 - Gender
 - Ethnicity
 - Disability
 - Sexual Orientation

Engagement and consultation insights

As part of the development of the Cultural Strategy, we carried out a range of engagement activities. These have provided additional insights in relation to the impact on protected characteristics, including those with specific lived experience. The findings from the engagement and insight activities are included in the Cultural Strategy section titled *Cultural Strategy engagement – key insights*. Engagement activities included:

- London Borough of Culture programme 2022
- 1-2-1 interviews and focus groups with internal and external stakeholders
- Cultural Strategy Steering Group x 2 meetings followed by online engagement
- Creative and cultural sector online survey
- Resident and visitor online survey
- Scrutiny committee leads workshop
- London Borough of Culture closure event and impact report
- Creative and cultural sector summit
- Intergenerational focus group

4. The analysis

The Cultural Strategy contains analysis of equalities data relating to culture. This part of the EAA draws on the sections titled *Cultural Participation* and *Workforce Diversity*.

DCMS Participation Survey

Nationally, engagement with the arts in the previous 12 months is broadly in line with the national average of 89% for all age groups except for those aged 85+ when the participation level drops to 73%. There is also little variation in participation in terms of gender or disability. Engagement does, however, vary for different ethnic groups. 91% of white respondents engaged in the arts in the previous 12 months, while 82% of black respondents and 79% of Asian respondents did so. For Inner East London, overall engagement is 88% and just one percentage point below the national average and one percentage point above the London average (87%).

Nationally, there are greater variations in using libraries. The national average for having used a library in the past 12 months is 20%. Women are more likely to use libraries (22%) than men (17%). 26% of black respondents have used a library over the last year while 18% of white respondents did so. The greatest variations exist between age groups. Those of retirement age and those in their early 20s to mid-30s are engaging broadly in line with the national average. Those under 20 and between 35 and 44 are most likely to use libraries (26% and 27%). Those between 45 and 64 are least likely to have used libraries. Usage in Inner East London is at 26% for all groups compared to 23% for London as a whole.

Nationally, 68% of Participation Survey respondents had engaged with a heritage site over the previous 12 months. There are no significant differences when looking at this by gender, disability, age – again except in the oldest age group of 85+. 70% of white respondents have engaged in the last 12 months while this drops significantly to 52% for black respondents. In Inner East London, the rate of engagement was 70% compared to 67% for the whole of London.

Nationally, 33% of respondents had engaged with a museum over the past 12 months. There is little variation between different age groups, except for those over 75 when engagement drops. There is also little variation for men and women. There is some variation between different ethnic groups. 28% of black respondents had engaged with a museum, while this was 33% for white respondents. In Inner East London, engagement is significantly higher (55%) than nationally (33%) and in London as a whole (47%).

More detail of the Participation Survey is included in the separate insights pack.

While data is not available for Lewisham, we can draw some conclusions from national data based on the demographic makeup of Lewisham's population.

According to the Census 2021, Lewisham has the highest proportion of residents who are Black, Black British, Black Welsh, Caribbean or African of any local authority area. This main ethnic group accounts for 26.8% of the population. Together with the Participation Survey data, this indicates that a significant proportion of the population may not be engaging with arts, heritage, and museums regularly. It also indicates that libraries play an important role for Lewisham.

Lewisham has a relatively young population but is ageing in line with the national picture. It is expected to grow older over the next two decades. This suggests that unless action is taken, there will be more older people who are not engaging with culture.

Audience Spectrum

The Audience Agency has developed an audience segmentation tool (Audience Spectrum) to help places and organisations understand the different audience groups in an area, what they are interested in, and what characteristics they share. The Audience Agency has provided us with analysis that helps us understand participation levels and interest in different parts of the

borough and in different groups. The full analysis is included in the separate insights pack that supports the strategy.

Lewisham's population is split between those who are highly engaged with culture and those who have a low level of cultural engagement. There are relatively few in the population who have a medium engagement level with culture. Those who are lower engaged with culture are representative of the diversity of the population: from families who may enjoy local cultural activities to individuals who are perhaps less likely to engage culturally unless there is an offer which feels particularly relevant or inclusive of their needs or interests. The higher engaged population is split between young professionals or students and emerging or older professionals. The latter are more likely to be seeking out traditional cultural experiences, most likely including attendance at central London venues, compared to the former who are particularly attracted by new or unusual cultural opportunities which they can enjoy as an integral part of their social life.

Audience Spectrum is made up of ten different audience segments. The most prominent segments in Lewisham are the lower culturally engaged Kaleidoscope Creativity, and the higher culturally engaged Metroculturals and Experience Seekers. 92% of adults in Lewisham belong to one of these three segments, compared with 79% of adults in Greater London.

- Kaleidoscope Creativity (lower engagement) is 42% in Lewisham compared to 35% in Greater London. This group lives in urban and culturally diverse areas. Their arts and cultural activity happens in their community and outside the mainstream cultural sector.
- Metroculturals (higher engagement) is 26% compared to 29% in Greater London. This group is made up of highly engaged, prosperous, liberal urbanites, with a wide range of arts and cultural interests.
- Experience Seekers (higher engagement) is 25% compared to 15% in Greater London. Experience Seekers are diverse urban audiences, students and recent graduates who are interested in a variety of cultural events. Lewisham is a location of two leading arts and cultural higher education institutions, which may impact the size of this segment locally.

Audience Spectrum also shows some significant differences between wards. More than 90% of adults in Bellingham and Downham are from low engagement segments with Catford South at 73%. Lewisham Central is the ward with the largest proportion of adults in the high engagement segments – 82%. More than 2/3 of adults in Blackheath, Brockley, Crofton Park, Forest Hill, and Lee Green are from high engagement segments.

Workforce diversity

Local data on the demographic makeup of the workforce in the cultural and creative sector is not available. ACE collects, analyses, and publishes regional data for the workforce of those organisations that receive national portfolio (NPO) funding. This data gives and insight into the extent to which those who work in the sector are reflective of the wider population. The data includes high proportions of gaps in data but still provides an indication.

In London, 50% of the workforce is white while only 20% are from other ethnic groups. The ethnic group is not known for 30% of the workforce. In comparison, Census 2021 data indicates that 54% of the Greater London population is white while 46% of the population is from other ethnic groups. 48% of the workforce identify as female, 35% as male, 1% as non-binary, with the remaining 16% unknown. This compares to a much more even gender distribution within the London population.

While it only gives a limited snapshot, the ACE data demonstrates the longstanding diversity challenges within the sector, which we know from talking to residents also exist in Lewisham.

Recent research by the Centre on the Dynamics of Ethnicity identified that the Covid-19 pandemic has had a particular impact on Global Majority workers in the creative and cultural industries. The report found that Global Majority participants in the study had experienced negative impacts including reduced financial stability and job security; obstacles to entry, progression, and retention in the creative and cultural industries; and ongoing forms of racial and religious discrimination within the industry.

Protected characteristic or equalities factor	Analysis
Age	<p>Participation for most cultural activity appears to see those aged 75+ engaging less compared to other age groups. This means those more likely to be affected by loneliness are less likely to benefit from the social benefits of cultural engagement. For library use, the pattern is slightly different with those aged under 20 and aged between 35 and 44 most likely to have engaged. This may reflect that those aged 35 – 44 are more likely to have younger children.</p> <p>Employment data indicates that the workforce in the cultural sector is relatively young, with 31% between 20 and 34. 25% are between 35 and 49. The age is unknown for 25% of the workforce.</p>
Ethnicity / race	<p>Variations in cultural engagement are most pronounced when it comes to ethnicity and race. White respondents generally engage in most cultural activities in line with the national average while those from Global Majority backgrounds are less likely to attend. Library use again shows an exception to this with Black respondents more likely to engage compared to White respondents.</p> <p>Employment data indicates that those with a Global Majority background are underrepresented in the cultural sector workforce.</p>
Religion or belief	<p>There are significant variations in participation for most cultural forms for different religious groups. While Christians and those of no faith tend to engage in line with the national average, participation for those of Muslim faith is lowest. Participation for those of Jewish faith is significantly above the national average. Participation for other faith groups is below the national average. Engagement with libraries is broadly in line with the national average for all faith groups except for Hindus who are more likely to attend libraries.</p> <p>Data on religion or belief of the workforce is not available.</p>
Gender and sex	<p>Engagement with culture is consistent between different genders for most cultural forms. Those who identify as female are more likely to engage with libraries than those who identify as male.</p> <p>Employment data indicates that those who identify as female account for just under half of the workforce while those who identify as male only account for just over 1/3 of the workforce. 16% of the workforce have not declared. 1% identifies as non-binary.</p>

Gender identity	There is no data available on gender identity in relation to engagement with culture or employment. There is evidence from a range of services that those whose gender identity is not the same as the sex assigned at birth are experiencing disadvantage in a variety of settings. This may be applicable in relation to culture and the sector.
Disability	Engagement with culture does not differ from the national average for those who have a long-standing illness or disability. 7% of the workforce have a disability, 58% do not, and 35% is unknown. The Census 2021 indicates that in London 15.7% of the population has a disability.
Sexual orientation	There is no data available on sexual orientation in relation to engagement with culture. There is evidence from a range of services that those who are not heterosexual are experiencing disadvantage in a variety of settings. This may be applicable in relation to culture. Workforce data indicates that the workforce in the cultural sector has a greater proportion of people who identify their sexual orientation as other than heterosexual. The Census 2021 indicates that 4.3% of Londoners are not heterosexual while in the cultural sector this rises to 13%. 44% of those working in the sector identify as heterosexual and the sexual orientation of the remainder is not known.
Pregnancy or maternity	There is no data available in relation to this protected characteristic. High levels of self-employment in the sector as well as caring responsibilities may create particular barriers for participation in culture and employment in the sector.
Marriage or civil partnership	There is no data available in relation to this protected characteristic. It is unlikely that marital status has an impact on the ability to engage in culture or work in the cultural sector.
Language spoken	There is no data available in relation to this equalities factor. Language barriers may impact someone's ability to fully engage in cultural activity or work in the cultural sector in the UK as would apply to other aspects of public life or employment.
Household type	Engagement with culture is highest among owner occupiers and lowest among those in social rented accommodation. There is no data available on the tenure status of those employed in the cultural sector.
Carer status	There is no data available in relation to this equalities factor. High levels of self-employment in the sector as well as caring responsibilities may create particular barriers for participation in culture and employment in the sector.
Socio economic	Engagement with culture is highest in higher socio-economic groups. There is no data available on the socio-economic background of those working in the cultural sector.
Income	Engagement with culture is highest in higher income groups. Income in the sector and job security is lower in the cultural sector than the wider economy. Research has identified that income and job security are particularly precarious for those of a low income background.

Refugee/Migrant/ Asylum seeker	<p>There is no data available in relation to this equalities factor. Access to cultural activity is not restricted based on nationality or immigration status. It is unlikely that immigration status creates a significant barrier to accessing culture. Other associated factors, including language and finance, may create barriers, especially in relation to chargeable services or where there is no recourse to public funds.</p> <p>Refugee, migrant, or asylum seeker status may impact employment in the sector in line with immigration requirements and right to work in the UK.</p>
Health & Social Care	There is no data available in relation to this factor other than that relating to longstanding illness and disability (see above).
Nationality	<p>There is no data available in relation to this equalities factor. Access to cultural activity is not restricted based on nationality or immigration status. It is unlikely that nationality creates a significant barrier to accessing culture. Other associated factors, including language, may create barriers.</p> <p>Nationality may impact employment in the sector in line with immigration requirements and right to work in the UK.</p>
Employment	Engagement with culture is highest in higher occupational groups. Job security is lower in the cultural sector than the wider economy. Research has identified that job security is particularly precarious for those of a Global Majority background.
Veterans or reservists	There is no data available in relation to this equalities factor. It is unlikely that veteran or reservist status in itself may impact engagement in culture. Intersectionality with income and age may be a factor.


5. Impact summary

Protected characteristic or equalities factor	Impact	Rationale
Age	Positive	The strategy includes actions to make the cultural offer more visible, taking into account different preferences for obtaining information. The strategy also contains actions to harness the health and wellbeing benefits of cultural engagement through a dedicated creative health programme.
Ethnicity / race	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough. The strategy also includes targeted action to increase diversity in the workforce, starting from a young age through creative and cultural engagement in schools and targeted intervention to support Global Majority creatives and cultural practitioners.
Religion or belief	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough. It recognises the importance of places of worship as part of cultural life.

Gender or sex	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough.
Gender identity	Positive	While data is limited for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities.
Disability	Positive	The strategy contains specific actions to ensure venues and activities consider the needs of disabled people. The strategy also contains actions to harness the health and wellbeing benefits of cultural engagement through a dedicated creative health programme.
Sexual orientation	Positive	While data is limited for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities.
Pregnancy or maternity	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities.
Marriage or civil partnership	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities.
Language spoken	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities.
Household type	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough.
Carer status	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities. The strategy contains actions to harness the health and wellbeing benefits of cultural engagement through a dedicated creative health programme.
Socio economic	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough.
Income	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough.
Refugee/Migrant/ Asylum seeker	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities. The strategy contains actions to embed culture and creativity in the borough of sanctuary programme and work.
Health & Social Care	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities. The strategy contains actions to harness the health and wellbeing benefits of

		cultural engagement through a dedicated creative health programme.
Nationality	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough. This is relevant to nationality due to potential intersectionality with other factors such as language or immigration status.
Employment	Positive	The strategy includes actions to increase participation among lower participation groups and areas in the borough.
Veterans or reservists	Positive	While data is not available for this group, the strategy seeks to widen participation by focusing on accessible and welcoming venues and activities.
Single Equalities Framework Objective	Impact	Rationale
To ensure equal opportunities for marginalised and seldom heard communities	Positive	The Creative Connections outcome seeks to embed the creative engagement techniques developed during LBoC into council and partner working. During LBoC partners tested a range of ways of engaging communities in conversations about what mattered to them, using culture and creativity to amplify seldom heard voices.
To reduce the number of vulnerable people in the borough by tackling socio-economic inequality	Positive	The Creative Enterprise outcome recognises the power of culture to achieve social mobility through skills development and employment in a key sector for the UK and local economy. It recognises that the sector workforce is not reflective of the borough population and has identified actions to address this.
To improve the quality of life of residents by tackling preventable illnesses and diseases	Positive	The Creative Communities outcomes focuses on bringing people together through culture and to help people make sense of the world around them through cultural activity. It identifies actions to foster creative health approaches in the local health and social care system, including social prescribing, prevention, and early intervention to achieve better mental health.
To ensure that services are designed and delivered to meet the needs of Lewisham's diverse population	Positive	The Creative Communities outcome seeks to celebrate Lewisham as a great place to live. It includes actions to celebrate all communities in order to promote understanding, increase pride of place, and showcase Lewisham as a welcoming place. It also includes specific actions to support the borough of sanctuary approach.
To increase the number of people we support to become active citizens	Positive	Both the Creative Communities and the Creative Connections outcomes support active citizenship and participation in social life. Creative Communities includes specific actions to promote active participation in cultural activity, including outdoor community events, while Creative Connections seeks to empower people

		to make change in their area happen through creative activism.
6. Mitigation		
Protected characteristic or equalities factor	Mitigation required?	Possible action for cultural partners to consider
Age	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Ethnicity / race	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Religion or belief	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Gender or sex	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Gender identity	None	Consider options to better understand participation at local level for this equalities factor.
Disability	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Sexual orientation	None	Consider options to better understand participation at local level for this equalities factor.
Pregnancy or maternity	None	Consider options to better understand participation at local level for this equalities factor.
Marriage or civil partnership	None	Consider options to better understand participation at local level for this equalities factor.
Language spoken	None	Consider options to better understand participation at local level for this equalities factor.
Household type	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Carer status	None	Consider options to better understand participation at local level for this equalities factor.
Socio economic	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Income	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Refugee/Migrant/ Asylum seeker	None	Consider options to better understand participation at local level for this equalities factor.
Health & Social Care	None	Consider options to better understand participation at local level for this equalities factor.

Nationality	None	Consider options to better understand participation at local level for this equalities factor.
Employment	None	Use Lewisham specific data when the DCMS Participation Survey becomes available at Local Authority level.
Veterans or reservists	None	Consider options to better understand participation at local level for this equalities factor.
7. Service user journey that this decision or project impacts		
<p>This EAA is not related to a specific service user journey. The cultural strategy sets the strategic direction for culture in Lewisham, setting out how culture contributes to wider place outcomes, reduces inequality, and fosters cohesion. As individual projects to deliver the strategy are developed and come forward for implementation, the equalities implications of any service or policy changes will need to be considered separately at the time.</p>		
Signature of Director	 James Lee, Director of Communities, Partnership and Leisure	


Agenda Item 17


Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input checked="" type="checkbox"/>
Non-Key Decision	<input type="checkbox"/>

Date of Meeting	19/07/2023	
Title of Report	Affordable Workspace Strategy	
Author	Joe Lee; John Bennett	Ext. 7791

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	X	
Legal Comments	X	
Cabinet Briefing consideration		X
EMT consideration	X	

Signed: 
 Cabinet Member for Business, Jobs and Skills
 Date: 06/07/2023

Signed: 
 Executive Director for Place
 Date: 06/07/2023



Mayor and Cabinet

Affordable Workspace Strategy

Date: 19th July 2023

Key decision: Yes

Class: Part 1.

Ward(s) affected: All

Contributors: Joe Lee, Principal Business Development Officer; John Bennett, Head of Economy, Jobs and Partnerships

Outline and recommendations

This report provides a summary of the Affordable Workspace Strategy and presents an action plan to implement the strategy. Mayor and Cabinet is recommended to:

- Approve the Affordable Workspace Strategy and action plan
- Approve the proposed grant programmes for occupying empty properties and creating more workspace in the borough, including in Council-owned assets, funded by UK Shared Prosperity Fund

Timeline of engagement and decision-making

Re-accreditation of the Creative Enterprise Zone – February 2022

Lewisham Affordable Workspace Forum – September 2022, January 2023 and April 2023

1. Summary

- 1.1. Following the re-accreditation of the Deptford and New Cross Creative Enterprise Zone (CEZ) last year, a commitment was made to produce an Affordable Workspace Strategy. This report presents the proposed strategy, plus an accompanying action plan which sets out how the strategy will be delivered.
- 1.2. The report also presents details of two actions which could be brought forward immediately – using under-used council assets to provide affordable workspace and using the borough’s allocation of UK Shared Prosperity Fund to increase the availability of workspace and reduce the number of empty premises in town centres.

2. Recommendations

- 2.1. It is recommended that Mayor and Cabinet approve the adoption of the Affordable Workspace Strategy and Action Plan.
- 2.2. It is further recommended that Mayor and Cabinet approve the delivery of capital grant programmes to support local businesses and workspace providers in turning empty and underused spaces across the borough into either workspace or high street businesses. This includes in council-owned assets. These grant programmes will be funded using the council’s allocation of UK Shared Prosperity Funding.

3. Policy Context

- 3.1. The Affordable Workspace Strategy, action plan and proposed activities all align with Lewisham’s Corporate Priorities, as set out in the Council’s [Corporate Strategy \(2022-2026\)](#) in particular to the priority for A Strong Local Economy. By providing affordable workspace we will generate more opportunities for job creation and attract more businesses to Lewisham. This will also help the Council to continue to ensure that the borough is the best place in London for entrepreneurs to start their businesses.
- 3.2. The Affordable Workspace Strategy also aligns itself to the new draft Local Plan which is in the final stages of being adopted. The draft Local Plan also includes the designation of the Creative Enterprise Zone in Deptford and New Cross.
- 3.3. The Council’s Creative and Digital Industry (CDI) baseline study and CDI strategy (July 2018), highlight that Lewisham is an emerging growth borough for the CDI sector. Statistics showed that the CDI sector was growing at a rapid rate with +71% employment growth over the five years leading up to 2018, faster than the capital as a whole at 34%. The catalyst for the growth is in New Cross and Deptford with its strong links to Goldsmiths, University of London. The key challenges are visibility, networks, and workspace availability and affordability, with the additional challenge as a result of the pandemic of the need to increase footfall and cash flow.

4. Background

- 4.1. Workspace demand is on the rise across London, with workspaces closing across the capital including within the London Borough of Lewisham due to a number of issues including rising costs, leases not being renewed and permitted development rights allowing landlords to convert commercial space into residential without needing planning permission.
- 4.2. The demand for workspace locally within Lewisham has risen since the pandemic due to the displacement of creative businesses for the reasons above, the rise of working from home and the growth in new businesses looking for “move on” space (from home working to commercial space). This demand is across a number of sectors including: commercial kitchen space, hot-desking, artist studios and small office space.
- 4.3. There has been consistent growth in jobs within the creative industries from 2016-2021

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across a range of creative, arts and entertainment sectors. The food and beverage sector has also seen sustained growth in jobs.

- 4.4. In 2016 Lewisham Council appointed Bow Arts to deliver affordable workspace within the Old Town Hall. This was funded by a grant received from the GLA. The project has been previously extended but the current lease is due to expire in December 2023. The 4th Floor of the Old Town Hall is currently home to 35 studios for creative practitioners.
- 4.5. Lewisham delivered a Creative and Digital Industries Strategy in 2017 to seek to address the under-representation of Lewisham residents within the higher value and higher wage sectors. The Council supplemented this with design guidance for workspace requirements for the creative and digital industries.
- 4.6. Lewisham is home to one of the seven Creative Enterprise Zones (CEZ) across London, this is located within Deptford and New Cross. Originally awarded in 2019 the CEZ looks to strengthen the position locally for the retention and growth of affordable creative workspace within the CEZ. Affordable Workspace protection and development has also been included as part of the new Draft Local Plan.
- 4.7. In February 2022, Deptford and New Cross was successfully re-accredited as a Creative Enterprise Zone by the Mayor of London. As part of the action plan for the re-accreditation the Council committed to delivering an Affordable Workspace Strategy. Recognising that the issues of affordable workspace go beyond Deptford and New Cross, a brief was prepared to do a boroughwide Affordable Workspace Strategy and action plan. Following a competitive procurement process a consortium of PRD, REDO and Bow Arts were appointed to produce the Strategy and Action Plan.
- 4.8. The Affordable Workspace Strategy & Action Plan was developed with the work of the Workspace Task and Finish Group in mind. The Task and Finish group were consulted during the development of the Strategy, we have also taken into consideration the recommendations from the Task and Finish group and have amended the priority for rehearsal space from low-medium to medium. The Affordable Workspace Strategy & Action Plan will also be referenced as the Council develops its new Economic Development Strategy; the Strategy will also be used to help shape the workspace element of the Levelling Up Fund programme in Lewisham Town Centre.

5. Affordable Workspace Strategy & Action Plan

- 5.1. The Mayor of Lewisham has set a target of 4,000 new jobs for Lewisham. Affordable workspace is an important tool for the council to safeguard existing jobs as well as bring new jobs to the borough by attracting businesses and creating conditions for residents to start their own enterprises. This Affordable Workspace Strategy and action plan provides a framework for protecting and creating more affordable workspace in the borough.
- 5.2. The process for developing the Strategy included a number of engagement sessions with workspaces currently operating within the Borough as well as those operating outside the borough, especially in sectors that are not represented in Lewisham e.g. kitchen spaces. This took place through the Affordable Workspace Forum which is convened by the council and meets quarterly, and through 1-1 interviews.
- 5.3. The Affordable Workspace Strategy sets out current workspaces in the borough, current demand, future need, how meanwhile use can be used, how we can deliver these spaces as well as an approach to defining affordability relating to workspace.
- 5.4. The Action Plan provides a number of actions to help support the delivery of the Strategy for two years following its adoption. These include internal Council coordination, building on current projects, forging key relationships, making the most of developments, preparing for the future, trying new approaches and implementing a framework for impact and measurement.

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- 5.5. The scope of this strategy is to support affordable workspaces that help generate income for tenants and provide economic outputs such as productivity or jobs. Many workspaces will have wider impact in terms of social and community benefits (e.g. through public events, spaces for hire, social value from services provided by tenants). Spaces which are solely for community or educational purposes are not considered within this strategy as the approach to these assets will be driven by their social benefits rather than economic outcomes, and therefore the approach would be different.
- 5.6. The council is interested in encouraging job and business growth in creative, digital, information technology, hospitality (including night-time activities), and professional activities, as well as expanding opportunities for the borough's young people. This will be further developed through the Economic Development Strategy being developed by the Opportunity and Investment partnership of the Local Strategic Partnership (LSP).
- 5.7. Lewisham has an estimated 35,000m² of workspace, of this approximately 25,000m² is operated by third sector organisations, co-operatives or organisations with shared ownership structures.
- 5.8. The critical mass of workspace both in terms of square meterage and number of spaces is found in Deptford and New Cross, this is primarily aimed at people doing creative activities. There are pockets of workspaces in other town centres, including Lewisham, Catford and Forest Hill. There are currently no workspaces in the southeast of the borough.
- 5.9. There are four headline objectives for the Affordable Workspace Strategy:
- Create and safeguard affordable workspace: where possible working through the planning system to safeguard existing spaces and secure new ones to help maintain a baseline of supply
 - Affordable from the bottom up: For workspace and its benefits to be accessible to everyone
 - An affordable workspace in every neighbourhood: expanding affordable workspace through the borough, providing more start-up and networking opportunities for more residents
 - Evolving and fit-for purpose approaches: the Affordable Workspace Strategy will need agile delivery so it can adapt to new circumstances and take advantage of new opportunities.
- 5.10. Lewisham's Draft Local Plan acknowledges the importance of affordable workspace for supporting new businesses, especially in cultural and creative sectors. The Draft Local Plan commits all major commercial development for Class E(g) office and light industrial, Class B2 industrial, Class B8 storage and distribution and similar Sui Generis uses must make provision for at least 10% of rentable floorspace as affordable workspace at 50% of market rents.
- 5.11. Affordability has been viability tested during the preparation of the draft Local Plan so is based on sound evidence. However, it is recognised that this may still lead to a lack of affordability for some businesses or sole traders when their income levels are considered. Therefore where the council or partners are using their own assets to create affordable workspace a broader definition of affordability may be needed to recognise the specific circumstances such as location, sector or business age.
- 5.12. Affordable workspace in new developments should be provided on site. Where it can be demonstrated that this is not feasible or that off-site provision will achieve greater economic benefits, off site provision will be considered. Off-site provision will be secured through planning obligations with payments in lieu calculated using the formula set out in Table 8.2 of the draft Local Plan.

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- 5.13. The Strategy provides four key methods for delivering workspace, these are:
- Co-located space – using available space in Council assets (e.g. libraries, town hall, community centres) to house small-scale or informal workspaces
 - Interim space – using assets awaiting redevelopment or reuse usually publicly-owned, sometimes private owned to provide temporary workspace
 - Long term space – Providing dedicated space in private or public assets through long-term leases
 - Brokered space – Matching private or third sector landlords with surplus space to businesses or operators who have approached the Council
- 5.14. The Strategy also outlines the requirements for Meanwhile Use to be delivered well. This includes providing a lease for at least five years and dependent on fit-out costs provided by the landowner. However, it is recognised that shorter meanwhile uses may still be possible and can help activate unused spaces, depending on the individual circumstances of the opportunity.
- 5.15. The Action Plan sets out what is required to begin delivering the Affordable Workspace Strategy. They have been grouped into broad themes and assigned to a number of delivery partners including: London Borough of Lewisham, Affordable Workspace Forum, Goldsmiths University of London, The Albany, Phoenix Community Housing.
- 5.16. The actions are informed by the strategy's objectives, the types of spaces Lewisham needs and how they can be delivered, and conversations with affordable workspace operators about what will enable more efficient operation and more effective delivery of workspace. The action plan is intended to be refreshed every 2-3 years, whereas the strategy takes a longer-term view aligned with the draft Local Plan.
- 5.17. Alongside the Strategy and Action Plan the Consultants also provided an appendix to support the recommendations and findings in the Strategy. The appendix includes a mapping exercise of current workspace in the borough and new developments that have the potential to deliver affordable workspace. The appendix also includes a SWOT analysis of the borough including insight into travel and broadband infrastructure, Council assets and workspace affordability. The appendix also includes interview feedback from other local authorities, affordable workspace operators and partner organisations.

6. Workspace and empty property grants

- 6.1. In the Budget report in February, Mayor and Cabinet approved the acceptance of UK Shared Prosperity Fund (UKSPF) grant funding from the Greater London Authority (GLA). This includes £937k in capital funding to support the creation or improvement of creative workspace, plus a further £40k in capital funding to support workspace in town centres. This funding must be spent by March 2025 and must be used to create or improve at least 7 buildings and a minimum of 630m² of workspace.
- 6.2. It is proposed to UKSPF to deliver commitments in the Affordable Workspace Strategy and action plan as the aims of the two are mutually compatible. This would be through a combination of grant funding and investment in council assets.
- 6.3. Empty Property Grants – grants of up to £10k for those taking on leases of town centre properties which have been empty for at least six months. Total UKSPF allocation: £142,000.
- 6.4. Workspace Small Grants – grants of up to £5k for interventions which create affordable workspace for the creative industries in currently underused space, which would not be financially viable without this grant funding. Total UKSPF allocation: £35,000.
- 6.5. Strategic Workspace Grants – grants of up to £200k for projects which provide

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significant quantities of new affordable workspace in the borough, with priority for Lewisham residents and businesses. Total UKSPF allocation: £500,000.

- 6.6. Council assets – investment in council-owned assets to create affordable workspace. Total UKSPF allocation: £300,000.

7. Financial implications

- 7.1. The cost of developing the Affordable Workspace Strategy and action plan has been met using the grant from the GLA for the Creative Enterprise Zone.
- 7.2. The actions proposed are all either covered by existing resources, generally officer time; grant funding, such as UK Shared Prosperity Funding; or will have a positive effect by reducing council costs or generating income, such as use of council assets as affordable workspace.
- 7.3. The use of council-owned assets as affordable workspace will potentially reduce the costs currently borne by the council of security and Business Rates for the buildings, and potentially generate additional rental income.
- 7.4. The proposed grants would be entirely covered by UK Shared Prosperity Fund. The grant agreement for the UKSPF between the council and the GLA has been signed and processes are in place to ensure compliance with the grant terms and monitoring.

8. Legal implications

- 8.1. Section 1 of the Localism Act 2011 the Council has a general power of competence to do anything which an individual may do unless it is expressly prohibited. The Council has sufficient powers to approve the Workspace Strategy and Action Plan and to approve grant programmes.
- 8.2. The London Plan and the Council's Regulation 19 Local Plan make provision for affordable workspaces and the Workspace Strategy and Action Plan are consistent with these. The Council's Regulation 19 Local Plan states that affordable workspace will be secured through the use of planning obligations and/or legal agreements with further detail to be set out in a Planning Obligations SPD. The London Plan permits the use of planning obligations to secure affordable workspace in the defined circumstances set out in its Policy E3.
- 8.3. The giving of grants is a discretionary power which must be exercised reasonably, taking into account all relevant considerations and ignoring irrelevant considerations. Any grant above £10,000 requires the approval of Mayor and Cabinet. In making any grant the Council must comply with state subsidy law, which permits the grant of minimal financial assistance (grants below £315,000 over the course of 3 financial years) provided certain conditions are complied with. Detailed legal implications will be provided on a case-by-case basis.

9. Equalities implications

- 9.1. There are no immediate equalities implications associated with the recommendations of this report. However, it is recognised that some residents and business owners face greater disadvantage in securing workspace due to its affordability such as those from Black, Asian or Minority Ethnic backgrounds, females and disabled people. These groups are highlighted as a priority in the Creative and Digital Industries Strategy approved by the council in 2017. This strategy, action plan and grant programmes would have a positive impact on addressing these disadvantages.

10. Climate change and environmental implications

- 10.1. There are no immediate climate change and environmental implications associated with the recommendations of this report

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11. Crime and disorder implications

- 11.1. There are no direct crime and disorder implications associated with the recommendations of this report. However, encouraging the occupation of empty high street properties will reduce the number of vacancies on our high streets and

12. Health and wellbeing implications

- 12.1. There are no immediate health and wellbeing implications associated with the recommendations of this report

13. Background papers

- 13.1. [Lewisham Creative and Digital Industries Strategy](#)

14. Glossary

- 14.1. [Link to Oxford English Dictionary here.](#)

Term	Definition
CEZ	A geographic area designated by the GLA as a creative enterprise zone located in New Cross and Deptford
CDI	A term used to describe the Creative and Digital sectors
SIC	Standard Industrial Classification code – a four-digit numerical code that categorises the industries that companies belong to
SWOT	An exercise undertaken to review the strength, weakness, opportunities, and threats relating to a subject area

15. Report author(s) and contact

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- 15.5. Comments for and on behalf of the Director of Law and Corporate Governance
- 15.6. Melanie Dawson, Principal Lawyer (Place), melanie.dawson@lewisham.gov.uk

16. Appendices

- 16.1. Please attach appendices as separate documents and list them below.
- *Appendix A – Affordable Workspace Strategy & Action Plan*
 - *Appendix B – Affordable Workspace Strategy & Action Plan Appendices*

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LEWISHAM AFFORDABLE WORKSPACE STRATEGY

MAY 2023



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1 INTRODUCTION

1.1 ABOUT THIS DOCUMENT

Lewisham's Affordable Workspace Strategy sets out the council's approach and actions required for increasing affordable workspace in the borough. It is intended to align with the vision and policy of the Local Plan (currently in draft stage) and contains several actions to guide the Strategy for its first two years. The council will need to review the actions at least annually to update actions and wording in line with changing requirements and local economic circumstances.

The process for developing Strategy, commissioned and drafted in 2022, involved:

- Conversations with workspace operators and other organisations
- Conversations with other London local authorities who have developed Affordable Workspace Strategies to learn from their processes and outcomes
- Reviewing existing council policies relevant to workspace
- Mapping and attempting to quantify existing workspace provision across the borough, as well as planned commercial development that could host workspace in the future
- Reviewing underused council-owned assets that could host workspace
- A SWOT analysis on various factors linked to workspace in Lewisham

Evidence collected during the research phase of this project is available as a separate Appendix.

1.2 WORKSPACE IN LEWISHAM

Affordable workspace has a long history in Lewisham. Deptford's APT arose as a grassroots artist workspace in a warehouse in 1995; Art Hub Studios followed in 1999; and Cockpit Arts arrived in 2001.

From its artist-focused origins along Deptford Creek, workspace in Lewisham has increased over the last two decades to cater to a wide variety of sectors and neighbourhoods, including New Cross, Lewisham, Ladywell, Catford, and Forest Hill. As of 2022, the borough has around 35,000 m² of workspace across around 40 sites and 27 operators, with a substantial amount let at affordable rates. Among workspace operators engaged during the production of this strategy, all estimated that the majority of their tenants/members live in Lewisham.

Lewisham is home to the Deptford and New Cross Creative Enterprise Zone, a Mayor of London programme supporting creative business resilience and growth. Throughout 2022,

Lewisham's year as London Borough of Culture showcased creativity across the borough, delivered in partnership with one of the borough's affordable workspaces.

Recognising that the borough's affordable operators have a wealth of expertise on and drive for delivering great workspaces for Lewisham, the council has also convened an Affordable Workspace Forum which can help design solutions to workspace-related challenges. In addition, the council has established the Catford Regeneration Partnership, a council-owned venture charged with delivering development and finding ways to revive underused space and buildings in Catford, including for productive and community-oriented purposes.

Safeguarding and building on this history, activity and momentum will allow Lewisham to continue to be a place where workspace, entrepreneurialism and enterprise can thrive.

1.3 WHY HAVE AN AFFORDABLE WORKSPACE STRATEGY?

1.3.1 Affordable Workspace Strategy purpose

Lewisham's Draft Local Plan acknowledges the importance of affordable workspace for supporting new businesses, especially in cultural and creative sectors. The Draft Local Plan commits all major commercial development to ensuring that 10% of new employment floorspace is delivered as affordable commercial space.

In addition, the Mayor of Lewisham has set a target of 4000 new jobs for Lewisham, a borough with one of the country's lowest job densities (number of jobs per working age resident).^{*} Affordable workspace is an important tool for the council to safeguard existing jobs as well as bring new jobs to the borough by attracting businesses and creating conditions for residents to start their own enterprises.

About workspace

Workspace generally refers to employment spaces and spaces that deliver an economic output, with highly flexible lease terms compared to the conventional market. Examples are pay-per-use models, short-term occupancy contracts, or contracts with short-term notice requirements. Many workspaces provide access to shared facilities such as meeting rooms, exhibition space, and specialist equipment. Some workspaces, especially those aimed at new businesses or practitioners, also offer support such as training, networking events, and business advice.

As a result, within this strategy, the council's priority is to support affordable workspaces that help generate income for tenants and economic outputs, although many workspaces

^{*} Nomis Jobs Density, 2021 ([WEB](#))

will have wider impact in terms of social and community benefits (e.g. through public events, spaces for hire).

The council is especially interested in encouraging job and business growth in creative, digital, information technology, hospitality (notably F&B and night-time activities), and professional activities, as well as expanding opportunities for the borough's young people.

Affordable workspace can help serve this ambition, but effectively delivering quality affordable workspace at scale requires a clear and co-ordinated approach.

The purpose of the Affordable Workspace Strategy is to set out Lewisham Council's approach and actions required for increasing affordable workspace in the borough. The success of this strategy cannot and will not be achieved by the council working alone, but will be built upon active collaboration with workspace operators, communities, developers and others.

The Affordable Workspace Strategy affirms the council's commitment to safeguarding affordable workspace so that existing tenants and communities of practice can feel secure; to sourcing additional affordable workspace that meets the needs of Lewisham's businesses and prospective start-ups; and to providing clarity about what 'affordable' means in the Lewisham context.

1.3.2 Affordable Workspace Strategy objectives and actions

There are four headline objectives for Lewisham's Affordable Workspace Strategy:

- 1. Create and safeguard affordable workspace.** New development and active workspace buildings reaching the end of their useable lifespan puts pressure on workspace supply, which is already constrained. Where possible working within Planning policy to safeguard existing spaces and secure new ones will help maintain a baseline of supply across the borough.
- 2. Affordable from the bottom up.** For workspace and its benefits to be accessible to everyone, it needs to be priced so that early-stage and lower-income enterprises can afford space and services.
- 3. An affordable workspace in every neighbourhood.** While many of Lewisham's town centres have a wide selection of affordable workspace, others—particularly in the south and southeast—have limited provision. Expanding affordable workspace throughout the borough will provide business start-up and networking opportunities for more residents. This does not mean the same spaces are needed or viable in each neighbourhood, but that all neighbourhoods should have space that supports pathways to enterprise for Lewisham residents.
- 4. Evolving and fit-for-purpose approaches.** As the economic, local development, financing, and government funding landscapes evolve in coming years, the Affordable

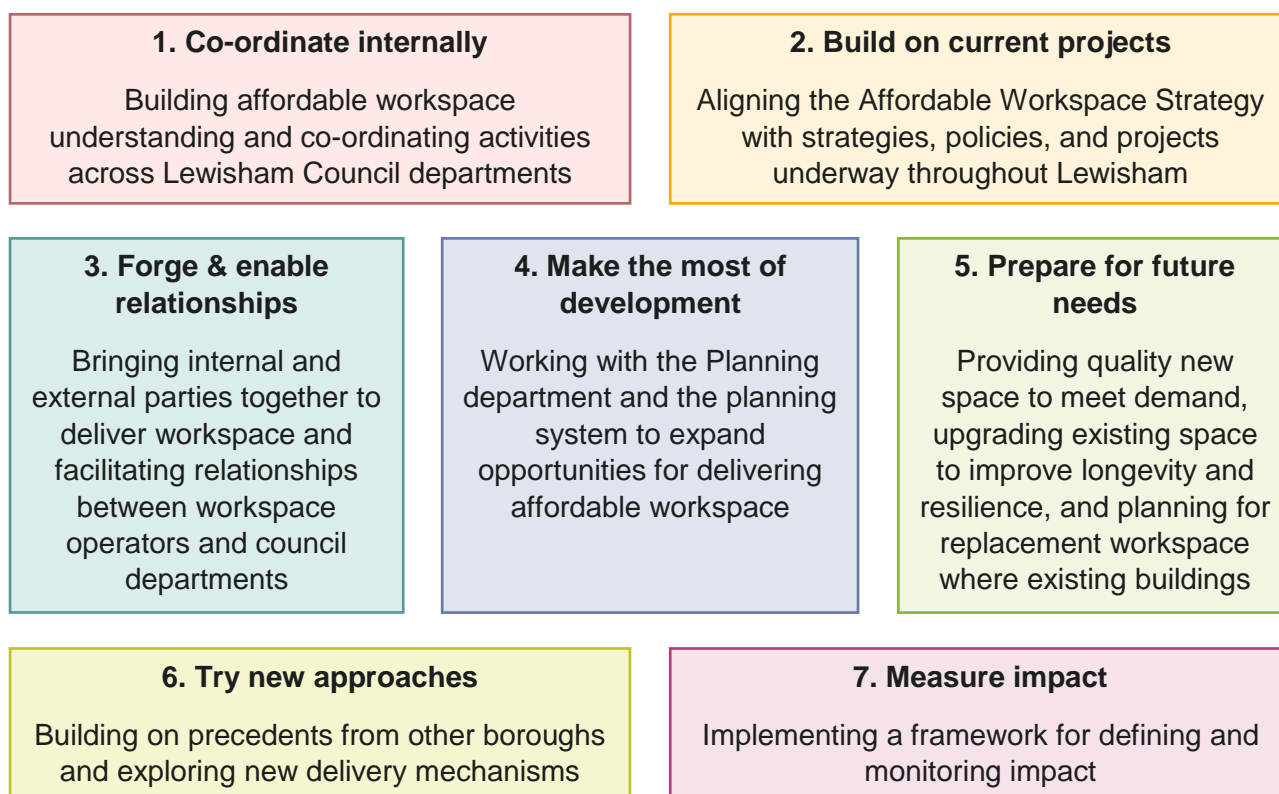


Workspace Strategy will need agile delivery so it can adapt to new circumstances and take advantage of new opportunities.

To achieve these objectives the council will:

- Make the most of its ability to lead and catalyse change, such as by using council assets and developments, and by influencing non-council development and asset uses
- Work collaboratively across council departments and with external bodies, especially the Affordable Workspace Forum, but also Lewisham education institutions, housing associations, developers, residents, and businesses
- Regularly review the council’s evidence base of assets and forthcoming development across the borough to map opportunities to act, whether in terms of delivering new workspace, repurposing assets, or helping refurbish/future-proof existing workspaces
- Embrace measures of success that focus on social and economic outcomes that benefit residents and lead to an inclusive economy, which are embedded and actively monitored throughout planning and delivering affordable workspace.

The council has established a full, structured plan of actions to deliver against these objectives. The headline action themes are summarised below.



1.3.3 Affordable workspace beneficiaries

Affordable workspace provides opportunities to run or grow a business for residents and organisations that would struggle to secure premises on full market terms. This includes many early stage start-ups from all sectors, social enterprises and third sector organisations that contribute to the wellbeing of our communities, and many creative and cultural businesses. In Lewisham, a majority of affordable workspace tenants are also Lewisham residents, making affordable workspace an important resource for residents' livelihoods.

Aside from these core beneficiaries, affordable workspace can benefit:

- Other residents, by creating jobs either directly through workspace tenant growth or indirectly through attracting other businesses to an area
- Wider communities, by providing space for community events and training or education
- Local businesses, by bringing more footfall and spending into town centres

1.4 WHAT IS 'AFFORDABLE' WORKSPACE?

1.4.1 Affordability considerations

Lewisham Council recognises that 'affordable' is a relative concept. What is considered affordable for workspace tenants may differ significantly across the borough, across sectors, and across various stages of business growth. What is affordable for workspace operators may also differ across the borough, as well as across individual operators' organisational structures and portfolios. Affordability is also affected by service charges, business rates, utilities, and other mandatory fees.

In recognition of this, the emerging Local Plan does not explicitly define what 'affordable' is for Lewisham, but provides flexibility on how its affordable workspace policy is applied:

"We have tested emerging requirements on schemes which provide new or replacement B1 floorspace at 10% and 20% of floorspace with the discounts of 20%, 30%, 40% and 50% of market rent. The results of our analysis indicate that a requirement for 20% of floorspace discounted by up to 50% of market does not have a significant bearing on the viability of the schemes tested. However, the precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted. **The affordable workspace policy will therefore need to be applied with a degree of flexibility**, including having regard to site-specific viability issues that may emerge on individual schemes."

A top-down process of benchmarking and discounting against market rates risks creating workspaces that are still not affordable for some businesses, especially creative and social enterprises and those in their earliest stages. Rent offered at 50% discount of market rate may still not be affordable for these businesses, especially when accounting for business

rates, service charges, and utilities, where applicable. However, this will be a starting point for discussions as we look to retain and enhance Council owned assets, partners assets and new developments including allowing for the variety of fit-out levels.

1.4.2 Defining affordability

Instead, this Strategy defines 'affordable' from the bottom up, using evidence from operators on the rents, inclusive of service charges, that the borough's residents and businesses are able to afford. The Council will use 50% as a starting point as this will help us to make sure the offer is in-line with Planning policy.

This will depend on the circumstances of their operation: if tenants are early stage businesses or those whose activities are not scalable, they are likely to need lower-priced spaces than established, growing, or well-capitalised businesses. It may also depend on the type of space they are operating. Spaces that require exacting technical specifications and standards (e.g. kitchens, recording studios) may be more expensive to operate and rent than others (e.g. offices).

The council will take a different approach depending on ownership, including:

- **Existing buildings and council-owned assets.** Using existing buildings in the borough and those within the council's own portfolio in particular present important opportunities to deliver workspace, alongside spaces in new developments. Spaces in existing buildings can often be operated viably at a greater level of discount and as such, Lewisham Council will look to meet or exceed the Local Plan affordability thresholds set for affordable workspace in new development when planning affordable workspace in existing assets. The council will also look to exceed Local Plan affordability targets where it is able to provide space directly for end users who are Lewisham residents.
- **New development where affordable workspace is secured via the planning process.** The council will assess applications based on affordable operator viability, whilst acknowledging the restrictions of current planning policy and that developer viability is often used for decision making. The council will also consider whether off-site development contribution might be a better solution for achieving affordability.

1.4.3 Delivering affordability

To do this the council will require developers at application stage to set out:

- Value in pounds for the affordable workspace provision to be policy compliant based on the traditional approach of reduction against market rent. This will be used to meet development viability requirements and assessments.
- If provided on-site, that the affordable workspace at least meets minimum size requirements, further design guidance is available on the Council website, with design

conditions to ensure the space will be large enough to have a meaningful impact. Designs should be tested and refined with the Affordable Workspace Forum.

- Several tests to set rents, including submission of a business plan/model which must outline the operator rent to landlord, operator costs, and rents to end users. Benchmarking on operator costs will consider the impact of rates, service charges, management costs etc.

The Council's process will make sure rents from landlord to operators are agreed at application stage. Operators are then accountable for affordability to end users by definition of their type operation and target outcomes, along with other council oversight.

Arriving at a context-specific definition of 'affordable' will require ongoing conversations among the council, workspace operators, and developers, where they are delivering new workspace as part of a wider scheme.

For any approach, regular conversations among various stakeholders and deliver partners will be necessary for efficient delivery.



2 SPACES & APPROACHES

2.1 WHAT TYPES OF AFFORDABLE SPACES DOES LEWISHAM NEED?

Developing this Strategy involved speaking to several of Lewisham’s affordable workspace operators and council officers about demand for space. It also involved reviewing sector growth, potential assets for reuse, and development pipeline with opportunities for workspace (see the separate evidence base/appendix for more information). Based on that research, the following spaces have the most pressing need in Lewisham.

2.1.1 Creative/artist studios

Lewisham’s affordable workspace operators consistently report high demand for studio spaces.[†] The traditional commercial market is not providing enough of these spaces at a level affordable to creative enterprises.

Core users: Artists and creative enterprises in a variety of practices, e.g. fashion design, photography, ceramics, prop making, sculpture

Where it’s needed: Borough-wide, but particularly in the Creative Enterprise Zone (Deptford & New Cross) and other major town centres (Forest Hill, Lewisham, Catford)

Priority: Very high; core focus for the Affordable Workspace Strategy

Opportunities: Highly flexible in the spaces it occupies; can be delivered through new development or existing asset portfolios; several skilled operators running such spaces in Lewisham already

Challenges: Meeting demand; some specialist studios (e.g. music recording, fabrication) require more intensive and costly fit-out

2.1.2 Private office space

As with creative/artist studios, there is high demand for private office space for desk-based practices, creative or otherwise. Start-ups, social enterprises, and creative businesses (there is some overlap between what might be classed as ‘private office space’ and ‘creative/artist studios’) are often unable to afford private office space on the open market.

Core users: Creative businesses (particularly more desk-based practices such as graphic design, architecture, film/tv editing) and social enterprises, early-stage businesses (e.g.

[†] This largely relates to ‘clean’ spaces (e.g. desk-based work, fabric/textiles work, sound recording), which tend to be the main type of space available in Lewisham, as opposed to ‘messy’ spaces that tend to generate dust or other by-products requiring specialised storage, filtration, or cleaning/disposal systems.

digital, tech) without access to start-up capital, practitioners whose activities/model does not easily scale up, community and wellbeing services

Where it's needed: Borough-wide; potentially higher demand in major town centres (Deptford, New Cross, Forest Hill, Lewisham, Catford) but testing would be beneficial

Priority: Very high; core focus for the Affordable Workspace Strategy

Opportunities: Highly flexible in the spaces it occupies; can be delivered through new development or existing asset portfolios; several skilled operators running such spaces in Lewisham already

Challenges: Meeting demand; determining priority against creative/artist studios

2.1.3 Move-on space

There is a severe shortage in Lewisham, and in London generally, of workspace suitable for organisations that are outgrowing existing units but cannot afford open market rents for larger spaces.

Core users: Businesses from all sectors that are scaling up or require more space for production

Where it's needed: Likely to be most successful/beneficial in proximity to existing main cluster around Deptford and New Cross

Priority: High

Challenges: Establishing a price level that is still suitable for growing businesses (which will often need to factor in business rates at this stage) but covers operational costs

2.1.4 Kitchen space

Professional kitchen space is in demand from both catering enterprises and tech companies who supply 'dark kitchens' for established eateries to produce takeaway meals. The council will support professional kitchen space for local catering start-ups and scale-ups if a suitable site and operator can be found.

Core users: Local catering start-ups and scale-ups

Where it's needed: Likely most suitable for major town centres with high potential client density nearby and good road network links e.g. Lewisham, Deptford/New Cross, Catford, but further review/testing is needed

Priority: Medium; Affordable Workspace Strategy will support if suitable opportunities arise

Challenges: Strict technical specification required; not easily adaptable from/to other uses

2.1.5 Rehearsal space

There is a shortage in Lewisham, and in London generally, of rehearsal space

Core users: Theatre, dance, and other performing artists/arts groups

Where it's needed: Near existing core cluster around Deptford and New Cross

Priority: Medium; Affordable Workspace Strategy will support if suitable opportunities arise

Opportunities: Potential to deliver in partnership with Lewisham institutions (e.g. Trinity Laban)

Challenges: Large size and technical specification required to meet need

2.1.6 Informal spaces

Not all new enterprises or business ideas are ready to move into, or can afford, formal workspace on conception. Informal spaces such as cafes and libraries provide critical early-stage space for people to start or plan a business before committing to ongoing workspace costs.

Core users: Very new enterprises or people with business ideas from all sectors who are not ready for formal workspace

Where it's needed: Borough-wide, but likely to be most beneficial where communities lack other workspace options (south and southeast)

Priority: Low; as Lewisham has spaces like these already, priority for delivering new ones should focus on parts of the borough not currently served by formal workspace, particularly the south and southeast. The council can also signpost residents to existing informal workspaces, and signpost informal workspace users to formal affordable spaces.

Opportunities: Potential to deliver in partnership with Lewisham organisations and businesses (e.g. Phoenix Community Housing, pubs, cafes)

2.2 WHAT IS THE ROLE OF MEANWHILE USE?

Although securing long-term, permanent affordable workspace is a core priority for the council, meanwhile use will be important on sites awaiting development or other uses. Aside from providing affordable workspace, Lewisham Council sees meanwhile space as having two core roles:

- To drive footfall and add vitality to the borough's town centres
- To assist with market-making, by attracting and supporting new types of economic activity within town centres through affordable rents

A by-product of meanwhile use within council assets is mitigating costs of keeping empty properties, especially related to business rates and security.

2.2.1 Meanwhile use requirements

Some operators whose core business is meanwhile use can run a space for a little as 18 months. However, even for an experienced operator, this requires a location with a known and buoyant tenant market and a building with minimal refurbishment and fit-out needs. This ultra-short-term meanwhile use might be suitable for driving footfall and adding vitality to one of the borough's major town centres with known workspace demand (Deptford/New Cross, Lewisham, Catford) but would not be effective for market-making.

Whenever possible, meanwhile use should be provided for at least five years (in terms of being open to tenants; not from when contracting and fit-out begins). This is because the operator will need sufficient time to recoup initial costs of getting a space user-ready and the payback will be affected by the overall level of rent received from their own tenants. Five years gives both the benefit of driving footfall and assisting with market-making, if needed, and allows tenants greater security.

Depending on the structure and integrity of a space, the landowner would be expected to pay for refurbishment and fit-out costs. As meanwhile uses are generally accepted to be providing a positive solution to the problem of underused space and a new offer for residents, it would also be expected that the operator receives a peppercorn rental agreement.

When assets become available for meanwhile use, Lewisham Council will work with operators to scope lease length options against factors such as local context, council ambitions for the area, future site plans and timelines, land ownership, and set-up costs.

2.2.2 Other meanwhile use considerations

The council and any delivery partners will need to be mindful of challenges such as:

- **Legacy and move-on space.** Even on shorter-term meanwhile leases, tenants can become embedded in local areas. Ensuring meanwhile tenants have local, permanent space lined up well ahead of the meanwhile term ending will help them retain local connections and resilience.
- **Communicating usage expectations.** It is important that the terms of meanwhile use (e.g. length of tenancy, plans for future redevelopment, opportunities for tenants to remain in any re-provided workspace) are communicated to operators, tenants, and wider communities. This is not just required at the start of a meanwhile project, but throughout its lifespan, as in many cases ‘meanwhile’ spaces end up remaining on site longer than expected due to delays with wider development or other circumstances.
- **Positioning operators as service providers:** Meanwhile use can deliver council objectives (as noted, increased footfall, cost savings, as well as changed perceptions of a place and new space for enterprise). Meanwhile operators should be recognised as service providers delivering against council aims, with rental agreements reflecting this role through peppercorn rent.
- **Communicating impact.** The council, operator, and any third-party asset owner must communicate and agree early in the process the desired social and economic impacts for occupying space at a discounted rate. These impacts must also be actively monitored for the duration of the lease. Clear and consistent planning and measurement of these benefits will be an important feature of all affordable workspace linked to the council, as it is necessary to support the council’s internal case for ‘under-valuing’ leases on its assets or committing resources.

2.3 HOW CAN WE DELIVER THE TYPES OF SPACES LEWISHAM NEEDS?

There are various methods for delivering workspace depending on the size and ownership of asset, target sectors or workspace typologies, resource available, and other factors. This section considers delivery approaches for four clusters of workspace:

1. Co-located space	2. Interim space	3. Long term space	4. Brokered space
Using available space in existing council assets (e.g. libraries, town hall, community centres) to house small-scale or informal workspaces (e.g. hotdesks, shared offices)	Using assets awaiting redevelopment or reuse—usually publicly-owned, sometimes privately-owned—to provide temporary workspace	Providing dedicated space in private or public assets through long-term leases	Matching private or third sector landlords with surplus space to businesses or operators who have approached the council looking for space
Short delivery timescale	Medium delivery timescale	Long delivery timescale	Ongoing delivery timescale
Medium priority: as opportunities arise	Higher priority: actively seek & prepare sites	Highest priority: actively seek & prepare sites	Lower priority: as opportunities arise and resourcing allows

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The priority for the strategy will be to deliver affordable workspace that is available for the long-term (cluster 3). However, where affordable workspace delivery relies on future development or large-scale asset refurbishment, these spaces can take significant periods of time to be built. As such, the council will also need to act on other, more immediate opportunities, including meanwhile/interim provision (cluster 2), co-locating small-scale workspace with existing uses (cluster 1), and working with private- and third-sector partners to broker or create affordable workspace (cluster 4).

	Co-location	Interim space	Long term space	Brokerage
What?	Co-location of workspace in public sector assets where there might be spare capacity	Interim/meanwhile use of assets awaiting redevelopment	Dedicated long-term affordable workspace where there is a market failure in provision	Matching private or third sector landlords with surplus space to businesses or operators who have approached the council looking for space
Where?	Town centres in south/southeast of borough where formal workspace provision is lacking	Primarily Catford, but may be opportunities linked to development in Lewisham and other parts of borough	Most likely around existing Deptford/New Cross cluster, but seek opportunities in other areas, especially with good accessibility and demand (e.g. Lewisham, Forest Hill, Catford)	Borough-wide
In what buildings?	Public buildings: underused space on estates, underused community centres, The Bridge, non-V22 operated libraries with capacity	Mostly public, some private buildings: civic buildings, office space, vacant high street units	Mix of public and private buildings: civic and other council-owned buildings, space in new developments	Private buildings: underused space in offices, underused high street units, possible daytime use of restaurants and pubs
Workspace needs met (S2.1)	Informal spaces	Fixed office/studio spaces, rehearsal spaces	Fixed office/studio spaces, move-on space, kitchen spaces, rehearsal spaces	Informal spaces, fixed office/studio spaces
Space size	Small	Medium-large	Medium-large	Variable, likely small-medium

	Co-location	Interim space	Long term space	Brokerage
Via what route?	Asset register and service review, cross-council working	Meanwhile use strategy (as outlined in this document, but to be developed further); through the planning process	Through the planning process, whether on site or through off-site contributions. Potential through government funding, depending on future packages.	Partnerships with private or third sector organisations, e.g. Goldsmiths, Phoenix Community Housing, local businesses
Cost to council	Low. Operational costs, rates, staffing etc often covered through existing uses.	Medium-high. Site dependent, but would require investment for re-purposing to support specific sectors.	Low. Costs to sit with the operator if it's a long term lease/Full Repairing & Insuring (FRI) lease.	Cost of hiring/paying new staff, as likely to require additional staff to deliver this component
Investment options	Internal funding from council for co-location in their own buildings. Can justify the case through the revenue it could bring in.	Will require third-party funding (e.g. similar to Good Growth Fund, Levelling Up Fund) or borrowing. The council currently has around £1m of UK Shared Prosperity Fund for creative workspace.	In new schemes, require developers to fit the space to Cat B. For repurposing assets, options could include social investment (e.g. Big Issue Invest) or borrowing.	Potential to cover additional staff costs through new GLA or central government funding that may become available
Operational model	Delivered alongside other council services by the teams (e.g. Communities) who are already looking after those assets. Could develop a vehicle to do this, or capacity in council	Outcomes-based lease to a workspace operator, with achievable and measurable outcomes to be agreed with the operator.	Council could establish a Preferred Suppliers List (PSL) for established operators/those on the affordable workspace providers list, focusing on	Council would work with partners to promote the programme. Spaces could either be listed on a website (more resource intensive) or co-ordinated by an officer

	Co-location	Interim space	Long term space	Brokerage
	through a dedicated team member.		different sectors and council priorities It could also explore establishing a Socially Oriented Property Management Company (Soc-PMC).	who is aware of specific demand for space.
Sector supported	Very early stage enterprise of any sector, particularly those not ready for formal workspace	Creative, digital, IT, social enterprise, F&B consumption (depending on site)	Creative and social enterprises, F&B production/catering (depending on site)	Early stage businesses and freelancers. Also a route to support leaseholders who are struggling with trading conditions and costs.
Market making/failure	Market failure: there's no workspace in the south Market making: this will help develop a bottom-up approach to enterprise delivery and support in underserved areas	Market making: clustering around existing/nascent sectors above	Market failure: affordable provision needed to support creative and social enterprise as market rates unaffordable for many	Market making: helping to boost the supply of desk space for early stage businesses in the borough
Pros	Quick, low investment, low risk. Opportunity to serve the areas development doesn't/can't cater for and use the council's asset portfolio.	Market making, cost mitigation, retaining public assets	Safeguarding specific activity and communities of practice from displacement	Low level of capital investment required. Potential to deliver genuinely affordable space on flexible terms.

	Co-location	Interim space	Long term space	Brokerage
Cons/ challenges	Lack of specialist support and capacity	Can the investment required attract a high calibre operator response? How is the legacy of meanwhile use transitioned to long term use?	Can the developer and operator viability marry up?	Will require ongoing staff resource from the council to make it work
Next steps	Review asset register for vacancy or under use and options for co-location	<ul style="list-style-type: none"> a. Review asset registers of corporate and commercial portfolios and consider which vacancies would work as meanwhile opportunities. b. Implement affordable workspace provider list c. Develop a meanwhile use strategy that sits behind selection criteria and locks in assets for a particular use over a set time, ideally a minimum five year period 	<ul style="list-style-type: none"> a. Review development pipeline and identify opportunities for long-term affordable workspace b. Consider the role of CRPL in workspace c. Consider potential delivery partners/options 	<p>Liaise with major potential partners (e.g. Goldsmiths, Phoenix Community Housing) on opportunities within their portfolios.</p> <p>Longer term, review opportunities with individual businesses.</p>

3 ACTIONS

This section sets out actions required to begin delivering the Affordable Workspace Strategy, grouped into broad themes. The actions are informed by the strategy's objectives, the types of spaces Lewisham needs and how they can be delivered, and conversations with affordable workspace operators about what will enable more efficient operation and more effective delivery of workspace.

Abbreviation guide:

- AWS = Affordable Workspace Strategy
- LBLE = London Borough of Lewisham economy team
- LBL = London Borough of Lewisham
- AWF = Affordable Workspace Forum

Generally, the timescale for these actions is the short to medium term, but this action plan should be treated a live tool that is reviewed and updated regularly (as per 1.1 below).

3.1 SET INTERNAL COUNCIL COORDINATION AND STEWARDSHIP

The council’s current approach to affordable workspace is multifaceted and distributed, with different responsibilities and influence residing in different parts of the organisation. Moving forward, the council will need to clearly define and resource its internal coordination and stewardship arrangements in order to deliver on the ambitions and full potential of the Affordable Workspace Strategy.

#	Action	Who	When	Priority
1.1	Establish and commit the internal resources and relationships required within LBL to ‘own and coordinate’ the delivery of AWS actions as part of setting annual team budgets and workflows. These resources must effectively support actions under theme 2 and beyond. LBL’s commitment should be reviewed and re-committed annually.	LBL	Early 2023	High
1.2	Review AWS & actions together; adding or adapting actions as required.	LBL, AWF	At least annually	High

3.2 BUILD ON CURRENT PROJECTS

The Affordable Workspace Strategy affects and is affected by a wide range of activities, projects and strategies that are already underway in Lewisham. As such, it is important that the Strategy is actively considered within and is aligned with these (and vice-versa).

#	Action	Who	When	Priority
2.1	Determine remit/ambitions for the AWF in partnership with AWF members	LBLE, AWF	Early 2023, then reviewed annually	High
2.2	Review opportunities for CRPL to deliver workspace in Catford, particularly in sites that can likely be activated in the short term (e.g. Town Hall Chambers, Holbeach House)	LBLE, CRPL	2023/2024	High
2.3	Use £1m UKSPF to create and improve Lewisham workspaces	LBLE	Early 2023	High
2.4	Finalise requirements for the affordable provider list, collect applications, and promote providers on council website and other comms (see action 3.6)	LBLE	Early 2023	High
2.5	As part of the definition of the legacy of Lewisham’s ‘Borough of Culture’, firm up the narrative and practical implications of legacy ambitions and commitments to the AWS.	LBLE, The Albany (delivery partner)	Early 2023	Medium
2.6	Continue working with STRIDE and the Creative Enterprise Zone to identify workspace threats and opportunities	LBLE, STRIDE	Ongoing	Medium

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3.3 FORGE & ENABLE KEY RELATIONSHIPS

Having strong relationships within the council and with external parties is critical to delivering affordable workspace. An important task for the Strategy is to help build connections between workspace operators and a wider variety of council departments and other stakeholders. Essentially, the council needs to present a ‘front desk’ approach to managing relationships with external and internal parties, providing triage and coordination between various parties and activities (this links back to action 1.1).

#	Action	Who	When	Priority
3.1	Internal working: liaise with Business Rates to nominate a representative from that team to be an accessible and knowledgeable point of contact for workspace operators	LBLE, LBL Business Rates	2023	High
3.2	Internal working: present the AWS to colleagues from business rates, planning, property/assets, regeneration, and other relevant teams to ensure they are aware of its ambitions and their roles in supporting it	Various LBL departments	2023	High
3.3	Internal working: nominate representatives from planning, property/assets, regeneration, and other relevant teams to participate in internal meetings relating to workspace and be a point of contact for external workspace enquiries	Various LBL departments	2023	Medium
3.4	Internal working: work with Business Rates team to improve processes for handing workspace-related rates	LBLE, LBL Business Rates, AWF	2023	High
3.5	External working: connect with institutions and housing associations to review opportunities for workspace delivery	LBLE, Goldsmiths, Phoenix CH	Late 2023/early 2024	Medium
3.6	External working: promote affordable workspace to developers, such as by implementing the affordable provider list or inviting developers to attend all or part of AWF sessions	LBLE	Ongoing	Medium
3.7	External working: invite council workspace reps to attend AWF meetings and connect with operator representatives	Various LBL departments	Ongoing	Medium
3.8	External working: build a signposting/info database on council website with a directory of Lewisham workspaces and affordable providers, info for residents on pathways into workspace, and other options for business support	LBLE	2024	Low
3.9	External working: create 'business rates in brief' information sheet for workspace tenants on business rates triggers, relief application processes, and council contact info	LBLE, LBL Business Rates	2024	Low

#	Action	Who	When	Priority
3.10	External working: support projects from workspace operators that align with council aims regarding economic, social, and wellbeing outcomes	LBLE, AWF	Ongoing	Medium

3.4 MAKE THE MOST OF DEVELOPMENT

There is strong appetite for affordable workspace from many directions. The borough’s affordable workspaces are facing high and consistent demand from prospective tenants; operators are keen to take on new spaces; the council wants to deliver new workspaces that can help achieve inclusive economic growth; and increasingly developers recognise the value of affordable workspace for placemaking and footfall for commercial schemes.

There are also several commercial developments in coming years that will trigger affordable workspace requirements and council-owned spaces that could be repurposed. These actions will help place the council in a stronger position to capitalise on development.

Through the planning system and in accordance with Lewisham’s Local Plan, the council has a range of opportunities to explore, test and develop to deliver against the Strategy. These could include commitments secured within Section 106 agreements, approaches to the pre-application process, co-designing proposed workspace with the AWF, safeguarding land for workspace, or defining arrangements for space brokerage or meanwhile use. This exploration and development of new approaches will be an iterative process over time.

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#	Action	Who	When	Priority
4.1	When needed invite developers building workspace to attend AWF and engage AWF members as expert advisors on aspects such as space/fit-out requirements	LBLE, AWF	Ongoing	High
4.2	Develop a separate meanwhile space strategy to guide interim uses on sites awaiting development	LBLE	Late 2023	Medium
4.3	Work with the planning team to review the Planning Obligations SPD to embed the principles/directions of the AWS	LBLE, LBL Planning	2023/2024	High
4.4	Explore and define the role of planning policy and approach in safeguarding or fully re-providing workspace at risk of redevelopment	LBLE, LBL Planning	2023/2024	High

#	Action	Who	When	Priority
4.5	Work with developers who have schemes underway to write affordable workspace into Section 106 agreements, whether for on-site delivery or as payment in lieu	LBLE, LBL Planning	2023/2024	High
4.6	Negotiate with developers who have schemes coming forward on expectations regarding affordable workspace delivery	LBLE, LBL Planning	2023/2024	High

3.5 PREPARE FOR FUTURE NEEDS

Demand for affordable workspace has not waned in recent years, despite a pandemic and a cost of living crisis, and can only be expected to continue into the future. The council needs to provide new space to meet this demand, but also be mindful of spaces at risk of being lost due to reaching the end of their usable lifecycle or redevelopment.

#	Action	Who	When	Priority
5.1	Review feasibility of repurposing council property for affordable workspace, particularly spaces identified in S2.1	LBLE, LBL Property	2023	High
5.2	Work with CRPL to repurpose sites in Catford (see action 2.2)	LBLE, CRPL	2023/2024	High
5.3	Review development pipeline for opportunities to accommodate the spaces identified in S2.1	LBLE, LBL Planning	Ongoing	High
5.4	Review the borough's workspace stock to understand: <ul style="list-style-type: none"> Improvements needed to make buildings sustainable/energy efficient, and which buildings are most in need Building ownership Buildings that are reaching the end of their useable lifecycle, and options for re-providing or safeguarding space With a view to helping operators and operator-landowners access funding or financing to undertake improvements	LBLE, AWF	2024	Medium

3.6 TRY NEW APPROACHES

A growing number of London boroughs are developing affordable workspace strategies and experimenting with new ways of delivering affordable space. The council can try approaches other boroughs have successfully implemented and consider setting a precedent with new methods of their own.

#	Action	Who	When	Priority
6.1	Review options to help operators access low-cost financing, e.g. council taking on low-cost loans and making available to trusted operators looking to purchase or refurbish space	LBLE, LBL Section 151 Officer	2023	Medium
6.2	Work with CRPL to reactivate privately-owned high street units, e.g. Rushey Green vacant former bank sites. An example from elsewhere is RB Kensington & Chelsea’s move to secure a private unit on a high street for use by its Youth Parliament. It intends to use GLA Good Growth Funding to fit out the space for meanwhile use and to take on facilities management responsibilities in exchange for a peppercorn rental arrangement.	LBLE, CRPL	2023	Medium
6.3	Work with Planning to source precedents and establish parameters for off-site Section 106 contributions, re-directing support to other neighbourhoods where there is a clear case to do so. LB Camden is currently exploring this approach.	LBLE, LBL Planning	2023	High

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3.7 IMPLEMENT A FRAMEWORK FOR IMPACT AND MEASUREMENT

In order to make bold and confident decisions about how assets in the borough can enable genuinely affordable workspace and associated local economic and social benefits, the council needs to be confident in both the case for intervention and the impacts that are attributable to intervention. This will require a more robust, consistent and pervasive approach to determining what impact any council-supported workspace is expected to deliver, as well as approaches to measuring and reporting impact and outcomes.

No two projects are identical and outcomes will vary among them, but having a consistent approach to the process of setting targets, monitoring performance and evaluation will be of benefit to Lewisham. Having information from these measuring and reporting exercises

will give the council clearer evidence about how providing space at affordable levels translates into wider social, economic, and financial outcomes.

#	Action	Who	When	Priority
7.1	Develop a cogent and consistent framework approach to measures of success across all of Lewisham’s diverse affordable workspace projects, which encompasses both target-setting and active monitoring and reporting	LBLE	2023	Medium
7.2	Develop and implement ‘Outcomes-Based Leasing’ (OBL) models to instil within lease arrangements or supporting schedules the principles and practices required for translating discounts against market terms into investments in local social and economic outcomes.	LBLE, LBL Property	2023	Medium

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Thank you to our interviewees for their time and insights, which were pivotal in informing this strategy.

Acme: Jack Fortescue

The Albany: Carolyn Ehman

Arbeit: Nimrod Vardi

Artistic Spaces: David Fox

Bow Arts: Joss Taylor & Marcel Baettig

Facework: Stephen Carrick-Davis

Goldsmiths, University of London: Sandra Marcantuono & Tom Steer

London Borough of Brent: Bruna Varante

London Borough of Hackney: Anne Malcolm, Andrew Scott, Caroline Westhart & Lucy Marie Ed-Johnson

London Borough of Hammersmith & Fulham: Sarah Dixey

Meanwhile Space: Mitra Mohammadi & Pete Baldwin

Mother House Studios: Dyana Gravina

Phoenix Community Housing: David Westworth, Denise Fowler, Lesley Johnson

Second Floor Studios & Arts: Matthew Wood & Nichole Herbert Wood

SET Studios: Roland Fischer-Vousden

STRIDE: Brodie Turner & Nicola Whyte

V22: Simon Higgs

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LEWISHAM AWS APPENDICES

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APPENDIX A: ECONOMY & WORKSPACE LANDSCAPE

WORKSPACE IN POLICY

[DRAFT] London Borough of Lewisham: Local Plan Viability Assessment

- States that an affordable workspace policy will need to be applied with “a degree of flexibility”, to account for factors such as site-specific viability issues that may impact individual schemes.
- New employment floorspace being delivered is unlikely to be commercially viable without cross-subsidy from other uses.
- Adopting and imposing policies that require an element of affordable workspace in new employment developments do not affect the viability of these schemes in a majority of test scenario cases (a requirement for 20% of floorspace discounted by up to 50% of market rent was tested). The council could therefore “apply the policy flexibly [...] on the basis of a proven viability case reflecting site-specific circumstances”.
- Core Strategy Policy 3 protects SILs for B use class and appropriate sui generis uses, and LELs for B use classes.
- Core Strategy Policy 4 covers the ‘comprehensive development of Mixed Use Employment Locations’ to enable continued employment functioning of the areas.
- Core Strategy Policy 5 protects employment locations not covered by the above classifications, recommends retention in key areas, and supports other uses if conditions show that a site should not be retained for employment use.

Lewisham Creative & Digital Industries Strategy (December 2017)

- “Neighbouring development pressures are perceived as a potential threat to affordability levels that have allowed businesses to start or locate in the area.”
- Availability and affordability of premises has been identified as a constraint on setting up/growing businesses in the borough. Particularly in Deptford, New Cross, and Forest Hill – strong growth in rental values and very low vacancy levels.
- There was a loss of workspace around this time through residential conversions or development.
- Recommends securing or adequately re-providing current workspace provision in the face of development and affordability pressures.
- Recommends focusing on areas of growth to develop workspace infrastructure suitable for C&D activity.

- Recommends ensuring a diversity of workspace typologies to accommodate a range of sectors.

Lewisham Local Economic Assessment (December 2018)

- “If new workspace was to be brought forward it would need to be small units, delivered as part of a mixed-use development to enable higher value uses to cross-subsidise the unviable office space. It would be important to consider how this space was brought to the market, not as ‘shell and core’, but appropriately designed and ‘fitted out’ to meet occupier requirements. Industrial development is viable in the borough and Lewisham should seek to intensify existing industrial areas and bring forward new development through mixed-use.”
- States that Lewisham’s commercial workspace offers is “small and limited”. Lists priority interventions as follow: “provision of new workspace targeted at micro businesses; provision of an Approved Workspace Provider schedule to ensure space is developed that meets occupiers needs; protecting or intensifying existing stock; Town Centre Placemaking to create the right environment where people want to locate their business.”
- States that while Lewisham is not typically considered an *office* location, the emergence of flexible workspace has meant that it is becoming a hub for SMEs.
- The borough is seen as a good location for businesses that currently operate within it and have a predominantly local market.
- Space provided should be flexible in nature to accommodate a range of size requirements and be ‘fitted out’ to enable occupiers to be ready to move in.
- “Whilst availability and price are key considerations in choosing a workspace location, entrepreneurs also choose to locate or establish their business in interesting dynamic locations with good connectivity and good facilities.”

WORKSPACE IN PRACTICE

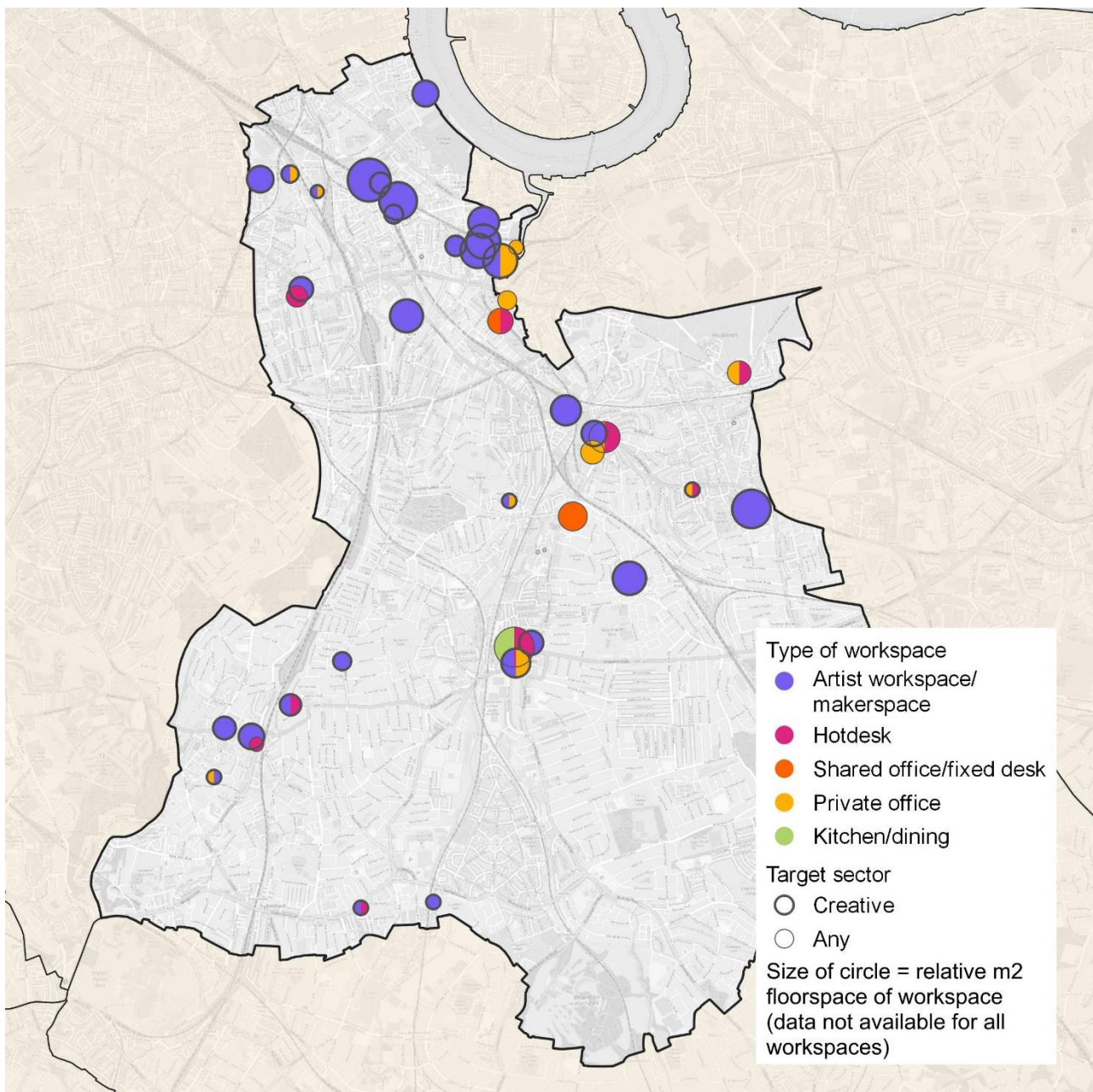
Lewisham has an estimated 35,000m² of workspace. This figure combines information from the Valuation Office Agency, operator websites, and conversations. Of this, approximately 25,000m² is operated by third sector organisations, co-operatives, or organisations with shared ownership structures.

It is not currently possible to calculate the amount of affordable workspace due to a lack of definition and lack of thorough data on rents for each workspace.

The critical mass of workspace—both in terms of square meterage and number of spaces—is found in Deptford and New Cross. This is primarily aimed at people doing creative activities. There are pockets of workspace in other town centres, including

Lewisham, Catford, and Forest Hill. There are no workspaces in the southeast of the borough.

Workspace in Lewisham



Sources: LB Lewisham; GLA Open Workspace Map; GLA Cultural Infrastructure Map; Valuation Office Agency; workspace websites. 'Artist workspace' may refer to desk space for creative industries or spaces for making/production; details aren't provided in most cases. Map contains OS data © Crown copyright and database right (2022). Workspaces with no floorspace estimate are Whirled Art Lower Sydenham and V22 locations in Forest Hill, Lee, and Sydenham; these have been assigned a filler floorspace of 60m² so they appear on the map. Floorspace estimates from VOA are based on the entire size of the operator's building/floor, not just the areas used specifically for workspace.

LOCAL ECONOMY

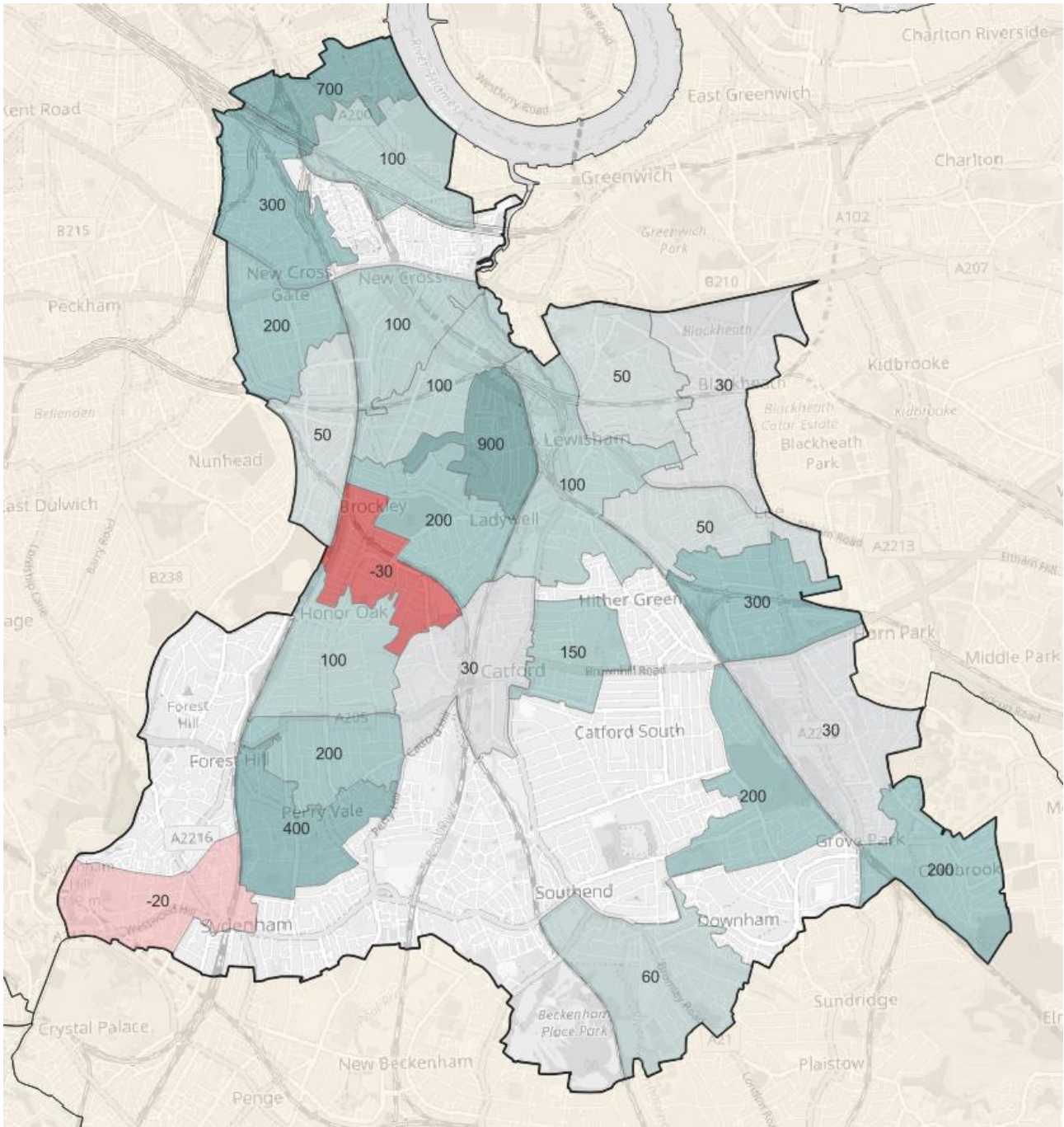
Creative, arts, and entertainment

Reviewing 2-digit SIC codes finds that ‘creative, arts, and entertainment’ sectors—one of the most common beneficiaries of affordable workspace—have had some of the most consistently positive job growth from 2016 to 2021. Many MSOAs saw the number of these jobs at least double. South central area creative job growth was flat (this is also a very residential area). Only two MSOAs lost creative jobs.

On the whole, this subsector grew by 120%, from 290 jobs to 625 jobs. This only includes businesses registered with Companies House. There will be an additional, likely substantial, number of sole traders/freelancers working in this sector who aren’t captured by publicly available data.



Creative, arts, & entertainment job growth, 2016 to 2021, %



Source: Business Register & Employment Survey, 2021. Contains OS data © Crown copyright and database right (2022).

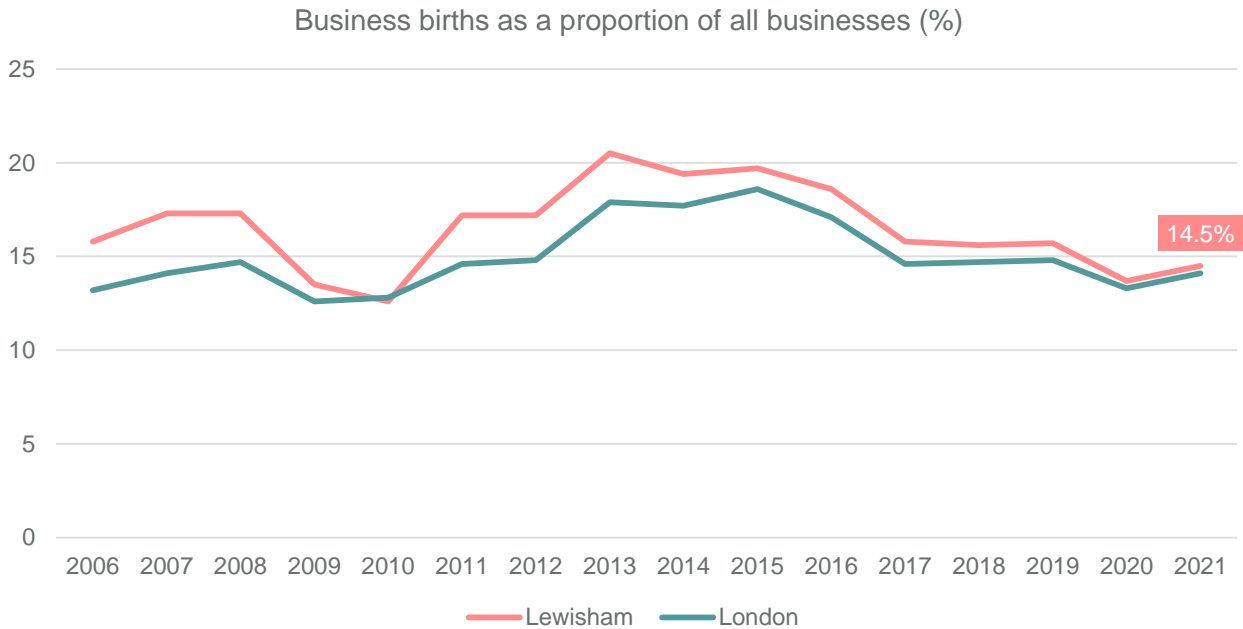
Other sectors

Other sectors commonly accommodated in workspace have also changed from 2016 to 2021:

- **Arts/creative not included in above:** Film & TV production jobs increased from 330 to 475 (40%), notably in Deptford, Sydenham, Forest Hill/Honor Oak, Blackheath; publishing jobs increased from 60 to 11 (60%).
- **F&B:** Food manufacturing jobs increased from 60 to 205 (240%), with clusters around Honor Oak and Forest Hill. Food & beverage service/restaurant jobs increased by 30% across the borough, from 4650 to 6140, with growth in most MSOAs.
- **Community organisations:** ‘Social work’ jobs (which [covers a broad range](#) of social work as well as community-oriented services) have increased 30% across the borough, but there are major differences in change across MSOAs (some losing jobs, others gaining). As with creative, arts, and entertainment, this is likely underestimating the magnitude of these types of organisations as volunteers won’t be counted.
- **Desk-based sectors** such as professional services, business support, research/scientific development, advertising, architecture, computer programming, financial services have largely seen job declines throughout the borough—exceptions are legal and accounting and real estate activities.

Business birth rates

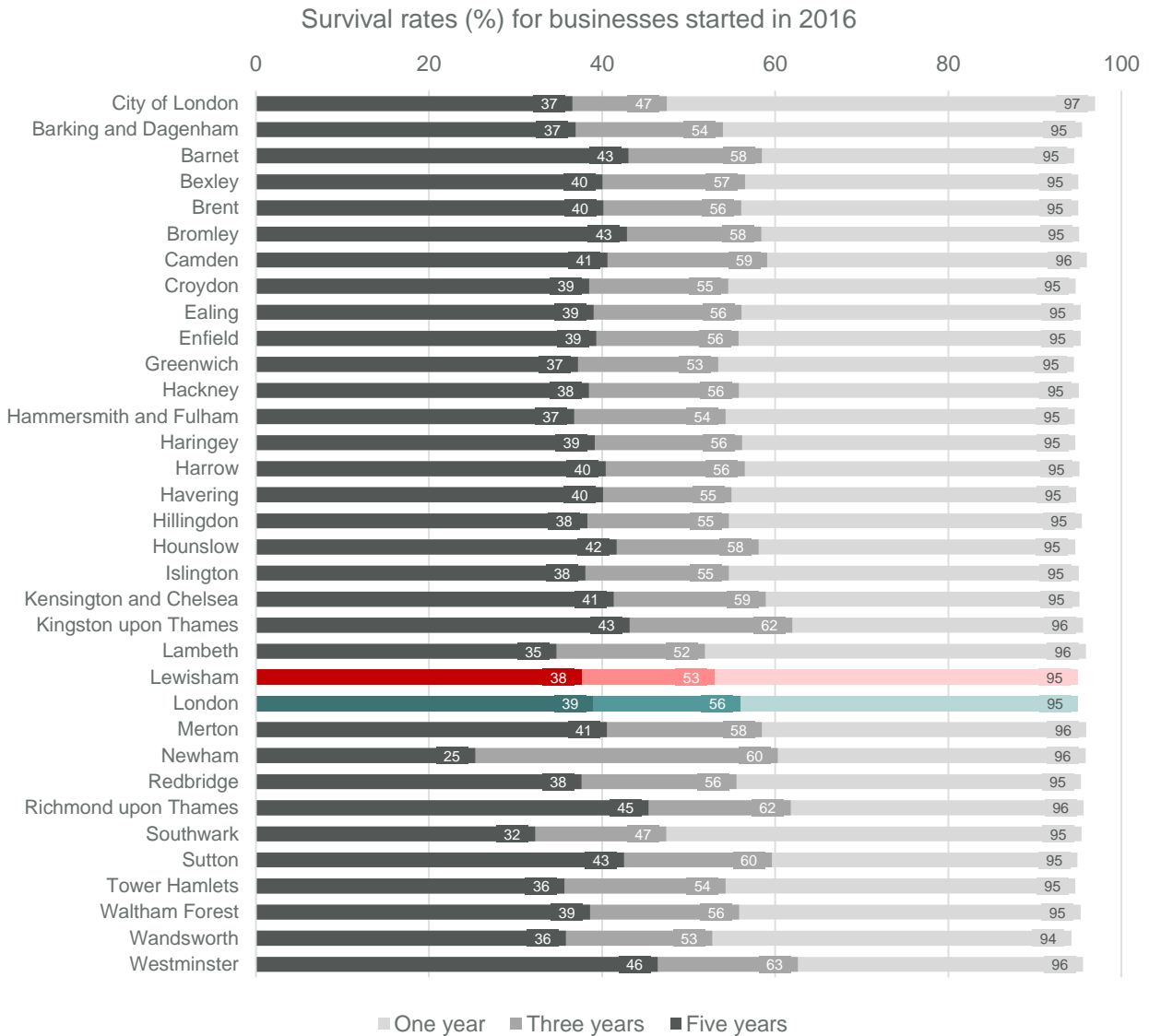
Based on the last 15 years of data, business births as a proportion of all businesses in Lewisham peaked in 2015, at 18.6%. Aligning with the pandemic, 2020 birth rates reached a 10-year low of 13.3% before climbing slightly to 14.5% in 2021, though they are still not at pre-pandemic levels. Lewisham's business birth rate is usually higher than London overall, but the gap has closed since the pandemic.



ONS business demographics, [London Datastore](#)

Business survival rates

Business survival rates in Lewisham for businesses started in 2016 (95% one year, 53% three years, 38% five) are broadly on par with survival rates across London as a whole (95% survive one year, 56% three, 39% five). The figures for Lewisham have been similar throughout the last decade.



ONS business demographics, [London Datastore](#)

WORKSPACE ENVIRONMENT SWOT ASSESSMENT

Travel infrastructure

Strengths

- Critical mass of workspace in Deptford and NX is supported by extensive and frequent connections into London and southeast
- Secondary workspace hubs Lewisham, Forest Hill, Catford located along lines with frequent services

Weaknesses

- Fewer, less frequent train and bus connections for southeast neighbourhoods, making it difficult for people to access workspaces elsewhere in the borough

Opportunities

- Many workspaces cater to a fairly local catchment of tenants; any lack of long-haul connectivity may not be a barrier to uptake. Public realm improvements that enable walking and cycling could benefit access to workspace.

Threats

- TfL cutting bus routes (thereby reducing access to town centres and workspace) as a money saving measure

Broadband infrastructure

Strengths

-

Weaknesses

- South London broadband black hole: substantial area lacking access to 300Mb/s service incl part of Deptford, St John's, Brockley, Ladywell, Honor Oak, Bell Green, Bellingham (these areas also have low internet speeds generally)

Opportunities

- Ultrafast services extending reach in borough each year

Threats

- Workspaces in older buildings are not 'digital ready'/do not easily accommodate best in class infrastructure; risk that they cannot compete with newer/purpose built workspaces
- Losing businesses to boroughs with better connectivity

Council assets

Strengths

- Willing to try new approaches as seen with Catford Regeneration Partnership

Weaknesses

- Limited council-owned properties at scale/state required for new space
- No useable properties in neighbourhoods without existing workspace

Opportunities

- Mornington Centre extremely well-located and decently sized for workspace (FaceWork is interested)
- Sites in Ladywell and New Cross have potential (Ladywell may be too far from transport and New Cross too small; further study needed)

Threats

- Pressure from other parts of council to sell or redevelop assets that could house workspace
- Missing opportunities to require workspace on council land undergoing redevelopment

Workspace affordability

Strengths

- Lewisham's affordable workspace is below the London affordable average of £17/sqft
- Local affordable workspace operators committed to bottom-up affordability and keeping spaces affordable against tenant incomes

Weaknesses

- No current definition of what 'affordable' means to inform development conversations or new entrant pricing

Opportunities

- Council headleases on long-term vacant high street units if cost of living crisis continues

Threats

- Rising costs to operators being passed on to tenants (operators generally trying to avoid but may be inevitable)



Council s106 use

Strengths

- Planning team engaged on workspace matters

Weaknesses

- Policy EC4 (reprovision of employment space) exists but has not been a focus for implementation or further specification

Opportunities

- Planning Obligations SPD to be drafted in 2023/2024 which can detail affordable workspace requirements
- Planning team considering mandatory white-box/Category B space for new commercial units
- Planning team willing to consider payment in lieu to deliver off-site workspace

Threats

- 'Competition' between affordable housing and affordable workspace

Economy

Strengths

- Jobs growth in many sectors that tend to occupy workspace e.g. creative, social enterprise, F&B retail

Weaknesses

- Job declines in many professional sectors that tend to occupy office/desk space (and therefore workspace)
- Business birth rates declining over last five years, currently at a post-pandemic low

Opportunities

- Boosting jobs, business birth rates, and survival rates through affordable workspace

Threats

- Potential long recession and people not wanting/being able to spend income on maintaining workspace rent
- Decline in start-up rates in Lewisham in recent years

APPENDIX B: SUMMARY OF INTERVIEW FINDINGS

OPERATOR INTERVIEWS

Your businesses

1. **Structure & goals: *What is your organisation's legal structure and mandate/goals? What sectors and/or business stages does your Lewisham***

workspace cater for? Aside from workspace, what type of support do you provide?

- Legal structures vary, ranging from charities to social enterprises, to limited companies, to CICs.
- Cater for a range of sectors but arts/creatives are predominant in Lewisham, and many operators prioritise local businesses.
- One operator suggested that the AWS have social enterprise centres as a focus along with artist workspace. Helping people who aren't necessarily fine arts or arts focused will be impactful.
- Many operators provide further support beyond the workspace provision, such as residencies, awards, hardship funds, exhibition space, business support and signposting, and skill-sharing and networking opportunities. One also provides a monitored kid-friendly play space.
- One operator asked if we can acknowledge that creative/cultural workspace will house some people who do creative activities and cultural practices for their own wellbeing and as a hobby – not all looking to make profit or doing it as a formal job. e.g. choirs, amateur drama clubs have important social role, but aren't going to be offering paid employment or scaling up as businesses, and need space to offer their services – affordability is really important
- Could be interesting to note the wellbeing angle of creative/cultural workspace and practice in terms of providing creative outlet, connecting people to other creators, linking wider communities to creative practices

2. Tenants & rents: What do you consider to be affordable in terms of taking on a space as an operator? What do you consider affordable in terms of rents for tenants? How do you set rents for tenants and do you charge an all-in rent? What proportion of your tenants come from Lewisham?

- Most operators have a large proportion of tenants from Lewisham.
- No clear guidance from most operators on how they define 'affordable', depends on site and condition. One operator says they need space at £6-8/sqft if they are going to keep it affordable for tenants, once operations/FM costs are factored in. That is at the very affordable level.
- Not a lot of clarity or consistency on how 'affordable' is defined for tenants. A couple of operators aim to define affordable in terms of what tenants can actually afford (rents pegged to tenant incomes). Another couple define affordable in terms of what's going on in the wider market (rents discounted from market rates, or affordable rents set in relation to other operators' rents).
- Affordability has changed in light of the cost of living problems.

3. Financial sustainability/viability: *What makes your workspace financially viable/sustainable? (e.g. self-sufficient via rental income, subsidised with below market rents from the landlord, grant funding, eternal funding, or a combination)*

- Some operators have sites that are self-sufficient through rental income, and some have sites with event/hireable space that generates revenue. One operator said they are viable because they get free sites.
- Some generate income through membership schemes/subscriptions.
- Some receive grants that support their operations.
- Long leases allow some operators to plan for maintenance and small rent increases, and to keep costs low over time as they can step up rents gently.
- Many operators mentioned that bigger spaces are better in terms of being financially viable.

Your experience of the economy

4. Current demand: *What is the current demand for your space? [If multiple sites:] Has demand varied across your sites in Lewisham?*

- Most operators have a high demand for space, and spaces that become available are quick/easy to fill
- One London-wide operator has observed less applications for retail space, with more looking for studio/office and F&B spaces, and more inquiries from people wanting dark kitchens.
- Distinct lack of rehearsal space, especially large rehearsal spaces (e.g. dance, theatre)

5. Future expectations: *How are the changing economic and social conditions (e.g. people working from home, cost of living/doing business crisis, remaining uncertainty around Covid-19) affecting demand and your operations? What needs to happen for you to continue delivering affordable workspace in this climate?*

- Some workspaces had people move out during Covid-19 or arrange to share or sublet studios. Demand still high for all sites, but may be some tenant turnover if people are unable to keep paying for their workspace.
- Some operators are anticipating supplier cost increases being an issue.
- Land value increases causing some uncertainty about future of sites.
- Councils could help by promoting vacancies when workspaces have them.
- Flexibility to rethink how spaces are used (as set out in leases) would also help.
- Business rates relief and lower rent would help some operators.

Your operations, facilities management, and outcomes

6. Space requirements: *When taking on a new workspace, what is the minimum building/site size you require? What other elements do you typically need to take a new space? (e.g. preferred tenancy arrangements, specification, daylight, building services) If given a choice, would you prefer to take on an existing building that may require some internal improvements or a new building with CAT A standards and why?*

- No recurring size thresholds given; minimum sizes vary wildly depending on operator and their aims. A couple have stated 3000sqft as the starting point.
- All say size is only one part of the whole package: building condition, light, services, location all important.
- Small operators need council investment for spaces that need renovation/repair to make habitable, can rarely self-fund this.
- Some operators mentioned that they try or would like to have a mix of provision/offer different sizes of spaces to tenants in order to suit their needs.
- One operator mentioned that they like sites that encourage clustering as it is beneficial.
- Many operators mentioned that they would prefer being in an existing building.

7. Sustainability: *How do you plan to address changes to Minimum Energy Efficiency Standards (MEES) Regulations in your buildings, either by achieving an interim EPC rating of 'C' by 2027 or a 'B' rating by 2030?*

- One operator mentioned bringing in a consultant from Better Futures to advise.
- Green roofs, solar pagoda
- Some operators are concerned about this from a cost standpoint, and those in temporary/meanwhile spaces raised the issue of it ultimately being more wasteful and environmentally damaging to refurbish the space only to demolish it.

8. Social value: *What experience do you have of delivering social value as part of your lease arrangement or having outcomes-based leases? What has worked well? What hasn't worked well and how could it work better?*

- Almost none of the operators have worked on outcomes based leases.
- For some operators 'social value' is core to their mission (they don't necessarily call it 'social value', though) – things like focusing on local businesses, community outreach, local/sustainable supply chains, etc.
- For others social value is not core to the mission but it's an inevitable by-product of the way workspace operates. For example, even workspaces without wraparound support

are still providing space below market rent, opportunities for casual encounters, security/peace of mind of having somewhere affordable to practice.

- “Social value for us is about value to the artist. Locally, some of them get very embedded, which creates value in itself.”
- “Just providing secure, affordable workspace even without extra benefits has positive outcomes.”
- A couple interviewees pointed out the huge mental health benefits of access to affordable creative space in terms of security (not having to worry about moving your practice or costs going up dramatically), connecting with other people (e.g. Mother House providing space for parents to share experiences), being able to do creative practice (generally important for health/wellbeing)

Liaising with councils

9. Working with Lewisham: *Which aspects of liaising with the council work well? Which aspects are particularly challenging? What could streamline processes involving the council?*

- Many operators said they found it challenging dealing with LB Lewisham’s business rates department, particularly in terms of communication and being able to reach them.
- One operator said it would be useful to understand which council properties could be useable as workspace.
- Operators have struggled with a lack of cohesiveness/collaboration across the borough’s departments, mentioning a lack of clarity on who takes ownership of and communicates on these projects. One was unable to get their lease renewed and had to leave the borough.
- Having a dedicated workspace person in the council would help if they have the power to advocate and act on behalf of operators and help with legal/leasing challenges. Officers also need to be empowered to negotiate with developers to get more affordable workspace.
- Support from council around closures and tenant relocations could be useful – ‘move on’ space.
- Many operators seem happy with the workspace forum and believe it could be a useful space for them to get involved in. It would be good to broaden the invitation as well as to include more people from the council (other departments).
- Operators would like to see cross-departmental teams to look at issues ‘in the round’ – ensure planning meets expectation of business and growth, doesn’t fall foul of business rates and involves culture/education where appropriate.

10. Working with other councils: *What aspects of working with other councils have worked well and could apply in Lewisham?*

- One operator mentioned that LB Southwark is good in their business rates department and they have a relationship with some people there which makes them feel supported – they say they are missing this in Lewisham. Another mentioned something similar about RB Greenwich.

Other discussion points

Role of meanwhile:

- Meanwhile Space suggest 18 month minimum for meanwhile use, assuming building in good condition/near enough ready to go – leaves a few months of lead in/promotion time and a year for leases/occupation.
- Feedback from Workspace Forum suggests no less than five years - disruptive for tenants to have to move and not cost-effective for operators to run less than that, esp where large investment needed. However, there are people who only need space on a short-term basis (Artistic Spaces has short-term leases that are popular; Meanwhile Space can fill shortish-term units).
- Meanwhile space needs to be accompanied by move-on space.

Geography:

- “Workspaces don’t need to be in cool areas. They need to be in place of need, such as town centres, and increasingly zone 4+, where artists actually live as they get pushed farther out.”
- “There is a ‘triangle’ for artists/creatives of home-studio-regular job and it needs to be tight spatially. Workspace near home is likely to be used more than far-flung space.”
- “Would like strategy to have a right for everyone to have a workspace within 15 min.”

OTHER BOROUGH INTERVIEWS

1. Goals: *What is the purpose/goal of your AWS? What informed your decision to focus on specific sectors, typologies, lease arrangements, neighbourhoods, etc?*

- One of the boroughs has an AWS that focuses on areas of more potential economic growth, developed across a balanced, wide range of sectors. One of its aims is to reduce the time needed to access all the essential elements of life locally. 85% of businesses in this borough are SMEs and there is a lot of focus on supporting them.
- Another created a policy to address the rate of growth in part of the borough, with the aim of securing different types and sizes of space to be accessible and affordable to a

range of people and protect the makeup of the local economy. It looks at town centre areas individually, within which a sector focus is established.

- One of the more expensive boroughs developed their AW SPD to overcome the challenges of the same and deliver a more joined-up approach to economic development, focusing on businesses in identified priority sectors and delivering social value. It intends to be flexible in its approach in order to meet local priorities, though viability is still key.

2. Affordability: How did you arrive at a definition of 'affordable' workspace? Do you take into consideration the overall cost to the operator or end user or just the rent level?

- One borough does not currently define affordable as it's very subjective, and allows them some flexibility based on different industrial areas. They have found benchmarking around what they have set over the previous 12 months to be helpful, but this information is not publicised.
- Another cited the London Plan as their primary influence, but acknowledged it needs to be evidence led and taking into account certain sectors where affordability may be a more acute challenge. They also provide additional mechanisms of support through lease arrangements and business support.
- One defines affordable as 'up to 50%' of market rate providing flexibility in negotiations, but said they think it could be improved if it was based on actual earnings and other outgoings.

3. Buy-in: How did you get other departments on board with the strategy, and particularly property/asset management buy-in? What were the major conflict points to overcome?

- Boroughs expressed varying levels of difficulty in getting buy-in across departments – some did not have any significant issues, while one found it to be a very challenging process.
- Inter-departmental communication and lack of awareness surrounding plans and policies was raised as an issue.
- One mentioned that while estimating returns for community in finance numbers runs the risk of monetising social value, it can help internally to sell AW provision and demonstrate its benefit within the authority.

4. Operator lists: How do you determine who is on your operator list? Do you play a brokerage role between developers and operators or just provide developers with the list?

- One borough previously had a list of approved operators but this is now outdated, and they believe that having a good understanding of local operators and who would be appropriate is more suitable than having an approved list.

- Another said that having an operator list helps to facilitate and make the selection/tender process easier and more streamlined. Initially they had planned to grow the list and have a large number of operators, but now they are thinking it might be more important to diversify it across sectors.
- One develops a list through an internal application process based on eligibility criteria and then have a small board internally assess with regards to price points, operations, staffing requirements, wraparound supports, and links to local community. The list is refreshed every 3 years. Non-list operators have had to be allowed sometimes to make schemes viable, and they are trying to figure out how to monitor delivery and value in these cases.
- One mentioned the risk of community groups wanting to become operators but not having the resources to do so, which would eventually require council intervention. How can we ensure that community groups can still take ownership of spaces, and succeed? In some cases this borough suggests that local groups partner up with someone more experienced to deliver it.
- None of the boroughs play a brokerage role.

5. Workspace forum: *What role does the forum play in embedding/evolving the strategy? (e.g. identifying site opportunities, critiquing proposed commercial development, updating/reviewing AWS)*

- None of the boroughs interviewed have a workspace providers forum, though a couple are part of council-only forums which they find helpful to test ideas and discuss common challenges.
- LIFT programme has forum where they discuss workspace.
- GLA Workspace Advisory Group for providers but no feedback comes through to boroughs.
- One borough mentioned that their economic development team runs workspace-related events, but they do not have a designated forum.

6. Payment in lieu: *What is your approach to off-site contributions where an on-site component is considered unlikely to provide a good outcome? Are there examples of where this has worked well? How have you calculated the contribution?*

- One borough's planning team take a very hard line in not accepting off-site contributions, even though their regen team feels there are situations where it would be appropriate. They have discussed off-site contributions for smaller schemes where quantum is too small to accommodate workspace.
- Another takes the mayoral approach on board with the ultimate aim of reaching optimal solution for Council against their objectives, recognising that sometimes an off-site

contribution is better (training, skills, space etc.). Their SPD includes a calculator for payment in lieu.

- One borough manages the process in tandem with their finance team, and take it on a case-by-case basis if they can justify the delivery of AW as unviable. They have developed a formula that considers market price and valuation rate, and produces a financial contribution that developers can pay, which gets redirected towards sites that need help with refurbishment etc.
- The above council is seeing cases where developers are more willing to pay a large financial contribution than make the effort to set up the workspace. Approach is being reviewed in a couple of years.

7. Monitoring: *How do you monitor and evaluate affordable workspace outcomes, if applicable? What mechanisms are in place to address scenarios where workspace doesn't meet KPIs/outcomes?*

- One borough has a management plan that sets out 'social value' objectives to be reviewed annually, while another is currently trying to work out how they are going to monitor outcomes in a way that isn't too onerous for the providers.
- One borough monitors via S106 officer in infrastructure team, officers in SILs and economic development teams, and business and innovation teams.

8. In practice: *To date, what has worked well from your strategy? What hasn't worked as well? If you redid your strategy now, are there other elements you would consider or different approaches you'd take? If you are updating your Local Plan currently or soon, how are you planning to incorporate affordable workspace?*

- One borough had only adopted their SPD recently so could not highlight a list of successes, but did suggest getting planners/planning department involved.
- Other boroughs felt that overall their policies/strategies are working well at this point, with a few challenges/considerations to be mindful of.
- A key challenge for one has been too much burden being placed on workspace operators (i.e. fit out, design), saying it is important to engage with developers and end users at an earlier stage to ensure spaces are fit for purpose and market facing.
- Another mentioned that they are looking into how they can better keep track of actual impact to end users – their S106 agreements build in a monitoring return template, and they think they should have a planning officer that is contacting applicants to ensure outcomes are delivered.

9. Case studies: *Do you have any successful live examples or examples where you have been unable to secure an operator or other occupier? If so, what are the barriers?*

- Successful examples are often larger sites which engage operators early throughout the design and look to include active frontage within development to support footfall. Feedback from providers is that they want to be involved pre-design and planning.
- Key barriers: size of space influencing viability; fit out overburdening operators; location not being suitable for workspace.
- LB Brent: Second Floor Studios; 243 Ealing Road – level of council investment, secured via S106
- LB Hackney: Shoreditch Trust – secured via S106, two schemes where they have struggled with landlords and provider had to surrender lease.
- LB Hackney was in negotiation on a scheme where the applicant went to the operators list and did a mini procurement with 3, picked one and paid them as consultants to help design the scheme – very good practice.
- LB H&F: Fulham Studios – AW SPD was helpful to inform S106 contributions.

OTHER ORGANISATIONS INTERVIEWS

We also spoke to non-operator stakeholders Goldsmiths, Phoenix Community Housing, and STRIDE as part of this research. Because they received bespoke questions, we are not able to anonymise their feedback, but have incorporated their comments and ideas in the main strategy.

APPENDIX C: INCOME & AFFORDABILITY

This section reviews data and research on incomes as a precursor to understanding what ‘affordability’ means for workspace in Lewisham if the definition of affordability is tied to resident incomes. As of writing, there are no sources granular enough to show income differences across the borough.

The information that follows focuses on incomes for artists and people working in the creative industries because creative workspace is the dominant type in Lewisham and it is in high demand, not just in Lewisham but in London generally, and will be a priority to deliver. In general, the research shows that people working in creative sector tend to have low earnings from their creative work, with the majority unable to support themselves from their creative practice income alone, and many experiencing low income altogether (from both creative practice + other sources).

In this context, the creative sector is a useful baseline for ‘affordability’ because affordability for creatives likely means affordability for other residents in sectors with low incomes or those not seeking profit, e.g. social enterprise.

CREATIVE SECTOR INCOME

Contemporary Visual Arts Network England (CVAN)

CVAN's website states that the average artist income is £15k/year (last checked December 2022), but there is no source supplied for this data.

A [2021 CVAN report](#) found that visual arts workers lost an average of £7,000 in earnings due to the pandemic, with 70% of their respondents indicating a reduced income due to the pandemic. 7% of respondents had to give up their studio and/or office space, and 13% were only able to keep their workspace due to rent break. 28% of respondents indicated having applied for income support with a successful outcome, while 7% were not successful.

Kings College London Artists' Workspace Consultation Report

Artists are among the lowest earners in the creative industries – [research by TBR](#) found that the mean average total income for artists annually is £16,150, of which only £6,020 comes from art practice, and 90% indicated that they do not earn enough from their practice to support themselves. Findings from a [qualitative consultation](#) undertaken by Dr Rhian Scott at King's College London in 2022 show that affordable studios still aren't within budget for many artists, and in order to better define and understand affordability, there will need to be a more open-book method of measuring artists' earnings and the proportion of salary spent on studio rent. Stakeholders agreed that while defining affordability against a set percentage of market rent would be easiest to implement, defining it as a set percentage of artists' annual turnover would create greater impact as it would ensure genuine affordability.

Second Floor Studios

[Masters study research published in July 2022](#) by Nichole Hebert Wood of Second Floor Studios surveyed 262 fine artists spanning three generations across London to understand their career trajectories. Key findings from the survey included:

- Around 3/4 of respondents took a studio space during their career
- “The mean annual sales for a fine artist in London, for sales directly attributed to their fine art practice is £5,856. This figure is closely aligned with Arts Council England data £6,020 which is part of a wider publication stating artists only make a third of their annual income from their art practice. The reported findings also align with London Creative Network (LCN) research reporting sales for a blend of fine artists and makers (2016-19) of £11,900 directly attributed to their studio project.”
- Only 8% of artists are able to live entirely off the proceeds of their work (or, 92% of artists need to subsidise their practice). This is despite 48% spending 31+ hours in their studio (i.e. equivalent to a full-time job).

- 27% earn nothing from their studio work. In some cases, this may reflect occupants using studio space for personal enjoyment and wellbeing ahead/instead of generating sales.
- For those who can live off their artistic practice, it took 11 to 14 years to reach that point, with a mean age for reaching this milestone being 39
- 68% of respondents reported living in London on £20,000/year aside from any sales related to their practice

ONS Annual Survey of Hours & Earnings

The Office for National Statistics source on income is the Annual Survey of Hours & Earnings (ASHE), but it only includes pay as you earn income—it excludes sole traders/self-employment. It is based on data sampled throughout the country in April 2022.

Across London as of 2022, the median gross hourly income for people working full-time in creative, arts, and entertainment activities¹ was £19.22 and the median gross annual salary was £43,945. Given the other research cited above and information from conversations with workspace operators, this is not indicative of the incomes of creative sector workers who tend to occupy affordable workspace.

There is no sector breakdown available for Lewisham residents or workers. Across all sectors in 2022, the median full-time income for Lewisham residents was £36,923.

Earnings and hours worked, London workers, SIC 90, 2022

Excludes self-employed/sole traders

Cohort	Pay type	Full time	Part time
25th percentile	Gross annual	33,382	n/a
25th percentile	Gross hourly	13.80	12.01
Median	Gross annual	43,945	n/a
Median	Gross hourly	19.22	15.00

Earnings and Hours Worked, UK Region by Industry by Two-Digit SIC: [ASHE Table 5](#)

Earnings and hours worked, Lewisham residents, all sectors, 2022

Excludes self-employed/sole traders

Cohort	Pay type	Full time	Part time
25th percentile	Gross annual	27,501	8564
25th percentile	Gross hourly	13.42	10.00
Median	Gross annual	36923	12464
Median	Gross hourly	18.41	12.01

Earnings and Hours Worked, ASHE

¹ [SIC 90](#); while this contains most creative sectors, it excludes museums, cinemas, and artistic restoration work, but is the closest data for the creative sector

CREATIVE SECTOR RATES

Artists' Union England

[Research from Artists' Union England](#) calculates rates of pay across a variety of activities and practitioner levels/experience across the country. The rates apply to freelance and short contract employment for visual artists. It is intended to help visual artists benchmark or set their own rates.

[Their data](#), current as of August 2022, suggests a visual artist three years into their career charges an average day rate of £256. The full-time equivalent is £61,440 gross annually (accounting for four weeks of holiday without income), but few artists will be working full-time throughout the entire year, so this would not reflect reality for most.

Artists' Union England rates of pay

Level	Day rate	Hour rate
Graduate	195	24.66
3yrs	256	31.98
5yrs	317	38.01
Lead/senior	349	41.82

AFFORDABLE RENT

GLA cultural infrastructure update

In 2022, the GLA commissioned an update of its cultural infrastructure data and an accompanying analysis exercise to review how cultural infrastructure has changed since 2018. The project (results not yet published) included a survey of around 190 workspace providers throughout London, with a question about rent levels for tenants. Responses indicate that the current average 'affordable' workspace rent in London is around £17/sqft, up from around £14 in 2018. This is across all workspace types, not just those catering for creative sectors.

APPENDIX D: VALUE OF WORKSPACE

This section has been adapted from PRD and We Made That's workspace study for the Greater Birmingham & Solihull LEP in 2022.

Over the past decade, flexible or open workspace has become an increasingly important component of commercial property markets across the UK. Workspace is now broadly recognised for the role that it plays in shaping local economic vitality.

The value of workspace covers a broad range of economic, social, environmental and commercial considerations. Some of these relate to on-site activities, while others relate to wider impacts catalysed off-site. In reality, the amount and nature of value supported will vary from one workspace to the next. Most workspaces operate on a spectrum from highly commercial models (such as serviced offices) to more socially focused models (social enterprise/charity operated spaces).



It is worth noting that studies found during desk-based research tend to focus on value from office-based workspace rather than industrial or manufacturing spaces. Most sources also focus on workspaces located in urban centres as opposed to out-of-town campus type arrangements or warehouses. We would expect that many of the value aspects listed below will apply to out-of-town and non-office uses, but further research is needed confirm this.²

² For one example of research on non-urban, non-office uses, see Cass Cities, "Old Kent Road and Beyond", 2016. This study does not focus exclusively on flexible workspace but it does audit businesses throughout a large network of industrial estates, many of which operate within spaces that function similarly to workspaces. The audit found that the area housed a high number of independent businesses as well as activities integral to the central London economy and wider London supply chain.

ECONOMIC VALUE

Incubation & growth

Tenants responding to surveys in other research tend to credit their workspaces with providing critical conditions to take root and grow. For example, two-thirds of respondents to one survey said they could not have started their enterprise without workspace;³ the short lead-in times and ‘plug-and-play’ infrastructure take stress and cost away from new businesses,⁴ allowing them to focus on delivering their own services rather than procuring utilities; and flexibility allows businesses to scale up or down as needed without having to extract themselves from lengthy leases, acting as a form of ‘affordability’ in lieu of any market-pegged formal definition.

Aside from these operational considerations, many workspaces provide business support such as mentoring, coaching, networking events, and guidance on funding; some workspaces (particularly incubators and accelerators) facilitate connections with investors which would otherwise be difficult to make. These services help advance growing businesses.

Quantified value of workspace

From a strictly financial point of view, a small number of studies have attempted to quantify the return on investment of workspace, usually ‘open’ and creative-oriented workspace. These types of assessment are rare and infrequent, presenting a major gap in our knowledge of the quantifiable impact of workspace.

- As of 2020/21, Brighton’s Plus X innovation hub is estimated to deliver 160 times more positive socio-economic impact in the locality than a conventional office block, with a £5.51 social return on investment for every pound. The hub is predicted to deliver over £100 million worth of societal impact over 10 years.⁵
- South East England Development Agency enterprise hubs were estimated to create jobs at a cost of £4,400 per job in 2010, which compares favourably to the estimated cost of a new job in government guidance at the time of £10,661⁶
- Enterprise hubs for high-growth start-ups in the southeast achieved a return on investment of £10.70 for every pound invested in 2008⁷

3 Carys Roberts/IPPR, p21.

4 Savills, *UK Flex Office Perspectives*, Oct 2021, p9 / BCO, p7.

5 British Council for Offices (BCO). *Affordable Workspace: A Solution, Not a Problem*. July 2021. p12.

6 *ibid*, p20

7 Carys Roberts. *Start Me Up: The value of workspaces for small businesses, entrepreneurs and artists in London*. Dec 2016. Institute for Public Policy Research. p19.

Clustering & co-location

Because flexible workspaces might house more firms than standard offices, the compound effect of many smaller businesses growing could lead to higher economic growth than bigger occupiers in traditional offices.⁸ Workspaces can also support sectors underserved through the private market, which is especially relevant for LEP authorities seeking to seed sectors with low or no presence. When successful, sector clustering can be a ‘market maker’ that brings further investment in the form of more businesses in or associated with that sector.⁹

Focusing specifically on creative businesses, one study found that that non-creative businesses benefit from being near to creative businesses; even non-commercial creative activity can have impact, with ‘creative workers in cities with high levels of cultural clustering receive a wage premium, suggesting higher productivity and growth’.¹⁰

Networking & knowledge sharing

Tenants responding to surveys in other research recurrently noted the importance of workspace for providing a network of peers that can act as a source of advice, support, collaborators, and business leads¹¹—which in turn can affect business resilience (see below). This could be through formal, dedicated networking and knowledge sharing events, through chance encounters in communal spaces, or through informal conversations with desk neighbours.

One study suggests that ‘niche actors’ may be drawn to workspaces as a way of finding one another and collaborating on projects,¹² which could be an especially valuable tenet of workspace in smaller cities and towns where sector clustering is not apparent or a specific sector is in its earliest stages of setting seed.

Wider business ecosystem

Research on mid-sized towns in Ontario, Canada found that “having a physical space for coworking in the downtown of a mid-sized city in a growth region can help future-proof against impending gentrification by providing supportive, affordable space for new social enterprises and young entrepreneurs.” Furthermore, workspace operators often collaborate with other local organisations (e.g. municipal governments, higher education,

8 Carys Roberts/IPPR, p20.

9 BCO, p10 and Creative Land Trust (CLT). *Creative Places Create Value: The Impact of Creative Workspace on Local Residential Property*. Sep 2021. p17.

10 Cited in Carys Roberts/IPPR, p25.

11 Carys Roberts/IPPR. p21 / Marko Orel et al. “Coworking spaces as talent hubs: The imperative for community building in the changing context of new work” in *Review of Managerial Science*. July 2021. / Audrey Jamal/UoW, p781.

12 Julian Waters-Lynch & Jason Potts. “The Social Economy of Coworking Spaces: A Focal Point Model of Coordination.” 2016. p13.

business improvement districts),¹³ which can strengthen the local business community and their engagement in economic development.

Town centre & high street vitality

There are a number of ways that workspace can positively affect town centre or high street vitality. One is by bringing more workers to these areas, who will in turn use other local amenities and give the local economy a boost: cafes, shops, pubs, stationers, and so on. A workspace in Camden estimated its tenants spent £23 on business-related items and £35 on socialising every week (London prices as of 2016).¹⁴

Although associated with daytime activity, more town centre footfall could lead to more use of or demand for evening amenities and help generate or sustain an evening economy, which is something a couple of our local authority interviewees identified as an ambition. Some local authority interviewees also hoped that workspace would help diversify town centre users, specifically by bringing in a younger demographic.

Where town centre workspaces are generalised (i.e. not sector-specific) they can also contribute to economic diversity, avoiding a town centre relying heavily on one or two particular employment sectors.

13 Audrey Jamal. "Coworking spaces in mid-sized cities: A partner in downtown economic Development," in *Environment and Planning A*. February 2018. p776 & p781.

14 Carys Roberts/IPPR, p24.

Wider regeneration & placemaking benefits

Both within and outside of town centres, workspace that occupies previously underused or unused buildings has a range of benefits: it can reactivate corners of towns that may not have had much activity previously (with some of the local economic spillover as noted above); landowners/building owners can receive steady income; businesses have a place to grow; the local authority can receive more business rates; and refurbishing buildings is increasingly preferred to demolish and rebuild, with its hefty embodied carbon implications and long planning and construction lead times.

‘Meanwhile’ workspace on sites awaiting (re)development can have similar benefits. For local authorities and developers, it can animate spaces and provide a visible sign of progress—and even help change perceptions about an area. For developers and landowners, activity can generate buzz (and potentially help change perceptions about an area), while also giving some security and reducing the cost of keeping an empty site.¹⁵

SOCIAL VALUE

Pathways to training and employment

Some workspace providers operate as social enterprises or with otherwise socially-oriented aims, such as by offering reduced rent for start-ups or disadvantaged groups, encouraging or requiring tenants to host work experience and apprenticeships, or offering tenants business support—all of which can help bring people back into the workforce, build skills, and put businesses on a path of resilience and growth.

Supporting worker flexibility and connection

Research from 2016 found that workspace tenants had relatively quick travel times from home and ‘highly valued being able to work close to home’.¹⁶ For workers traditionally based in offices, this is likely to be even more relevant in light of Covid-19, as long commutes increasingly become a hard sell for employers.

Another piece of research suggests that because workspace tenants are likely to encounter one another frequently (e.g. at events, communal spaces), and are unlikely to work in exactly the same industry or activities, these encounters provide opportunities for people to introduce, and constantly reaffirm, their chosen line of work.¹⁷ Some tenants may also feel positively about being part of a wider workspace community, about being able to collaborate with other organisations, and/or about contributing to their local area through social initiatives.¹⁸

15 Future of London. *Workspace That Works*. Feb 2017. p13.

16 Carys Roberts/IPPR, p24

17 Gretchen Spreitzer, Peter Bacevice, Lyndon Garrett. “Why People Thrive in Coworking Spaces” in *Harvard Business Review*. Sep 2015.

18 World Economic Forum. “How Coworking Can Make a Difference.” Date unknown.

Supporting tenant wellbeing

Several operator interviewees for the Lewisham AWS reported that having long-term, affordable workspace gives peace of mind and security to practitioners. Furthermore, being around other tenants who are in similar industries, at a similar stage in their careers, or at a similar stage in life (particularly for tenants of workspace-creche arrangements) can create informal peer support networks to see through professional and personal challenges.

Supporting wider community integration

A small number of sources attempt to highlight benefits of workspace for residents. One suggests that workspace (particularly for creatives) can contribute to neighbourhood stability and bring vitality to places ‘without being disruptive’.¹⁹ Another notes that coworking spaces that support community initiatives—whether through providing space for local non-profits, hosting public-facing events, or providing space for community activities—can have a positive impact on residents.²⁰

ENVIRONMENTAL VALUE

Demolishing and rebuilding stock is falling out of favour. Not only does it often require lengthy planning processes and construction periods, it comes with a high cost in terms of embodied carbon which runs counter to net zero ambitions local authorities might have. Refurbishing buildings can be valuable from a sustainability perspective, especially when done in a way that uses carbon-neutral processes and improves building efficiency.

Workspaces also often accommodates ‘ethos’ driven businesses for which environmental and social responsibility is a key part of business operation. There are also an increasing number of examples of environmentally focused workspaces, with Sustainable Ventures in London’s County Hall being perhaps the most prominent example.

FINANCIAL & COMMERCIAL VALUE

Benefits for the public sector

The economic and social effects of workspace described above have direct benefits for local authorities in the form of more business rate income (and potential rental income where local authorities choose to operate their own workspaces) and potentially more employment opportunities for residents, either as entrepreneurs or employees of workspace tenants, which can be especially beneficial where this reduces local unemployment and boosts resident incomes.

¹⁹ *ibid*, p11.

²⁰ Hui Chai and Adar Schneider. “Shared workspaces in major global cities: what’s next for London?” June 2017.

Workspace can also play an important role supporting wider strategic priorities and aspirations. Indirectly, workspace that brings town centre vitality can help change perceptions of places, potentially leading to sector clustering or wider business agglomeration and further investment or funding opportunities.

Benefits for landowners

Flexible workspace can ‘make space work harder’, achieving employment densities of eight square metres per full-time equivalent worker compared to 12 square metres in a traditional office space.²¹ Some corporate landlords are increasingly recognising that the pandemic was a catalyst for changing how office-based companies work; rather than hybrid or home working being a temporary blip, these modes are becoming embedded, and even some established companies in traditional offices are looking towards flexible offices to more cost-effectively accommodate hybrid working.²²

In addition to the pressure from large companies attempting to right-size their floorspace, there is still demand for workspace from start-ups and scale-ups. Building owners or headlease holders who can quickly pivot to supplying good-quality flexible space will likely find a steady stream of willing and reliable occupiers.

Benefits for developers

Research suggests that developers are more likely to embrace creative workspace specifically, not necessarily out of a desire to deliver a public benefit but because creative workspace is associated with higher rent and revenue generation—a purely financial value.²³ One source reports that developers may also be motivated to include creative uses in mixed-use schemes as a way of getting buy-in from the community, a value that is indirect but potentially powerful if it avoids protracted backlash against a scheme.²⁴

Where local authorities require employment space protections or outright require workspace, including workspace in schemes helps developers push planning applications towards approval²⁵—that is, there is value in workspace in terms of bringing applications to fruition.

For developers with sites awaiting construction, meanwhile workspace can generate buzz and potentially help change perceptions about an area—which can improve the marketability of schemes²⁶—while also giving some security and reducing costs relative to keeping an empty site.²⁷

21 Carys Roberts/IPPR, p13.

22 Savills Research. UK Flex Office Perspectives. Oct 2021. p16.

23 Jessica Ferm. “Delivering affordable workspace: Perspectives of developers and workspace providers in London” in *Progress in Planning* 93. 2014. p23. / BCO, p7.

24 CLT, p38.

25 CLT, p10 / Jessica Ferm, p23 / BCO, p7.

26 Jessica Ferm, p22.

27 Future of London, p13 / BCO, p9.

AT A GLANCE: THE DIVERSE VALUE OF WORKSPACE

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	<p>ECONOMIC VALUE The role workspace plays in supporting enterprise and local economic vitality</p>	<p>SOCIAL VALUE The role workspace plays in helping people participate in society and the economy and come together</p>	<p>ENVIRONMENTAL VALUE The role workspace plays in showing and supporting environmental leadership</p>	<p>FINANCIAL VALUE The role workspace plays in generating direct and indirect financial value</p>
DIRECT VALUE	<p>Providing low threshold/flexible space for businesses of all sizes Providing access to equipment and resources Collaborative environment to network Bespoke support to grow</p>	<p>Creating pathways for people into work or enterprise Access to training Providing spaces open to communities Wider wellbeing benefits of interaction & security</p>	<p>Reducing embodied carbon by repurposing buildings or enhancing efficiency of buildings Hosting green/low carbon enterprise and business Promoting environmental responsibility</p>	<p>Rental income for landlord Business rates for local authority</p>
INDIRECT VALUE	<p>Focal point for clustering Supporting high street vitality</p>	<p>Enhancing sense of place and belonging</p>	<p>Quality of local environment Inspiring change or action across the wider place or economy</p>	<p>Uplift in commercial and residential values Investor confidence</p>

APPENDIX E: BEST VALUE & WORKSPACE

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Repurposing disused or underused publicly-owned assets is a sought-after mechanism for delivering workspace, but the pricing of land required for asset transfer is problematic. Public landowners must seek the “best consideration reasonably obtainable” for sites, with “value” generally interpreted as cash receivable.

Luckily, while generating the maximum receipt from land sales is a valid political choice, it is not a legislative obligation. There is legislation to support disposal that recognises non-financial value—with the right alignment of policies.

The Local Government Act of 1972 stated that land “cannot be sold for a consideration less than the best that can be reasonably be obtained”. The “best consideration” is commonly understood to infer the most money, but in legal terms “reasonably” is a very pliable word, and considerations are not stipulated as solely financial.

In 2000, the Local Government Act introduced a new focus on improving places through economic, environmental and social wellbeing. The Act was ultimately repealed, but the introduction of these “three pillars” has since echoed throughout planning policy.

For non-Housing Revenue Account land, the General Consent 2003 states: “Council disposals need to be for the most valuable use allowed for that site”. This gave rise to “Unrestricted” and “Restricted Value”, the former being the highest value a site could achieve, and the latter being value achievable while achieving a specific policy objective. If the difference between Restricted and Unrestricted values is less than £2m, an authority can proceed autonomously. If it is greater than £2m, the Secretary of State’s approval is required.

The subsequent Planning & Compulsory Purchase Act of 2004 embedded social, environmental and economic wellbeing in planning policy. Activity that furthers these outcomes can be the sole justification for the compulsory acquisition of land for planning purposes.

This is reinforced by the current National Planning Policy Framework’s presumption in favour of achieving sustainable development, through the same three overarching objectives—economic, social, environmental—which are understood to be interdependent and mutually supportive.

In this context, planning policy could compel any site to balance social, economic and environmental outcomes. With this policy architecture in place, the restricted and unrestricted value of a site could be the same, with all developers expected to achieve the same outcomes. In this scenario, the playing field would be levelled, allowing workspace schemes that align with an authority’s integrated planning policy objectives and asset management plans to behave competitively.

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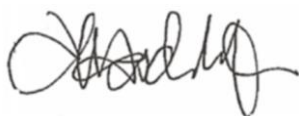
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Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Medium Term Financial Strategy	
Author	Executive Director for Corporate Resources, Director for Finance and Head of Strategic Finance, Planning and Commercial	Ext. 46651

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration	x	
EMT consideration	x	



Signed:
Councillor Amanda De Ryk, Cabinet Member for Finance and Strategy
Date: 07/07/2023



Signed:
David Austin, Executive Director for Corporate Resources
Date: 07/07/2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Medium Term Financial Strategy

Date: 19 July 2023

Key decision: No

Class: Part 1

Ward(s) affected: All

Contributors: Executive Director for Corporate Resources, Director for Finance and Head of Strategic Finance, Planning and Commercial

Outline and recommendations

The purpose of this report is to set out the medium term financial position for the Council over the next four years and the assumptions on which it is based, as well as the likely levels of budget reductions which will be required over the next four years to present a balanced budget each year.

Mayor and Cabinet is recommended to:

- Note the risks with regards to current year budget reduction measures, the persistent overspends and the uncertainty of future government funding; and the potential for this to impact negatively on the forecast balanced budget position for 2024/25; and
- Agree the 2024/25 to 2027/28 Medium Term Financial Strategy (MTFS) and outline approach being taken to identify budget reduction proposals required to meet the remaining estimated budget gap of £15m over the next four years

Timeline of engagement and decision-making

1 March 2023 – Budget report to Council

21 June 2023 – Financial Outturn for 2022/23 – report to Mayor & Cabinet (M&C)

28 June 2023 – Medium Term Financial Strategy – report to Public Accounts Select Committee

19 July 2023 – First 2023/24 financial monitoring report to M&C

1. EXECUTIVE SUMMARY

- 1.1. The Council is required to annually set a balanced budget and prepare a sustainable medium term financial plan. Due to the sustained levels of economic and fiscal uncertainty this continues to be as challenging as in recent years. This following a decade of austerity which the Council has successfully navigated but only by significantly reducing its use of resources.
- 1.2. The Covid-19 pandemic drove the country into recession in 2020/2021 and according to the Office of National Statistics, over the year as a whole, Gross Domestic Product (GDP) contracted by 9.9% in 2020, marking the largest annual fall in UK GDP on record.
- 1.3. Whilst the economy returned to pre-Covid levels by November 2021 the Russian invasion of the Ukraine has since driven energy and utility prices up sharply and severely tightened supply chains globally. By June 2022 the level of national inflation reached 40 year highs and triggered concerns for the impact of a cost of living crisis. Whilst the level of GDP has almost returned to pre-pandemic levels the level of inflation in the UK is not falling as quickly as in the US and Europe. Against this economic backdrop, despite the Comprehensive Spending Review in 2021 which set out three year Department spending levels, there is little clarity on what this will mean for local government finances as the government continues to change the policy framework, tweak grant arrangements, and rely on the sector to administer new burdens at short notice.
- 1.4. Despite six years with limited action, it remains the Government's stated intention to implement new funding baselines for all local authorities. The new baselines will be based on a review of local needs and resources (the Fair Funding Review) and a review of the national business rates tax. The last time the 'needs based assessment' was updated was for the 2013/14 settlement using the 2011 census. However, due to other government priorities such as the national response to inflationary pressures, it is expected that these changes will be introduced in 2025/26 or 2026/27 at the earliest.
- 1.5. Alongside unprecedented levels of economic and fiscal uncertainty in 2023/24 the Council is grappling with persistent overspends from 2022/23 into 2023/24 in certain services (exacerbated by the cost of living crisis, Covid 'lag' and inflationary pressures), as well as prior year undelivered savings carried forward, and additional significant budget reductions for 2023/24. These must be delivered in full as planned as any shortfall adds to the funding gap, requiring more cuts to be identified to set a balanced budget.
- 1.6. The Council is setting its medium term financial plan whilst the country seeks to

avoid a further recession and grapples with inflation without the clarity or certainty on the levels of funding it can expect beyond March 2024 at this time. For this reason the assumptions, as set out in the report, will need to be tested and reviewed as future funding announcements and general economic forecasts are themselves revised and updated.

- 1.7. The current base case assumptions produce an assumed budget gap of £15m over the four year period of 2024/25 to 2027/28, with a profile of £0m, £5m, £5m, and £5m in each year. The report also presents the assumptions for an optimistic and pessimistic case which, given the number of variables, moves the four year budget gap down by £13m or up by £15m from the base case of £15m.
- 1.8. Executive Management Team (EMT) have reviewed the assumptions used and confirmed their intention that officers seek to stabilise the budget over 2023/24, bringing forward over £20m of savings proposals towards the end of the year. Members will then be able to scrutinise the savings options, make strategic choices based on corporate priorities, and agree these in 2024/25. These savings can then be implemented well in advance of the start of 2025/26, ensuring that they can be implemented in a considered and robust way, the full year effect achieved and any prior investment required is available.

2. RECOMMENDATIONS

- 2.1. Mayor and Cabinet are recommended to:
- 2.2. Note the risks with regards to current year budget reduction measures, the persistent overspends and the uncertainty of future government funding; and the potential for this to impact negatively on the forecast balanced budget position for 2024/25; and
- 2.3. Agree the 2024/25 to 2027/28 Medium Term Financial Strategy (MTFS) and outline approach being taken to identify budget reduction proposals required to meet the remaining estimated budget gap of £15m over the next four years.

3. POLICY CONTEXT

- 3.1. The Council's 2022 to 2026 Corporate Strategy identifies seven corporate priorities and four core values which are the driving force behind what we do as an organisation. It sets out a vision for Lewisham and the priority outcomes that organisations, communities and individuals can work towards to make this vision a reality.
- 3.2. In setting out the Council's Budget Strategy, in engaging our residents, service users and employees, and in deciding on the future shape, scale and quality of services, we will be driven by the Council's four core values:
 - We put service to the public first.
 - We respect all people and all communities.
 - We invest in employees.
 - We are open, honest and fair in all we do.
- 3.3. These core values align with the Council's seven corporate priorities namely:
 - Cleaner and greener
 - A strong local economy
 - Quality Housing
 - Children and Young People

Safer Communities

Open Lewisham

Health and Wellbeing

- 3.4. The Medium Term Financial Strategy directly supports the achievement of the Council's corporate priorities by ensuring that the Council remains financially sustainable and stable over the medium term.

4. STRUCTURE OF THE REPORT

- 4.1. The Report is structured as follows:

1. Executive Summary
2. Recommendations
3. Policy Context
4. Structure of the report
5. Economic Context
6. MTFS Assumptions
7. Revenue Expenditure Assumptions
8. General Fund Budget Gap
9. Addressing the Budget Gap and Timetable
10. Risks
11. Conclusion
12. Financial Implications
13. Legal Implications
14. Equalities Implications
15. Environmental Implications
16. Crime & Disorder Implications
17. Background Papers
18. Appendices

5. ECONOMIC CONTEXT

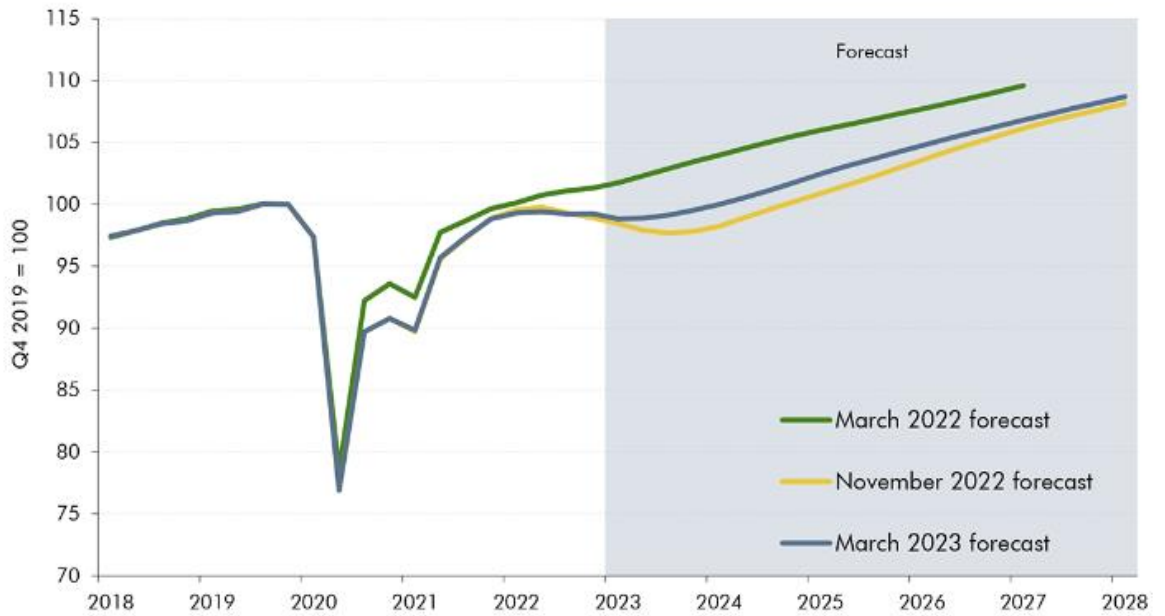
- 5.1. The Medium Term Financial Strategy (MTFS) represents the start of the Council's formal budget process, which concludes with the setting of the overall Budget each year. The Budget Report for 2024/25 will be presented to Mayor and Cabinet and full Council in February/March 2024.
- 5.2. The key objectives of the four year strategic approach continue to be:
- plan the Council's finances over a four year period to take account of local and national economic considerations and priorities;
 - ensure that the Council's corporate priorities continue to drive its financial strategy and resource allocation;
 - assist the alignment of service and financial planning processes;

- ensure that the plan takes account of: stakeholder and partner consultation; external drivers; capital investment; budget risk assessments; and expected developments in services;
 - ensure that the MTFS is linked to other internal strategies and plans; and
 - that the final agreed 2024/25 Budget reflects all these considerations.
- 5.3. The financial outlook for the Council and the public sector as a whole remains extremely challenging. The priorities for public finances are not certain and the resources available for local services continue to be adjusted as a result of post Brexit trading conditions, life and work changes following the Covid pandemic, and other global economic drivers impacting the cost of goods and services, notable the current high levels of inflation.
- 5.4. In the continuing absence of a multi-year local government finance settlement and knowing that the current high levels of inflation will take at least 12 months to return to long term target levels of 2%, during which time the impact will be disproportionately on areas with higher inequality, it is expected that the Council's finances will remain under continued severe financial strain in the coming years. Faced with higher costs, more demands, and lower anticipated income the Council will need to make further budget reductions over the next four year period in order to be able to set a balanced budget for each of the respective years in line with its statutory obligation to do so.
- 5.5. The focus of the MTFS is the Council's General Fund budget. Whilst it is very important, particularly at a time of prolonged financial constraint, to identify ways in which all services can be delivered more effectively across traditional organisational and financial boundaries, the nature of the current continuing financial austerity regime is such that most of the budget reductions have to come from Council's General Fund services. Having a sound General Fund MTFS and a strategy for responding to the challenges it presents is an essential pre-requisite to ensuring effective responses from all of the services the Council directs and influences.

National Economic and Fiscal Context

- 5.6. In March 2023 the Office for Budget Responsibility (OBR) published its Economic and Fiscal Outlook, which by and large was more positive than its November 2022 outlook, however the economy still faces significant structural challenges.
- 5.7. The OBR states that the economy narrowly avoided a technical recession in the second half of 2022 as real GDP fell by 0.2 per cent in the third quarter, but was flat in the fourth quarter. Their forecast it that the economy contracts again in the first quarter of 2023 by 0.4 per cent and GDP is flat in the second quarter as the rise in interest rates, the elevated cost of energy, and an additional bank holiday for the Coronation in May depress output. Growth returns in the second half of 2023 due to the bounce back in activity from the bank holiday and as household energy bills fall. In 2023 as a whole, real GDP falls 0.2 per cent, with private consumption, business investment and net trade all dragging on growth, offset by growth in government consumption. Output regains its pre-pandemic peak in the middle of 2024, six months earlier than expected in November, but more than four years after the start of the pandemic.

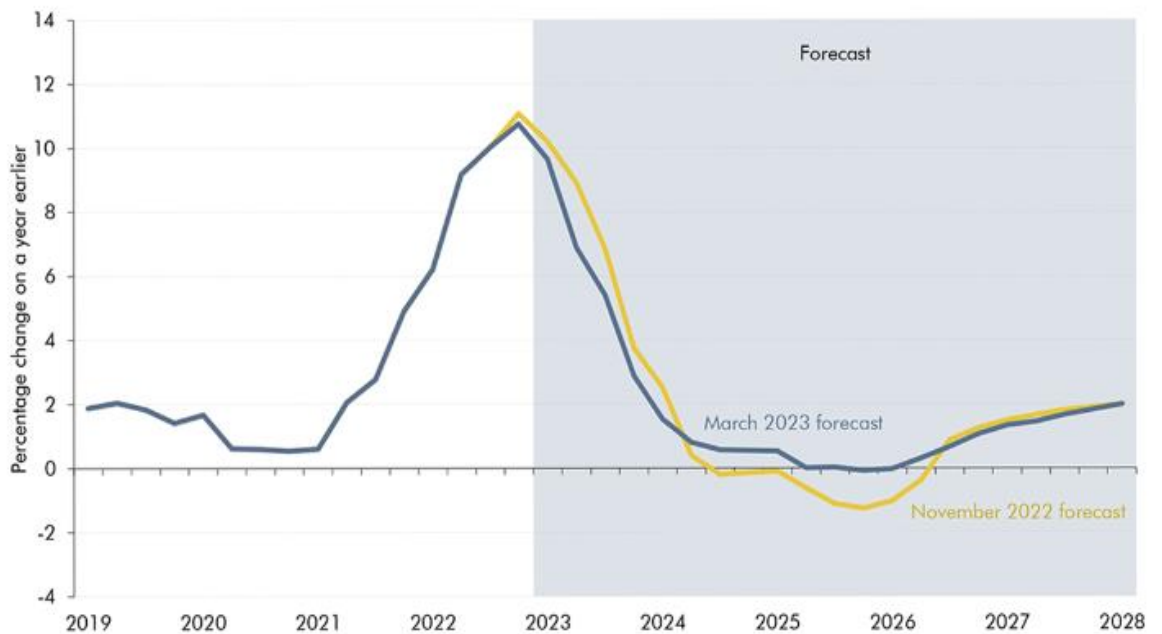
Chart 1.2: Real GDP



Source: ONS, OBR

5.8. CPI inflation peaked at 11.1 per cent in October and is expected to fall sharply to 2.9 per cent by the end of 2023, a more rapid decline than the OBR expected in November. The drop in wholesale gas prices also means that household energy bills are expected to fall below the energy price guarantee limit from July and to £2,200 by the end of the year. Stronger domestically generated inflation means that inflation oscillates around zero in the middle of the decade rather than falling meaningfully into negative territory as was forecast in November. Inflation returns to target in early 2028.

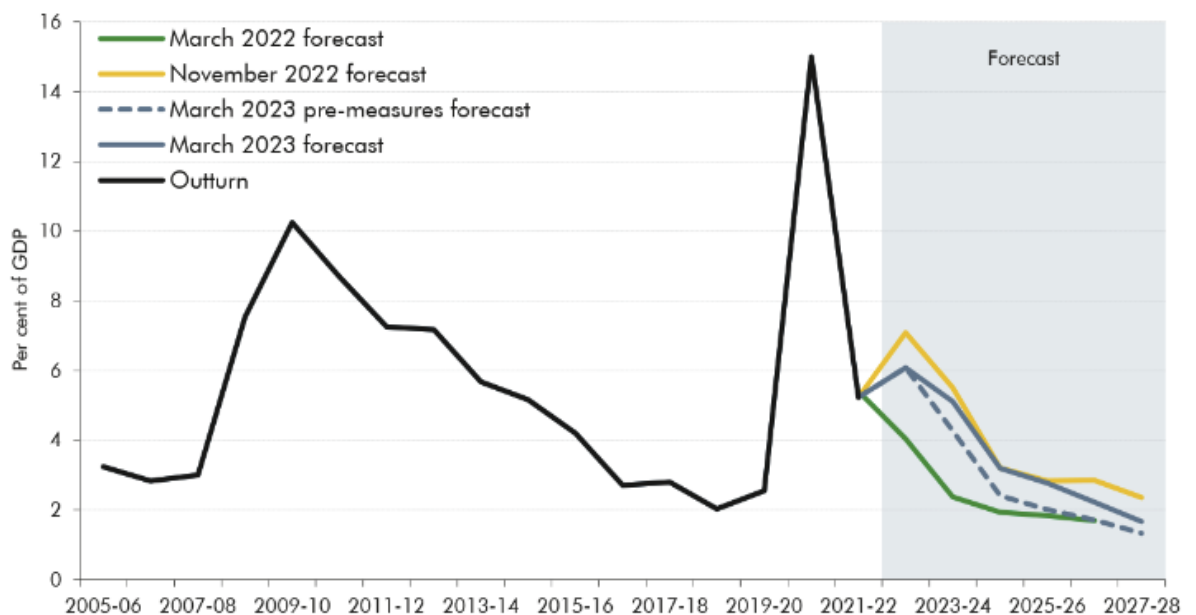
Chart 1.1: CPI inflation



Source: ONS, OBR

- 5.9. Despite more positive economic news since November, structural weaknesses remain that have been exacerbated by recent shocks:
- 5.10. **Business investment** has stagnated since 2016, with uncertainty surrounding the UK's future trading relationship with the EU, the pandemic, the energy crisis, and rises in the post-tax cost of capital all weighing on investment decisions since then.
- 5.11. **Labour market participation**, having risen since 2010 (despite the ageing of the population), has fallen dramatically in the wake of the pandemic, especially among older workers. This has left the total labour force 520,000 people smaller than we expected prior to the pandemic. And population ageing continues to weigh on participation over the forecast period.
- 5.12. **Productivity** has grown at less than half its pre-financial crisis rate since 2010 and has been disrupted more recently by the pandemic and higher cost of energy. This reflects both the stagnation in business investment and weak growth in total factor productivity.
- 5.13. The modest improvement in economic prospects between November 2022 and March 2023 has flowed through to a somewhat brighter outlook for the public finances. Public sector net borrowing in 2022-23 is expected to be £152.4 billion, or 6.1 per cent of GDP. This is down £24.7 billion (14 per cent) relative to the November forecast. Headline public sector net debt is expected to finish the year at 100.6 per cent of GDP, 1.2 per cent of GDP lower than forecast in November.
- 5.14. The latest OBR forecast continues to see the tax burden (the ratio of National Accounts taxes to GDP) reach a post-war high of 37.7 per cent of GDP at the forecast horizon in 2027-28, including the highest ratio of corporation tax receipts to GDP since the tax was introduced in 1965. We also still expect the ratio of public spending to GDP to settle at 43.4 per cent, its highest sustained level since the 1970s.

Chart 1.5: Public sector net borrowing



Source: ONS, OBR

- 5.15. The OBR states that it is now harder for this Chancellor to deliver a falling path for the debt-to-GDP ratio in the medium term than it has been for any of his predecessors since the OBR was established in 2010. This is due to the combination of: (i) subdued medium-term growth prospects, reflecting post-financial

crisis weakness in productivity growth exacerbated by a series of further shocks in the form of the pandemic and rise in energy prices; (ii) a stock of debt that has been pushed to a 60-year high, largely as a result of those shocks; and (iii) interest rates on that higher stock of debt, which have tripled over the past year to their highest level in over a decade.

- 5.16. It all adds up to a situation in which for any given debt-to-GDP ratio, less can be borrowed without that ratio rising; and for any given level of borrowing, more must be spent on debt interest, leaving less scope to finance other priorities.

Local Government

Local Government funding reform

- 5.17. It remains the Government's intention to implement new funding baselines for all local authorities. The new baselines to reflect updated assessments of local needs and resources (the Fair Funding Review), the approach to business rates retention, and resetting business rate baselines. The last time the 'needs based assessment' was updated was for the 2013/14 settlement.
- 5.18. The final Local Government Finance Settlement for 2023/24 was received in February 2023. This was another one year only settlement pending the Fair Funding Review. However, this also covered some announcements for 2024/25 which were included in the policy statement published on 12th December 2022. With 2023/24 effectively being another roll forward year with some additional grants, the Government has deferred the fundamental review of the way local government is financed until at least 2025/26 financial year, but potentially later, making the planning for a four year period even more challenging.
- 5.19. On business rates, London continued the business rate pool for 2020/21. The Covid-19 pandemic negatively impacted all boroughs tax bases through the period of disruption and for many the recovery of the tax base has been slow, this resulted in the requirement for the Council to contribute £2.1m to the pool for 2020/21. London ceased pooling for 2021/22, although 8 boroughs formed a local pool, but with no decision for another pan-London pool for future years at present.
- 5.20. The other elements of the impact of rolling over spending decisions pending the funding reform has been the rise in annual grants for specific services (e.g. better care fund, social care grant, homelessness grant), policy changes resulting in the introduction of new grants (e.g. market sustainability grant, lower tier grant) and discontinuation of others (e.g. new homes bonus), as well as new once-off funding such as the Services Grant. This limits the Council's ability to plan with any certainty and constrains local decision making on how to allocate resources. Over the same period councils have been expected to continue to implement above inflationary council tax rises with council tax now providing 50% of the Council's General Fund.

6. MTFS ASSUMPTIONS

- 6.1. The resource envelope set out in this section of the report consists of the following elements:
- The 'Settlement Funding Assessment' (SFA) which is the total of retained business rate income and business rate top-up.
 - Council Tax income.
 - S31 Grants

Settlement Funding Assessment (SFA)

- 6.2. Local authorities receive funding from the government via the Settlement Funding Assessment (SFA). This previously consisted of a share of local Business Rates and a Revenue Support Grant (RSG).
- 6.3. The table below shows the forecast SFA over the next four years.

Table 2: Make-up of Lewisham’s 2022/23 and Estimated Settlement Funding Assessment, 2023/24 to 2024/25 to 2027/28

Settlement Funding Assessment	2023/24 Actual	2024/25 Forecast	2025/26 Forecast	2026/27 Forecast	2027/28 Forecast
Main case	£m	£m	£m	£m	£m
Retained Business Rates	32.39				
Business Rate Top-up	98.71				
Baseline Funding Level (BFL)		134.12	119.83	119.88	119.99
Total SFA	131.11	134.12	119.83	119.88	119.99

Business rates income

- 6.4. In 2018/19, the government devolved 100% of Business Rates to London Local Authorities (LA) via the pilot pool. In 2019/20, the level of devolved Business Rates was changed to 75%. In London, this was shared between Local Authorities and the GLA with 48% to local authorities and 27% to the GLA. In the 2019 Spending Round the government announced that other than the established Combined Authorities all sponsored pilots would end and revert to the original business rates system of distribution. At the end of 2020/21 the London pool was suspended by mutual agreement of London Boroughs. Therefore, Lewisham returned to the business rates shares as at 2017-18, which means the LA retains 30% of Business Rates and the GLA 37%. The RSG has been ‘rolled-in’ at this stage thereby phasing it out.
- 6.5. Changes to Business Rates retention were intended to be fiscally neutral by allowing the main local government grant (e.g. Revenue Support Grant) to be phased out and additional responsibilities devolved to local authorities or regions, matching the additional funding from business rates.
- 6.6. The Valuation Office Agency (VOA) updated the rateable values and the most recent revaluation came into effect in England and Wales on the 1 April 2023, and the impact of this, as well as the transitional protection reliefs associated with this formed part of the 2023/24 baseline funding.
- 6.7. The forecast now assumes that the reforms and the business rates reset will be implemented from 2025/26, which is the earliest date that this could be introduced. This is assumed to include the return to the phased reduction of RSG. The government also operates a safety net for business rates with Lewisham’s currently set at £88m, £10.71m below the £98m allocated for 2023/24. This means any loss of collection up to £10.71m is borne by the Council directly before becoming a burden on the national pool. The pandemic impacted the collection rate for the borough and whilst this is improving it has not yet returned to pre-pandemic levels and so the model assumes that in three of the four years there is the need to make a contribution to deficits within the collection fund, although not near the safety net level.

- 6.8. As the London pool has been stopped for 2021/22 no assumptions are made in this MTFS on any risks or benefits should it be re-started.

The Fair Funding Review

- 6.9. Central government funding for local authorities is based on an assessment of relative needs and resources. The overarching methodology that determines how much funding each authority receives annually was introduced over ten years ago and has not been updated since funding baselines were set at the start of the 50 per cent business rates retention scheme in 2013/14.
- 6.10. The government is undertaking the Fair Funding Review to update the needs formula and set new funding baselines. The government is proposing to simplify the funding formula based on a small number of key cost drivers such as population, deprivation, rurality/density, and area costs. The government has so far undertaken two consultation exercises. The consultation identified key areas that require a more detailed assessment of needs such as adult social care, children's services, highways and public transport, waste collection and disposal.
- 6.11. The work required to fully reform approach to funding is such that the earliest that this could be introduced is 2025/26, or even 2026/27, and therefore the MTFS assumes any impact will now be for the start of 2025/26, although the timing and outcome of the next general election is likely to impact this.

Council Tax income

- 6.12. In considering savings proposals and the level of Council Tax, Members make political judgements balancing these with their specific legal responsibilities to set a balanced budget and their general responsibilities to stewardship of the Council's finances over the medium term.
- 6.13. As well as decisions about the level of Council Tax, Council Tax income is also affected by growth in the number of properties in the borough, the rate of Council Tax collection, and the Local Council Tax Reduction Scheme (LCTRS).
- 6.14. The government sets annually the limit by which council tax can be increased locally without triggering the requirement to hold a referendum. Exceptionally this was set at 3% for the two year period 2018/19 and 2019/20. The level then reverted and was set at 2% for 2020/21, 2021/22 and 2022/23. Due to exceptionally high levels of inflation, in the Autumn Budget in 2022, Government again lifted the limit to 2.99% in 2023/24 and 2024/25. While recognising that Council Tax is a regressive tax, the MTFS main case assumes that the Council increases council tax levels by 2.99% in 2024/25 and then back at the 1.99% for the remaining three years.
- 6.15. The Social Care Precept is in addition to this. The Social Care precept was introduced by the government from 2016/17, and the percentages available to levy annually have varied over the six year period. In 2021/22 government gave Local Authorities the option of levying a 3% Social Care Precept over two years. This was agreed by the Council and the 3% included in the 2021/22 budget. A further 1% precept was included in the 2022/23 budget. In light of the high cost of care driven by general inflation, and the longer term impact of the pandemic, the Autumn Budget in 2022 allowed local councils to levy a 2% Social Care Precept in 2023/24 and 2024/25, and it has been assumed that a 1% precept will be available in 2025/26. Given the delay in the long awaited government proposals for the sustainable long-term funding of adult social care services it remains unclear whether and how the government's solution to the longer term funding of social care will include contributions via local authority taxation or grant. Therefore it may be that the precept falls away once the Social Care Reforms are introduced, which further increases the uncertainty with regards to the ability to forecast the Council's funding

envelope post 2024/25.

- 6.16. In 2023/24 Council Tax was raised by 4.99% in total, the 2.99% core increase and the 2% social care precept increase as set out above. This generated additional funding of £6.5m.
- 6.17. For 2024/25 the MTFs main case assumes a 4.99% increase again from 2% precept and 2.99% in core Council Tax and then 1.99% in each year thereafter, with a 1% precept in 2025/26 only. This reflects the assumption that the Council will apply the maximum increase allowed without a referendum in 2024/25 and beyond. In addition, the MTFs assumes a 0.5% average increase in the Council Tax base for 2024/25, increasing to 0.75%, 1.25% and 1% for the years 2025/26 - 2027/28, based on Planning Service's housing trajectory. In total over the period this will add approximately £17m to the Council Tax income base over the four year period to 2027/28. The MTFs also acknowledges the impact on collection rates from Covid-19 which dropped significantly. For 2024/25 the MTFs assumes that the rate moves up from the current levels and achieves 95%, increasing and remaining at 96% for the remaining three years. Given that Council Tax currently makes up circa 50% of the net general fund revenue income for the Council, it is critical that we can and do collect from those able to pay, and that we can increase the collection rates to that assumed in the MTFs model. The Council is drawing on experience and best practice of high performing councils to ensure that our performance can improve to those levels forecast.
- 6.18. Forecast Council Tax income from 2024/25 to 2027/28 is set out in Table 3 using the assumptions in Appendix 1. The amounts collected here are after allowing for the cost of the Council Tax Reduction Scheme and any uncollected debts.

Table 3: Council Tax Income Future Year Projections

	2024/25 projection	2025/26 projection	2026/27 projection	2027/28 projection
	£m	£m	£m	£m
Optimistic	141.373	148.236	154.577	160.791
Main	141.373	146.797	151.590	156.152
Pessimistic	139.885	145.268	150.011	156.152

S31 Multiplier Grant

- 6.19. For 2016/17 to 2023/24 a Section 31 grant has been provided by Government to compensate local authorities for under-indexation of the business rates multiplier in 2014/15, 2015/16, for the switch to Consumer Price Index (from the Retail Price Index), for the purposes of uprating the multiplier from 2018/19 onwards, and the freezing of the multiplier for 2021/22. In 2023/24 the under-indexation grant has been calculated to increase in line with the change in Consumer Price Index between September 2021 and September 2022, which given the extraordinary levels of inflation have increased this grant in magnitude, to the level where it can be formally incorporated (in arrears) into the annual budget setting process.
- 6.20. Previously, this grant was at the level where it was utilised primarily to balance any pressures on the collection fund. It is assumed that £10m is available in 2024/25 and £15m for each of the three years thereafter. Any funding reforms leading to the removal of this funding will further increase the budget gap in future years.

7. REVENUE EXPENDITURE ASSUMPTIONS

- 7.1. In addition to the reduction in the level of resources available over the next four years, the Council faces a number of budget pressures which will add to the overall revenue expenditure, namely sustained higher than average inflation, including legacy pressures from the Covid-19 pandemic, demand pressures in children's and adults social care and temporary accommodation, and the increase in the contribution to the levy for concessionary fares. This section of the report considers the effect such pressures will have on the future years' revenue expenditure.

Pay

- 7.2. The pay award for 2022/23 was a flat rate of £1,925 per person (uplifted for the London Weighting allowance) for officers on all JNC pay points 1 and above. This equated to an average of a 5% pay uplift across the Council's staffing and salary bands. The 2023/24 budget assumed the same level of uplift and provided on this basis. The MTFS model assumes a pay award in 2024/25 of 2.5%, 1% in 2025/26 and 2% for 2026/27 and 2027/28, these assumptions match the long term inflation forecasts from the Bank of England.
- 7.3. The 2023/24 pay offer that has been rejected by the Unions was equivalent to what was offered and accepted for 2022/23 and formed the basis of the budget in 2023/24, officers therefore consider it prudent to assume that the final pay award will be higher than the budget and an allowance of an additional £2m for 2023/24 has been made, this will cause a pressure that requires funding in 2024/25.

General price inflation assumptions

- 7.4. General price inflation is calculated on non-pay expenditure on General Fund services (excluding internal recharges and housing benefit payments). A proportion of this expenditure is contractual with indices linked to inflation but in many cases the Council is in a position to re-negotiate increases. As set out in section 5 above, current levels of inflation remain stubbornly high, however, the Office for Budget Responsibility forecasts this returning to the Bank of England long term forecast of 2% by Q1 of 2024, and dropping to 0% in 2025/26. To reflect the lag between actual inflation and the levels contained within the Council's supply chains, the MTFS assumes that price inflation will be 2.5% in 2024/25, dropping to 1% in 2025/26, and then returning to 2% in 2026/27 and 2027/28. Whilst not building the current stubborn levels of inflation into the MTFS base model, the Council is recognising the temporary impact in 2024/25 and has allowed for additional pressures funding of £2m which is equivalent to a further ~2% uplift on net non-salary budgets.

General fees and charges assumptions

- 7.5. The Council's approach in the past has been to expect fees and charges it levies to rise in line with inflation unless there is a specific decision to increase them by more or less. In some cases, this will be outside the control of the Council (for example, where charge rates are set by statute). However, for the purposes of these projections of spending, it is assumed that on average fees and charges in aggregate will increase by inflation.

Further budget pressures and risks

- 7.6. Forecasting the impact of demand changes is the most difficult aspect of the MTFS. However, the MTFS needs to make allowance for the potential impact of these through the allocation of an amount for risks and pressures. The key challenges that impact on the demand for Council services are as follows:

- **Population growth** – this particularly affects people-based services such as adult and children’s social care. But it also affects general demand for universal services such as leisure and cultural services and school places;
- **Ageing population** – this affects care for the very elderly but also impacts on care for younger adults and children with disabilities who are living longer as a result of improvements in medical care. It also has a direct impact on the funding the Council needs to provide for the London-wide concessionary fares scheme;
- **Household growth** – this impacts on General Fund property-based services such as refuse collection and waste disposal; highways, footpaths and street lighting; and more school places and additional health and care needs.
- **Impact of government policy** – improvements in economic well-being and reduction in crime should potentially mean less demand for Council services. However, the shortage of housing, the impact of welfare changes, and policy toward people with No Recourse to Public Funds are all having a major impact on social needs within the borough. With deep and long lasting implications for the level and impact of poverty as set out in the 2019 United Nations report on the impact of austerity in the UK since 2010, further evidenced through the impact of Covid on local communities in 2020/21 and 2021/22 which further highlighted the current levels of inequality in society, and now the disproportionate impact of high inflation on lower income households.
- **Impact of reducing preventative services** – reductions in budgets for preventative services such as early years, the youth service and aspects of adult social care provision are likely to affect demand for more acute services including children at risk, children involved in crime, adults with drug and alcohol problems, adults in residential accommodation and so on; and
- **Regulations and standards** – following the Covid pandemic, with new responsibilities for local government through anticipated funding changes and as councils respond to changes in community need; standards and ways of working are expected to change.

7.7. The Council is actively trying to address these demand pressures and seeks to ensure, wherever possible, that the changes it has to make to services help residents and the community become more resilient and by that means reduce rather than increase demand.

7.8. Other pressures, such as the cost of transition of children with disabilities into adult services or when specific grants are reduced or withdrawn, are assumed to be managed within service budgets.

7.9. To enable the Council to recognise these pressures and risks in a flexible way as they come to bear, the MTFs includes an annual provision corporately for growth from demand and other unavoidable pressures in the budget. The model assumes this will continue for future years, with £4.5m set aside for 2025/26 – 2027/28.

7.10. Whilst only a single year settlement was provided for 2023/24, the Autumn Budget in 2022 provided some clarity on the expected levels of Government funding for 2023/24 and 2024/25, this has meant that there is some confidence in the level of funding for 2024/25, but it signalled strongly that this growth would be funded via significant reductions from 2025/26 onwards. The confidence in the level of S31 grants expected, the ability to increase council tax levels by 4.99%, and additional

expected social care grant (taken in arrears) has meant that the Council can look to fund specific persistent pressures and growth in 2024/25 above the £4.5m allocation.

- 7.11. This will enable the Council to ensure that it achieves all previously committed savings and removes the persistent overspends which have resulted in an overspend position at outturn. The stabilising of the budget will ensure that the Council services are in a robust position, delivering balanced budget spend in anticipation of the funding reforms and expected resultant reduction in funding assumed in 2025/26 and ensure that the £4.5m of pressures funding allocated in 2025/26 onwards is more likely to be sufficient.
- 7.12. The table below sets out the pressures which have been allowed for within the MTFS model.

Table 4: Pressures Identified

	2024-25	2025-26	2026-27	2027-28	2028-29
Pressures	£'m	£'m	£'m	£'m	£'m
Concessionary fares increase	4.00	2.50	0.50	0.50	0.50
Corporate Resources persistent pressures	1.09	0.00	0.00	0.00	0.00
CYP persistent pressures	6.40	0.00	0.00	0.00	0.00
ASC persistent pressures	1.50	0.00	0.00	0.00	0.00
Temporary Accommodation persistent pressure	2.00	0.00	0.00	0.00	0.00
Revenue cost of capital delivery	1.00	0.00	0.00	0.00	0.00
Future years unidentified	0.00	2.00	4.00	4.00	4.00
Pressures Funded	15.99	4.5	4.5	4.5	4.5

Note: * this assumes that the insourcing of Lewisham Homes will be cost neutral for the general fund as covered in the HRA.

- 7.13. The Council has been notified by TfL that the level of travel of those eligible for concessionary fares has increased and is on target to return to and exceed pre-Covid levels, this has been forecast by TfL and will create an ongoing budget pressure, which is most acute in 2024/25 and 2025/26.
- 7.14. The 2022/23 budget monitoring has consistently reported persistent overspends in certain services, mainly CSC, ASC and temporary accommodation, it is considered prudent to fund these in 2024/25 given that Government has indicated that funding levels, particularly funding for social care, will increase in 2024/25. The 2022/23 outturn forecast an overspend of circa £25m, offset in the main through corporate resources and remaining Covid grants, which will not be available in 2024/25.
- 7.15. Therefore the funding of these persistent overspends is required in part to fund the Covid drag where demand has been unable to be taken out of the system, and partly to reflect the impact of this on the achievement of savings. Mayor and Cabinet should note though the requirement remains that agreed savings are delivered in full.
- 7.16. The current cost of borrowing, coupled with the high levels of inflation, and the wider aims of regeneration mean that not all capital schemes planned for delivery will be able to self-finance, or that some schemes will be delayed, therefore an allowance of £1m has been made to reflect a combination of the cost of increased borrowing on the Council's balance sheet or the write off of capital costs to revenue for delays.

Specific grant assumptions

7.17. The following assumptions have been made in the projections on specific grants which fund services. The general point is that within the Council's devolved budget management arrangements the funding position is noted and it is for the service to ensure that their spending is managed within the available grant. The main specific grants include:

- **Public Health** – this grant is £26.91m in 2023/24, an increase of £0.85m from 2022/23. Any future year changes to the public health budgets once announced will need to be the subject of further officer proposals to ensure expenditure on services matches the available grant.
- **Better Care Fund (BCF)** – this grant is £25.97 in 2022/23. The Council receives approximately £10.4m of this funding via the local Clinical Commissioning Group (CCG) to support Council-led services. The 2023/24 funding is yet to be finalised.
- **Improved Better Care Fund (iBCF)** – In 2023/24, the iBCF remained flat at £14.9m, the same as in 2022/23. This grant is for funding adult health and social care activity. Plans for its use, which have not yet been finalised, will also require the agreement of the ICB. The grant is likely to be spent in substantially the same way as in 2022/23.
- **Social Care grant** - the final Local Government finance settlement in February 2023 committed £1,506m more for Social Care grant nationally for 2023/24. This has increased Lewisham's final grant from £14.622m in 2022/23 to £23.402m in 2023/24 (a 60% increase) with the discretion to spend this on both adults and children social care. There was also an uplift of £3.85m in the previous year, and in the 2022/23 budget £1.95m was taken into base budget and the remaining £1.9m was utilised to support once off pressures within these services. It is assumed in the MTFS that in 2024/25 this £1.9m be taken into base budget. Given the scale of the Social Care grant the decision was taken in the 2023/24 budget to build this into the base funding for services, meaning that the Council is now more reliant on its continuation at at least the level of 2023/24. There is a risk that the delayed Social Care Reforms may reduce this when eventually implemented, although it is assumed that this funding will be rolled up into the new funding allocations. Whilst the Autumn Budget in 2022 signalled that there would be further growth in Social Care funding in 2024/25, it is not considered prudent to build into the MTFS model.
- **Other grants** – the Council receives a number of other revenue grants, the most recent and significant being the £3.85m Services Grant first received in 2022/23 at £6.56m, however this is labelled as 'once off' and so is not built into any future budget models. Pending a full financial settlement for local government these have increased in recent years, in number and scale, and therefore pose a greater risk to the Council's budget as they are only annual. These include recent s31 grants which supplement business rates, social care, and special education needs as well as some other relatively small or directly related to specific projects.

A number of the smaller ones come from the Greater London Authority; for example, funding we receive from the London Mayor's Office for Policing and Crime (MOPAC) to support crime reduction work.

Any changes to these grants will have to be met with an equivalent reduction in service spend to ensure it will have a neutral impact on the Council's overall budget gap.

Other Income and Expenditure Items

- 7.18. There are other income and expenditure items in the Council's budget which are mainly non-service specific. These consist of the following elements:

Capital financing charges

- 7.19. Capital financing costs include all revenue costs relating to the Council's outstanding borrowing which comprises repayment of principal and interest charges. It also includes provision for capital spending which is charged directly to revenue and repayment of historic debt in respect of the former Inner London Education Authority. These costs are offset by principal and interest repayments from the Catford Regeneration Partnership Limited, Lewisham Homes, and interest on the Council's investment balances.
- 7.20. The main factors that affect the forecasting of capital financing costs are the level of additional borrowing for capital purposes, the level of the Council's cash balances, and interest rates. The MTFs usually assumes that capital spending will be funded either from grant, capital receipts, capital reserves (including S106 and CIL), be charged direct to revenue or borrowing. However, as set out in paragraph [7.16] above, the scale of the capital programme ambition, or the impact of further delay due to inflation, means that it is assumed that a further £1m will be required for either new borrowing costs or revenue costs not able to be capitalised.
- 7.21. Short term changes to interest rates should not materially affect borrowing costs as the Council borrows long term (typically 30 plus years) at fixed rates. It also assumes that cash balances remain at their current level in the immediate future pending a pick-up in the delivery of the capital programme. If interest rates rise the Council receives more interest on balances invested. However, the projections have not built in any assumptions about changes to interest rates as their scale is likely to be limited and the timing remains uncertain.

Levies

- 7.22. These cover the London Pension Fund Authority, the Environment Agency and Lee Valley. It is assumed these will stay at similar levels for future years.

Added years pension costs

- 7.23. In the past, staff who retired early were awarded additional assumed years in the Pension Fund with the additional cost being charged to the General Fund. Although added years stopped being awarded some years ago, the Council has an on-going commitment for those staff who were awarded added years in the past.

8. GENERAL FUND BUDGET GAP

- 8.1. Using the medium term resource envelope and revenue expenditure projections stated above, the resulting overall forecast position for the authority is shown in Table 5 below:

Table 5: Summary of Projected Financial Position

	Optimistic Case				Main Case				Pessimistic Case			
	2024/25	2025/26	2026/27	2027/28	2024/25	2025/26	2026/27	2027/28	2024/25	2025/26	2026/27	2027/28
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
Business Rates Baseline Funding Level	134.490	129.526	130.169	130.921	134.490	119.832	119.882	120.154	133.503	116.109	112.630	109.847
BR S31 Grant (RPI to CPI adjustment)	10.000	15.000	15.000	15.000	10.000	15.000	15.000	15.000	10.000	15.000	15.000	15.000
Business Rates Collection Fund losses	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(1.000)	(1.000)	(1.000)	(0.000)	(1.000)	(2.000)	(2.000)
Council Tax raised	141.373	148.236	154.577	160.791	141.373	146.797	151.590	156.152	139.885	145.268	150.011	156.152
Council Tax Collection Fund losses	(0.000)	(1.000)	(1.000)	(1.000)	(0.000)	(1.000)	(1.000)	(1.000)	(0.000)	(1.000)	(1.000)	(1.000)
Total Resources	285.863	291.763	298.746	305.712	285.863	279.629	284.472	289.143	283.388	274.376	274.640	277.999
Total Revenue Expenditure	286.101	285.668	301.551	308.640	288.101	285.668	289.418	294.366	287.378	284.521	285.552	285.983
Budget Gap	0.238	(6.094)	2.806	2.928	2.238	6.039	4.946	5.223	3.990	10.145	10.912	7.984
Approved Savings	(2.315)	(0.850)	0.000	0.000	(2.315)	(0.850)	0.000	0.000	(2.315)	(0.850)	0.000	0.000
Additional Annual Savings Required	(2.077)	(6.944)	2.806	2.928	(0.077)	5.189	4.946	5.223	1.675	9.295	10.912	7.984
Cumulative Savings Required	(2.077)	(9.021)	(6.944)	2.924	(0.077)	5.112	10.058	15.281	1.675	10.970	21.882	29.866

- 8.2. Taking the main case scenario as the expected position, the MTFS shows the annual measures required to bridge the budget gap from 2024/25 to 2027/28 as (£0.077m), £5.189m, £4.946m and £5.223m, respectively in each year. A total of £15.281m over the four years to 2027/28.
- 8.3. It is important to note two things. Firstly, any of the pressures not addressed in service spending through 2023/24, or funded through the growth allocated in 2024/25 will result in a cuts target for 2024/25 rather than the balanced budget forecast. Secondly, the cuts offered up in 2021/22 and 2022/23 for 2024/25 and 2025/26, £2.315mm and £0.850m respectively, are included within these MTFS figures. If these are not delivered then the budget gap increases proportionately.
- 8.4. The optimistic case scenario has been modelled to show the effect that positive changes in the assumptions will have on the overall budget gap. Here the cumulative budget gap to 2027/28 reduces by approximately £13m to £3m. This is based on lower predicted cuts to baseline funding and higher increase in the Council Tax collection rates.
- 8.5. The pessimistic case scenario reflects the impact of certain risks having a more severe impact. The cumulative budget gap to 2027/28 increases by approximately £15m to £30m. This scenario demonstrates the difficulty the Council could potentially face if the impact of funding cuts are higher and Council Tax collection rates are lower than expected.
- 8.6. The Council has considered how it will manage the longer term financial impact of the Covid pandemic and made some allowance for this in the base case scenario to ensure that there is not unrealistic reliance assumed on Government.
- 8.7. The next section of this report looks at how the Council continues to address the gap in order to produce a balance budget.

9. ADDRESSING THE BUDGET GAP AND TIMETABLE

- 9.1. Officers continue to work on implementing delayed savings not implemented due to the impact of Covid 19, the £12.5m of new budget reductions taken into the budget for 2023/24, while also managing the challenges of continued high inflation and demand pressures. This work is discussed more fully in the P2 financial monitoring reported to Mayor & Cabinet on the 19 July 2023.
- 9.2. Given that the base case model for 2024/25 indicates a balanced budget for 2024/25 a budget reduction process is not required for that year. However, the proposal is that during 2023/24 officers undertake a targeted internal budget process focusing on high volume / high value services, including benchmarking activity data to review current levels of expenditure to ensure that the 2023/24 budget can be stabilised and remain balanced in 2024/25.
- 9.3. During the latter part of the year, the savings process will commence, including Member engagement, with the aim of identifying at least £20m of savings for the period 2025/26 – 2027/28. The level of savings targeted is greater than the forecast required £15m to enable Members to be able to make choices in terms of which items to approve for implementation.
- 9.4. This will be a targeted approach to developing savings from strategic service changes over more than one year. The process will not be one of seeking blanket savings, setting targets nor taking a themed approach.
- 9.5. These options will be scrutinised and agreed in 2024/25, so that officers can begin the work of implementing these in advance of the start of 2025/26 to ensure that the full year effect can be achieved and enabling any necessary prior investment for those items which may be invest-to-save schemes.

- 9.6. If more savings than required are taken then this will enable greater funding of new pressures arising, beyond the funding of inflation assumed in the MTFS.
- 9.7. The progress of the budget stabilisation and savings identification will be robustly monitored and reported via the regular financial monitoring. A further specific update may be brought forward depending on both internal progress and any announcements by Government in either the Chancellor's Autumn Budget or the provisional Local Government Finance Settlement.
- 9.8. Existing governance arrangements will be utilised where appropriate to ensure that there is rigorous oversight of the programmes that are brought forward to support these reduction measures and where necessary new governance will be introduced under the leadership of EMT.

10. RISKS

- 10.1. There are a number of risks facing the Council in setting its MTFS for the period 2024/25 to 2027/28. The key issues are discussed below.
- 10.2. As set out above, whilst the Autumn Budget made certain commitments for the current spending round (ending in 2025/26) Government provided only a one year settlement for 2023/24. Furthermore the Budget suggested that the growth provided in the current spending round would be funded via reductions in spending in future spending rounds. **Therefore officers are reasonably confident in the forecasting for 2024/25, but have had to make assumptions for the remaining four year period in the MTFS, and therefore the modelling for 2025/26 – 2027/28 is heavily caveated and uncertain.**
- 10.3. The UK levels of inflation are not decreasing as quickly as the US and Europe, and there is generally a lag between actual CPI and both public sector pay and contract costs, whilst some allowance has been made for this there remains real risk associated with these economic factors.
- 10.4. The Funding Reforms to Business Rates and the Social Care funding reforms have been further delayed and are not expected until 2025/26 at the earliest which introduces further risk and uncertainty. The scale of social care funding is increasing and Local Government grows ever more reliant on both local taxes and the various social care grants (iBCF, BCF, PH, SCG, market sustainability) to support services.
- 10.5. There also remains the significant risk that the general fund may be required to support both the HRA and schools budget. The housing repairs and maintenance costs required to meet the decent homes standard may be unable to be accommodated within the HRA budgets, and the SEN and transport costs may similarly fall to the general fund. The statutory override (which ringfences the current circa £11m schools deficit to schools reserve) may be lifted, meaning that the general fund reserves will be required to fund this.
- 10.6. The progress and outcomes of the capital strategy and programme review work reporting to M&C in July are not yet known. If the capital strategy and its associated risks (given the scale and pace of delivery) put more pressure on the revenue budget (e.g. through abortive costs, overspends, new or extended projects, etc.) this will add to the cuts targets required.

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11. CONCLUSION

- 11.1. The Medium Term Financial Strategy sets out initial estimates based on uncertain assumptions for the funding of local government to prudently anticipate the scale of financial challenge the Council will face over the medium term to 2027/28.
- 11.2. The next stages in the development of the financial strategy will be further refinement of the Council's longer term forecasting in light of the next Spending Round, Local Government Finance Settlement, and clarity on the government's policy agenda as it impacts local government. This, in turn, will inform the Council's development of the saving proposals required to balance the Council's budget and timing of these.
- 11.3. The MTFS identifies that the Council may have to make up to £15m of budget reductions over the next four years, on top of the £2.315mm and £0.85m already put forward in 2021/22 and 2022/23 for 2024/25 and 2025/26.
- 11.4. Given the high level of uncertainty and risk of making cuts which may then have to be reversed if the assumptions used are wrong, the recommended focus now is to ensure that those cuts previously offered remain deliverable, and that the persistent budget overspends arising in 2022/23 and continuing into 2024/25 are reduced and managed to stabilise the Council back to a balanced budget outturn.
- 11.5. The Council will then start preparing savings for the latter three years in the Autumn, adjusted as necessary as Government produces its Autumn Budget and provisional Local Government Finance Settlement, and bring these forward for scrutiny and decision making well in advance of 2025/26 to ensure that there is both choice in which saving to take as well as sufficient time for robust and careful implementation. The timetable in section 9 above allows for this process to be undertaken.
- 11.6. Local authorities have largely acknowledged that deep changes are required if they are to continue to deliver positive outcomes for their citizens. What is not yet clear is how authorities can continue to make this happen in practice if funding levels are cut further, what services local government may be responsible for in future, and how services are expected to transform and change to support the borough and its residents in the longer term.

12. FINANCIAL IMPLICATIONS

- 12.1. This report is concerned with the Council's medium term financial strategy and as such, the financial implications are contained within the body of the report.

13. LEGAL IMPLICATIONS

- 13.1. The purpose of this report is to develop a medium term approach in support of better service and financial planning and an update of in-year financial pressures. Members are reminded that the legal requirements are centred on annual budget production, and that indicative decisions made for future years are not binding.
- 13.2. The Local Government Act 2000 and subsequent regulations and guidance says that it is the responsibility of the full Council to set Lewisham's budget, including all of its components and any plan or strategy for the control of the Council's capital expenditure. Regulations provide that it is for the Executive to have overall responsibility for preparing the draft budget for submission to the full Council to consider. Once the budget has been set, it is for the Mayor & Cabinet to make decisions in accordance with the statutory policy framework and the budgetary framework set by the Council.

- 13.3. Where there are proposals for a reduction to a service which the Council is either under a statutory duty to provide, or which it is providing in the exercise of its discretionary powers and there is a legitimate expectation that it will consult, then consultation with all service users will be required before any decision to implement the proposed saving is taken. The outcome of such consultation must be reported to the Mayor. Where the proposed savings will have an impact upon staff, then the Council will have to consult the staff affected and their representatives in compliance with all employment legislative requirements and the Council's own employment policies.

14. EQUALITIES IMPLICATIONS

- 14.1. The Council has a public sector equality duty (the equality duty or the duty - The Equality Act 2010, or the Act). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 14.2. It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed above. The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for Mayor and Cabinet, bearing in mind the issues of relevance and proportionality. Mayor and Cabinet must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 14.3. The Equality and Human Rights Commission (EHRC) has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance. The Council must have regard to the statutory code in so far as it relates to the duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found on the EHRC website.
- 14.4. The EHRC has issued five guides for public authorities in England giving advice on the equality duty. The 'Essential' guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice.

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15. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

15.1. There are no environmental implications directly arising from the report.

16. CRIME AND DISORDER IMPLICATIONS

16.1. There are no crime and disorder implications directly arising from the report.

17. HEALTH AND WELLBEING IMPLICATIONS

17.1. There are no health and wellbeing implications directly arising from the report.

18. BACKGROUND PAPERS

18.1. Budget Report 2023/24 – Full Council 1 March 2023

[Lewisham Council - Agenda for Council on Wednesday, 1st March, 2023, 7.30 pm](#)

18.2. Financial Results 2022/23 – Mayor & Cabinet 21 June 2023

[Lewisham Council - Agenda for Mayor and Cabinet on Wednesday, 21st June, 2023, 6.00 pm](#)

19. GLOSSARY

Term	Definition
Actuarial Valuation	An independent report of the financial position of the Pension Fund carried out by an actuary every three years. The actuary reviews the Pension Fund assets and liabilities as at the date of the valuation and makes recommendations such as, employer's contribution rates and deficit recovery period, to the Council.
Baseline Funding Level	The amount of a local authority's start-up funding allocation which is provided through the local share of the estimated business rates aggregate (England) at the outset of the scheme as forecast by the government. It forms the baseline against which tariffs and top-ups are calculated.
Budget Requirement	The Council's revenue budget on general fund services after deducting funding streams such as fees and charges and any funding from reserves. (Excluding Council Tax, RSG and Business Rates)
Business Rates Baseline	The business rates baseline is equal to the amount of business rates generated locally in a specific year.
Capital Expenditure	Spend on assets that have a lasting value, for example, land, buildings and large items of equipment such as vehicles. This can also include indirect expenditure in the form of grants or loans to other persons or bodies.
Capital Programme	The Council's plan of future spending on capital projects such as buying land, buildings, vehicles and equipment.

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Term	Definition
Capital Receipts	These are proceeds from the disposal of land or other assets and can be used to finance new capital expenditure but cannot be used to finance revenue expenditure.
Capping	This is the power under which the government may limit the maximum level of local authority spending or increases in the level of spending year on year, which it considers excessive. It is a tool used by the government to restrain increases in Council Tax. The Council Tax cap, currently 2%, means that any local authority in England wanting to raise Council Tax by more than 2% in 2015/16 must consult the public in a referendum, Councils losing a referendum would have to revert to a lower increase in their bills.
CIPFA	The Chartered Institute of Public Finance and Accountancy are one of the UK accountancy institutes. Uniquely, CIPFA specialise in the public sector. Consequently CIPFA holds the responsibility for setting accounting standards for local government.
Clinical Commissioning Group (CCG)	Clinical Commissioning Groups (CCGs) were created following the Health and Social Care Act in 2012, and replaced Primary Care Trusts on 1 April 2013. They are clinically-led statutory NHS bodies responsible for the planning and commissioning of health care services for their local area.
Collection fund	A statutory account maintained by the Council recording the amounts collected from Council Tax and Business Rates and from which it pays the precept to the Greater London Authority.
Collection Fund surplus (or deficit)	If the Council collects more or less than it expected at the start of the financial year, the surplus or deficit is shared with the major precepting authority, in Lewisham's case this is the GLA, in proportion to the respective Council Taxes. These surpluses or deficits have to be returned to the Council taxpayer in the following year through lower or higher Council taxes. If, for example, the number of properties or the allowance for discounts, exemptions or appeals vary from those used in the Council Tax base, a surplus or deficit will arise. The Council generally achieves a surplus, which is shared with the GLA.
Contingency	This is money set-aside centrally in the Council's base budget to meet the cost of unforeseen items of expenditure, such as higher than expected inflation or new responsibilities.

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Term	Definition
Council Tax Base	The Council Tax base for a Council is used in the calculation of Council Tax and is equal to the number of Band D equivalent properties. To work this out, the Council counts the number of properties in each band and works out an equivalent number of Band D equivalent properties. The band proportions are expressed in ninths and are specified in the Local Government Finance Act 1992. They are: A 6/9, B 7/9, C 8/9, D 9/9, E 11/9, F 13/9, G 15/9 and H 18/9, so that Band A is six ninths of the 'standard' Band D, and so on.
CPI and RPI	The main inflation rate used in the UK is the CPI (Consumer Price Index), the Chancellor of the Exchequer bases the UK inflation target on the CPI. The CPI inflation target is currently set at 2%. The CPI differs from the RPI (Retail Price Index) in that CPI excludes housing costs. Also used is RPIX, which is a variation on RPI, one that removes mortgage interest payments.
Dedicated schools grant (DSG)	This is the ring-fenced specific grant that provides most of the government's funding for schools. This is distributed to schools by the Council using a formula agreed by the schools forum.
Financial Regulations	These are a written code of procedures set by a local authority, which provide a framework for the proper financial management of the authority. They cover rules for accounting and audit procedures, and set out administrative controls over the authorisation of payments, etc.
Financial Year	The local authority financial year commences on 1st April and finishes on the following 31 March.
General Fund	This is the main revenue fund of the local authority, day-to-day spending on services is met from the fund. Spending on the provision of housing however, must be charged to the separate Housing Revenue Account (HRA).
Gross Domestic Product (GDP)	GDP is defined as the value of all goods and services produced within the overall economy.
Gross Expenditure	The total cost of providing the Council's services, before deducting income from government grants, or fees and charges for services.
Housing Revenue Account (HRA)	A separate account of expenditure and income on housing that Lewisham must keep. The account is kept ring-fenced from other Council activities. The government introduced a new funding regime for social housing within the HRA from April 2012.
Individual authority business rates baseline	This is derived by apportioning the billing authority business rates baseline between billing and major precepting authorities on the basis of major precepting authority shares.

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Term	Definition
Levies	A levy is an amount of money a local authority is compelled to collect (and include in its budget) on behalf of another organisation. Lewisham is required to pay levies to a number of bodies such as the London Pensions Fund Authority.
Local share	This is the percentage share of locally collected business rates that will be retained by local government, currently 50%.
Net Expenditure	This is gross expenditure less services income, but before deduction of government grant.
New Homes Bonus	Under this scheme Councils receive a new homes bonus (NHB) per each new property built in the borough for the first six years following completion. Payments are based on match funding the Council Tax raised on each property with an additional amount for affordable homes. It is paid in the form of an un-ringfenced grant.
Prudential Borrowing	Set of rules governing local authority borrowing for funding capital projects under a professional code of practice developed by CIPFA to ensure the Council's capital investment plans are affordable, prudent and sustainable.
Revenue Expenditure	The day-to-day running expenses on services provided by Council.
Revenue Support Grant (RSG)	All authorities receive Revenue Support Grant from central government in addition to its baseline funding level under the local government finance system. An authority's Revenue Support Grant amount plus its baseline funding level together comprises its Settlement Funding Assessment.
Section 151 officer	Legally Councils must appoint under section 151 of the Local Government Act 1972 a named chief finance officer to give them financial advice, in Lewisham's case this is the post of the Executive Director for Resources and Regeneration.
Settlement Funding Assessment (SFA)	A Local Authority's share of the local government spending control total which comprises its Revenue Support Grant for the year in question and its baseline funding level.
Specific Grants	As the name suggests funding through a specific grant is provided for a specific purpose and cannot be spent on anything else e.g. The Dedicated Schools Grant (DSG) for schools.

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20. REPORT AUTHOR AND CONTACT

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APPENDIX 1 – SUMMARY OF MTFs ASSUMPTIONS

RESOURCE ENVELOPE			
	Main case	Pessimistic case	Optimistic Case
Notional Revenue Support Grant	<ul style="list-style-type: none"> □ 2024/25 7.4% inflation change to 2023/24 levels, 45% reduction in 2025/26, thereafter further 5% reduction assumed each year 	<ul style="list-style-type: none"> □ 2024/25 0% inflation change to 2023/24 levels, 50% reduction in 2025/26, thereafter further 20% reduction assumed each year 	<ul style="list-style-type: none"> □ 2024/25 7.4% inflation change to 2023/24 levels, 20% reduction in 2025/26, thereafter further 5% reduction assumed each year
Business Rates	<ul style="list-style-type: none"> □ 1% real terms increase in 2024/25, and then 1% increase for each further year on the rateable value base and top-up □ £10m S31 grant in 2024/25 and £15m S31 grant in each year thereafter 	<ul style="list-style-type: none"> □ 0% real terms increase in 2024/25, and then 0% increase for each further year on the rateable value base and top-up □ £10m S31 grant in 2024/25 and £15m S31 grant in each year thereafter 	<ul style="list-style-type: none"> □ 1% real terms increase in 2024/25, and then 2% increase for each further year on the rateable value base and top-up □ £10m S31 grant in 2024/25 and £15m S31 grant in each year thereafter
Council Tax income	<ul style="list-style-type: none"> □ In 2024/25 2.99% change in Council Tax level and 2% Social Care precept), thereafter a 1.99% change in the CTax level each year and a 1% ASC precept 	<ul style="list-style-type: none"> □ In 2024/25 1.99% change in Council Tax level and 2% Social Care precept), thereafter a 1.99% change in the CTax level each year. □ % increase each year in Council Tax base from 2023/24 	<ul style="list-style-type: none"> □ In 2024/25 2.99% change in Council Tax level and 2% Social Care precept), thereafter a 1.99% change in the CTax level each year and a 1% ASC precept in every year after. □ % increase each

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RESOURCE ENVELOPE			
	Main case	Pessimistic case	Optimistic Case
	<p>in 2025/26 only.</p> <p><input type="checkbox"/> % increase each year in Council Tax base from 2023/24 onwards is: 0.5%, 0.75%, 1.25%, 1% and 1%</p> <p><input type="checkbox"/> CT collection rate each year from 2023/24 onwards is: 95%, 96%, 96%, 96% and 97%</p> <p><input type="checkbox"/> CTRS changes do not increase nor decrease the cost of the scheme in any year</p>	<p>onwards is: 0.5%, 0.75%, 1.25%, 1% and 1%</p> <p><input type="checkbox"/> CT collection rate each year from 2023/24 onwards is: 94%, 95%, 95%, 96% and 96%</p> <p><input type="checkbox"/> CTRS changes do not increase nor decrease the cost of the scheme in any year</p>	<p>year in Council Tax base from 2023/24 onwards is: 0.5%, 0.75%, 1.25%, 1% and 1%</p> <p><input type="checkbox"/> CT collection rate each year from 2023/24 onwards is: 95%, 96%, 96%, 96% and 97%</p> <p><input type="checkbox"/> CTRS changes do not increase nor decrease the cost of the scheme in any year</p>
Surpluses/deficits on Collection Fund	<p><input type="checkbox"/> The collection fund shortfall to be collected over 3 years is assumed to be from 2023/24: £0m, £2m, £2m, £2m and £2m</p>	<p><input type="checkbox"/> The collection fund shortfall to be collected over 3 years is assumed to be from 2023/24: £0m, £2m, £3m, £3m and £2m</p>	<p><input type="checkbox"/> The collection fund shortfall to be collected over 3 years is assumed to be from 2023/24: £0m, £1m, £1m, £1m and £0m</p>
<p>Grants:</p> <ul style="list-style-type: none"> - Improved Better Care Fund - Social Care Grant - Better Care Fund - Public Health - Market Sustainability and Discharge 	<p><input type="checkbox"/> Total circa £80m – assumes it stays flat</p> <p>£14.9m</p> <p>£23.4m</p> <p>£10m</p> <p>£26.6m</p> <p>£5.3m</p> <p><input type="checkbox"/> Assuming DSG self funds</p>	<p><input type="checkbox"/> Change in RNF basis for distribution - £8m loss</p> <p><input type="checkbox"/> Assuming DSG self funds</p>	<p>Inflation at half of CPI</p> <p>1.25% in 2024/25, 0.5% in 2025/26 and 1% each year afterwards</p> <p><input type="checkbox"/> Assuming DSG self funds</p>

EXPENDITURE

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RESOURCE ENVELOPE			
	Main case	Pessimistic case	Optimistic Case
	Main case	Pessimistic case	Optimistic Case
Pay awards	<input type="checkbox"/> 2.5% in 2024/25, 1% in 2025/26 and 2% each year afterwards <input type="checkbox"/> £2m for unfunded 2023/24 pay award in 2024/25	<input type="checkbox"/> 3% in 2024/25, 1.5% in 2025/26 and 2.5% each year afterwards <input type="checkbox"/> £2m for unfunded 2023/24 pay award in 2024/25	<input type="checkbox"/> 2.5% in 2024/25, 1% in 2025/26 and 2% each year afterwards <input type="checkbox"/> £2m for unfunded 2023/24 pay award in 2024/25
General price inflation (incl. fees and charges)	<input type="checkbox"/> % increase each year in non-pay budgets from 2023/24 is: 2.5% in 2024/25, 1% in 2025/26 and 2% each year afterwards	<input type="checkbox"/> % increase each year in non-pay budgets from 2023/24 is: 3% in 2024/25, 1.5% in 2025/26 and 2.5% each year afterwards	<input type="checkbox"/> % increase each year in non-pay budgets from 2023/24 is: 2.5% in 2024/25, 1% in 2025/26 and 2% each year afterwards
Pressures and risks	<input type="checkbox"/> £16m in 2024/25 and £4.5m in 2025/26 – 2028/29	<input type="checkbox"/> £16m in 2024/25 and £4.5m in 2025/26 – 2028/29	<input type="checkbox"/> £16m in 2024/25 and £4.5m in 2025/26 – 2028/29
New legislation	<input type="checkbox"/> Nothing allowed	<input type="checkbox"/> Nothing allowed	<input type="checkbox"/> Nothing allowed
Demographic Change	<input type="checkbox"/> Nothing allowed	<input type="checkbox"/> Nothing allowed	<input type="checkbox"/> Nothing allowed
NB the MTFs assumes that any overspending is addressed in-year or met from reserves			

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Agenda Item 19

Report for: Mayor and Cabinet	
Part 1	<input checked="" type="checkbox"/>
Part 2	<input type="checkbox"/>
Key Decision	<input type="checkbox"/>

Date of Meeting	19 July 2023	
Title of Report	Financial Monitoring 2023/24	
Author	Executive Director for Corporate Resources	Ext. 46651

At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments	x	
Legal Comments	x	
Cabinet Briefing consideration	x	
EMT consideration	x	



Signed:
Councillor Amanda De Ryk, Cabinet Member for Finance and Strategy
Date: 07/07/2023



Signed:
David Austin, Executive Director for Corporate Resources
Date: 07/07/2023

Control Record by Committee Services

Action	Date
Listed on Key Decision Plan	
Date submitted to Legal & Finance	
Date submitted to Cabinet Members for sign off	
Date submitted to Executive Director for sign off	



Mayor and Cabinet

Financial Monitoring 2023/24

Date: Wednesday 19th July 2023

Key decision: No

Class: Part 1

Ward(s) affected: None Specific

Contributors: Executive Director for Corporate Resources

Outline and recommendations

This report presents the financial monitoring position for the 2023/24 financial year, setting out the position as at 31 May 2023.

The report covers the latest position on the Council's General Fund, Dedicated Schools Grant, Housing Revenue Account, Collection Fund and Capital Programme. It also provides an update on the progress against savings delivery.

The Council-wide financial forecast for General Fund activities is an overspend of £12.4m, the position assumes delivery of £17.7m of the £20.2m savings programme for 2023/24.

The Dedicated Schools Grant is expected to overspend by £5.2m on the High Needs block due to the level of demand exceeding the funding available.

The Housing Revenue Account is projecting a balanced position at the end of 2023/24, however there is a significant risk of an overspend on Repairs and Maintenance.

Capital expenditure profiles of £70.8m for the general fund and £119.9m for the Housing revenue account have been set following a reprofiling exercise undertaken in May 2023. To date £8.1m of expenditure has been incurred at the 31st May.

At the 31st May, 18.3% of council tax due had been collected which is (0.9% or £1.6m) below the targeted level, at the same date, 22.4% of business rates due had been collected which remains (2.6% or £1.5m) below the targeted level.

Financial monitoring will continue throughout the year and Executive Directors will work to manage down the reported budget pressure within their directorates in a drive to bring spend back into line with cash-limited budgets.

Timeline of engagement and decision-making

7th June 2023 – Period 2 (May) Financial Monitoring 2023/24 to Executive Management Team

28th June 2023 – Period 2 (May) Financial Monitoring 2023/24 to Public Accounts Select Committee

19th July 2023 - Period 2 (May) Financial Monitoring 2023/24 to Mayor and Cabinet

1.0 EXECUTIVE SUMMARY

- 1.1 This report sets out the financial forecasts for 2023/24 as at 31st May. The key areas to note are as follows:
- 1.2 The General Fund (GF) has a forecast overspend of £12.4m against the directorates' net general fund revenue budget, after utilising £2m of corporate funding set aside to fund costs arising from the Fair Cost of Care reform.
- 1.3 The GF reported position assumes delivery of £5.1m of the £7.6m legacy savings from 2023/23 or earlier. The position also assumes £12.6m of the new savings for 2023/24 are delivered, if these savings cannot be delivered, this will worsen the reported position.
- 1.4 A risk section has been prepared highlighting areas of concern that may become financial pressures as the year continues, work is ongoing to more accurately quantify and monitor these risks for future iterations of the report. This is set out in more detail in section 11 of the report.
- 1.5 The dedicated schools grant (DSG) is projected to overspend by £5.2m on the high needs block, this is set out in more detail in section 12 of the report.
- 1.6 The Housing Revenue Account (HRA) is projecting a balanced position at the end of 2023/24, however there is a significant risk of an overspend on Repairs and Maintenance. This is set out in more detail in section 13 of the report.
- 1.7 The capital budgets have been reprofiled as part of closing 2022/23. The profiled capital spend for the general fund capital programme is £70.8m and the HRA programme £119.9m. This is set out in more detail in section 14 of the report.
- 1.8 As at 31 May, 18.3% of council tax due had been collected which remains (0.9% or £1.6m) adrift of the targeted level. At the same date, 22.4% of business rates due had been collected which remains (2.6% or £1.5m) adrift of the targeted level. This is set out in more detail in section 15 of the report.

2.0 PURPOSE AND RECOMMENDATIONS

- 2.1 The purpose of this report is to set out the financial forecasts for 2023/24 as at the end of May 2023, projected to the year-end, 31 March 2023.
- 2.2 Mayor and Cabinet are asked to: Note the current financial forecasts for the year ending 31 March 2024 and that Executive Directors will continue to work on bringing forward action plans to manage down budget pressures within their directorates.

3.0 POLICY CONTEXT

- 3.1 The Council's strategy and priorities drive the budget with changes in resource allocation determined in accordance with policies and strategy. This report aligns with Lewisham's Corporate Priorities, as set out in the Council's Corporate Strategy (2022-2026):

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- Cleaner and Greener
 - A Strong Local Economy
 - Quality Housing
 - Children and Young People
 - Safer Communities
 - Open Lewisham
 - Health and Wellbeing
- 3.2 This financial position demonstrates the impact of the very severe financial constraints which have been imposed on Council services with the cuts made year on year, despite the increasing demand to deliver services to the growing number of borough residents. The Council's strategy and priorities drive the Budget with changes in resource allocation determined in accordance with policies and strategy.
- 3.3 The Council's strong and resilient framework for prioritising action has served the organisation well in the face of austerity and on-going cuts to local government spending. This continues to mean, that even in the face of the most daunting financial challenges facing the Council and its partners, we continue to work alongside our communities to achieve more than we could by simply working alone.
- 3.4 This joint endeavour helps work through complex challenges, such as the pressures faced by health and social care services, and to secure investment in the borough for new homes, school improvements, regenerating town centres, renewed leisure opportunities and improvement in the wider environment. This work has and continues to contribute much to improve life chances and life opportunities across the borough through improved education opportunities, skills development and employment. There is still much more that can be done to realise our ambitions for the future of the borough; ranging from our work to increase housing supply and business growth, through to our programmes of care and support to some of our most vulnerable and troubled families.
- 3.5 The pace, scope and scale of change has been immense: the current cost of living crisis is demanding agility, creativity, pace, leadership, organisational and personal resilience, strong communications and an unerring focus on the right priorities. The service and finance challenges following Covid are now blending with the wider economic implications of a decade of austerity and erosion of public services, the trading changes arising from Brexit, and the impacts from other global events (e.g. war in Ukraine, Covid lock downs in China, extreme climate events in India, etc..) on supply chains and inflation levels.
- 3.6 While we do not yet fully understand what all of the long-term implications of the above will mean for the borough, there have been many clear and visible impacts on our residents, Lewisham the place and also the Council. We know that coronavirus disproportionately affected certain population groups in Lewisham, matching patterns that have been identified nationally and internationally: older residents, residents born in the Americas & the Caribbean, Africa or the Middle East & Asia, and residents in the most deprived areas of the borough have considerably higher death rates. We know that more Lewisham residents are claiming unemployment benefits compared to the beginning of this year and that food insecurity has increased in the borough.

4.0 GENERAL FUND POSITION

- 4.1 The Council is reporting an overspend on general fund activities of £12.4m as shown in the table below

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Table 1 – General Fund Outturn Position for 2023/24

Directorate	Net Budget	Net Forecast	Period 2 Variance
Children and Young People	75.2	83.0	7.8
Communities	85.4	86.4	1.0
Place and Housing	27.7	30.7	3.0
Corporate Resources	38.0	38.0	0.0
Chief Executive	11.0	11.6	0.6
Directorate Total	237.4	249.8	12.4
Corporate Items	26.3	26.3	0.0
General Fund Total	263.7	276.1	12.4

- 4.2 The above positions assumes energy costs and the impact of the staff pay award can be managed within the funding set aside for these corporately, if this is not the case this will worsen the position reported above. £2m of Corporate funding held within corporate items is being utilised to bring down the Adult Social Care pressure as the funding has been held to meet the 2023/24 costs arising from the fair cost of care reform.

5.0 SAVINGS DELIVERY

- 5.1 At the start of 2023 there were £7.6m of savings from 2022/23 (and older) which remain undelivered. These are shown in Appendix A of this report, an assessment of the expected delivery of these savings has been made and is reflected in the above monitoring position. The Children and Young People's savings are to be reviewed on a line by line basis by the service and finance to assess if these savings have been delivered, but that demand and the cost of current placements has negated the financial impact of the delivery. If any of the £2.5m savings have not yet been delivered and can be in 2023/24, this will improve the reported position above.
- 5.2 In addition to these legacy savings, £12.6m of savings were agreed as part of the budget setting process. At this stage it is assumed that all of these will be achieved as part of the above budget monitoring position, therefore should this not be the case then the reported pressure of £12.4m will worsen. These are shown in appendix B of this report.
- 5.3 The tables below show the savings per Directorate and the current projected saving delivery for 2023/24, which is part of the monitoring position detailed in Section 4.

Table 2 – Savings to be delivered in 2023/24

Savings to be delivered by Directorate	2022/23 (and Older)	2023/24	Totals
	£m	£m	£m
Children & Young People	2.5	2.3	4.8
Community Services	4.2	3.2	7.4
Place and Housing	0.1	3.3	3.4
Corporate Resources	0.8	0.3	1.1
Chief Executives	0.0	0.8	0.8
Corporate Items/All	0.0	2.8	2.8
Totals	7.6	12.6	20.2

Table 3 – Savings Programme delivery status

Savings Programme by Directorate	Savings to be delivered	Expected Delivery	Shortfall
	£m	£m	£m
Children & Young People	4.8	2.3	2.5
Community Services	7.4	7.4	0.0
Place and Housing	3.4	3.4	0.0
Corporate Resources	1.1	1.1	0.0
Chief Executives	0.8	0.8	0.0
Corporate Items/All	2.8	2.8	0.0
Totals	20.2	17.7	2.5

6.0 CHILDREN AND YOUNG PEOPLE DIRECTORATE

- 6.1 **Children’s Social Care:** The Projected outturn for 2023/24 is currently forecast at £5.5m, based on expenditure being incurred in line with the 2022/23 outturn. The directorate have been working towards more intervention and support strategies, this involves improved commissioning work with the PAN London Commissioning Alliance to secure more favourable rates and work undertaken to create alternative capacity such as the Amersham and Northover in house provision as well as further support offered to parents and young people.
- 6.2 As the actions embed, the expectation is for a stabilisation in placement numbers and costs with a focus in the longer term of working towards a reduction in the cost base. However, there is a risk this reduction will be offset by increased costs associated with early intervention and support work including staffing and section 17 intervention such as mental health, legal etc.
- 6.3 This work is aimed at further reducing the number of Children Looked After (CLA’s), for context in May 2022 there were 479 CLA’s compared to 435 CLA’s in April 2023. This reduction is a positive and reflects the work being undertaken by the service, however children who need new placement arrangements have a high level of need meaning a higher cost, reflecting the change of focus. For context, a pupil costing £0.010m a week,

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will cost £0.5m per annum. Whilst the focus moves towards early intervention and support, this service remains high risk statutory and regulated.

- 6.2 **Education Services:** £2.8m pressure assumed at this stage of the year, this is the residual pressure on home to school transport of £1.2m (after £1.5m of corporate pressures funding added to the budget in 2023/24), £1m pressure on Children with complex needs which has emerged as a pressure since the budget setting process for 2023/24 and £0.6m pressure on Education Psychologists due to the continued increasing numbers of Education, health and care plans.
- 6.3 **Family, Quality and Commissioning:** £0.5m underspend due to service redesign in relation to CAMHS and additional grant funding in the Youth Offending Service.

7.0 COMMUNITY SERVICES DIRECTORATE

- 7.1 **Adult Social Care and Commissioning:** £1m forecast overspend at Period 2. This position assumes full delivery of savings including those carried forward from prior years. The underlying reason for the overspend remains hospital discharges, which continues to show a post pandemic surge (Covid legacy), with discharged clients being moved onto longer term packages and some requiring more complex support. The council is receiving funding from our Health partners to help mitigate this pressure and the known funding has been assumed within the current projection.
- 7.2 The projected level of pressure on Adult Social Care is £3m, this takes into account anticipated health funding in 2023/24, as well as assumed delivery of all the savings detailed in appendix A & B, as well as assumptions around inflation. There is £2m of corporate funding held to manage the financial impact of the Fair Cost of Care reform which brings the reported pressure down to £1m. A risk to the reported pressure is additional costs arising from children transitioning into Adulthood, despite additional budget there is a risk that the actual cost of placements exceeds the funded level.

8.0 PLACE AND HOUSING

- 8.1 **Strategic Housing:** £2m projected pressure at Period 2 with a risk of this increasing during the remainder of 2023/24, as the number of people using the nightly paid service continues to rise. At May 2023 there are 1,118 people in nightly paid services compared to 764 in April 2021 and 985 in April 2022. In addition, clients have a tendency to stay longer in temporary accommodation as the service is unable to move them on due to the unavailability suitable alternative accommodation. The reported pressure is after £3.5m additional funding allocated as part of the budget setting process.
- 8.2 The main pressure on the service relates to the Housing Benefit (HB) limitation recharge forecast (where rents are in excess of HB caps & limits and are therefore not covered by the department of works and pensions benefit subsidy), which is based on the numbers of clients accommodated in Temporary Accommodation (TA) and more specifically in nightly paid accommodation. At this early stage of the financial year it is unlikely that the full financial impact of the increase in numbers in the past 6 months, is reflected in the current forecast recharge which will be expected to increase if numbers remain as high as they are. As this is a demand lead service, variations in the numbers accommodated would see a corresponding increase in the recharge applied to the service.
- 8.3 In addition to this, providers of Nightly Paid accommodation continue to approach the authority with requests or notifications to increase the current rental charge to off-set the increase in costs. This has put further pressure on the service via the HB limitation recharge and increase the current forecast overspend.
- 8.4 The service is actively seeking to reduce numbers accommodated and is set to embark on the purchase of up to 300 new units for TA following the award of Greater London Authority (RTB) grant and Mayor and Cabinet approval. This will potentially reduce the

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numbers accommodated in expensive nightly paid (B&B) accommodation which receives the highest HB limitation recharge at 70% of the total. The service are seeking to minimise the use of the most expensive PMA provider as far as possible and when there is no alternative to using these properties, move clients out as quickly as possible. Work is ongoing to maximise rent income collected and reduce arrears as well as working to place clients in accommodation that is more affordable and where the HB limitation recharge is either zero or lower than where we are currently placing clients. A reduction in numbers in nightly paid accommodation would see a reduction in the HB limitation recharge.

- 8.5 **Public Ream:** £1m pressure on Street Environmental Services, due to operational costs in refuse collection and street management. The service is actively working to manage these costs down by reconfiguring services and anticipates this will be achieved by the start of next financial year, an example of which is making changes to mobile crews which will reduce costs but will take time to fully implement.

9.0 CORPORATE RESOURCES DIRECTORATE

- 9.1 A balanced position is projected on the Corporate Resources directorate at Period 2.

10. CHIEF EXECUTIVES DIRECTORATE

- 10.1 **Legal Services:** £0.6m pressure on staffing costs, which is a recurrence of the pressure reported in the 2022/23 outturn report. Legal are seeking to complete more of the caseload using permanent team members, though recruitment challenges mean this is not always possible and agency staff are required to deliver the work at a higher cost. Where work cannot be contained internally then there is an additional external cost, currently the potential cost of external legal work is being quantified however there is a risk of this causing further financial pressure later in the financial year.

11. GENERAL FUND RISKS

- 11.1 Below is a list of potential risks, some of which are being worked through and quantified for 2023/24.
- 11.2 **Council Tax (Council Wide):** Collection rates for Council Tax may be impacted due to the challenging economic times, especially if unemployment rises significantly. This would put income budgets under pressure, a 1% reduction in collection rates compared to the budgeted level of income is £1.5m.
- 11.3 **Temporary Accommodation:** The £2m reported pressure is based on the average number of nightly paid service users from 2022/23 continuing into 2023/24, the average number of people in nightly paid in 2022/23 was 1,026 however there were 1,118 people in nightly paid in May 2023. If this level continues the estimated risk is a further pressure of up to £3m.
- 11.4 **Energy Care Homes:** There is a risk of an increased ask from Care Homes for inflation in both Adults and Children's Social Care due to the energy tariff price increases and wage increases across the sector.
- 11.5 **Planning:** The land charges function will be moving to the land registry this year, this migration is likely to affect the level of income received by the Council with the potential risk estimated at £0.4m.
- 11.6 **Collection Fund:** Collection rates for Business rates may be impacted due to the challenging economic times, which will put income budgets under pressure, especially if unemployment rises significantly.
- 11.7 **Market failings for Children Social Care placements:** The impact of reduced availability of adequate provision and a cost increase for the provision that is available.

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- 11.8 **General inflationary costs:** The impact of general inflation (CPI currently 7.9% in May 2023) on the £200m of goods and services procured each year by the Council (revenue) and £200m planned capital programme spend. The known impact of this is reflected in the reported position above, however as costs continue to increase further pressures may emerge.
- 11.9 **Cost of capital programme slippage and inflation:** Costs which are then borne in full in year on revenue budgets rather than being capitalised over the life of the asset or which are changing as schemes are brought forward that exceed the original budget assumptions, potentially requiring revenue funds to be diverted away from service budgets.
- 11.10 **Pension Fund:** The annual monitoring between valuations may poses a financial risk to the council.

12. DEDICATED SCHOOLS GRANT

- 12.1 The 2023/24 Dedicated Schools Grant (DSG) grant allocation was advised by the Department for Education (DfE) in December 2022 and reported to Schools Forum at the January 2023 meeting. The information provided at that time was the Gross figure before academy recouplement and high needs adjustment, the table below shows the projected outturn position for the DSG for 2023/24 against the net funding available.

Table 4 – DSG projected outturn 2023/24

DSG Projected Outturn	Schools Block	Central School Services Block	High Needs Block	Early Years Block	Total DSG Allocation
	£m	£m	£m	£m	£m
Gross Budget	231.0	3.3	77.2	26.3	337.8
In Year Virement	(0.7)	0.0	0.7	0.0	0.0
ESFA Holdback	(47.5)	0.0	(0.4)	0.0	(47.9)
DSG Budget	182.8	3.3	77.5	26.3	289.9
Expenditure	182.5	3.3	82.7	26.3	294.8
Total Spend	182.5	3.3	82.7	26.3	294.8
Variance	(0.3)	0.0	5.2	(0.0)	4.9

- 12.2 **Schools Block:** £0.7m has been agreed with schools forum to be transferred to support the high needs block and is shown as an in year virement.
- 12.3 **Central School Services Block:** A balanced position is shown however there has been a reduction in funding nationally over the past 3 years, the figure has been abated by 20% year on year.
- 12.3 **High Needs Block:** High Needs continues to show a pressure against the available funding. Lewisham has been progressing a mitigation plan and is now progressing work with the DfE as part of the Delivering Better Value initiative. Schools forum has agreed a transfer of £0.7m to support the pressure, however the increase both in demand and inflationary pressures continue to prove challenging. Increased places in many schools including Drumbeat, Watergate and Greenvale have been completed or are near completion, and will provide some welcomed capacity. The service will continue working to bring down the projected pressure of £5.2m.
- 12.4 **Early Years Block:** At the time of writing, the Early Years block remains provisional and pending the finalisation of the January 2023 pupil count. In the spring budget statement, the Chancellor stated there would be investment in Early Years funding to support

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childcare of 30 hours for working parents, limited information has been provided on this initiative. The funding shown in the table above pre-dates this announcement.

- 12.5 The table below shows what the DSG deficit would be at the end of 2023/24, based on the projected outturn position at period 2.

Table 5 – DSG Overall Position

DSG Overall	Schools Block	Central School Services Block	High Needs Block	Early Years Block	Total DSG Allocation
	£m	£m	£m	£m	£m
DSG Projected Outturn 2023/24	(0.3)	0.0	5.2	(0.0)	4.9
DSG Variance 2022/23	(0.1)	0.0	2.6	0.0	2.5
DSG Variance 2021/22	0.0	0.0	5.4	(1.3)	4.1
DSG Variance Prior Years	(0.3)	0.0	5.0	(0.2)	4.5
Projected Deficit/(Surplus) at end of 2023/24	(0.7)	0.0	18.2	(1.5)	16.0

13.0 HOUSING REVENUE ACCOUNT

- 13.1 The table below sets out the current budget for the Housing Revenue Account (HRA) in 2023/24. At this early stage of the financial year, the current forecast is for a balanced account, the balanced HRA budget seen in the table includes a budgeted contribution to/from reserves which is to be used to fund the HRA major works and new supply programme and is included as a part of the 30-year HRA business plan. The HRA budget will be revised in the next month to take account of the final closing position for 2022/23 as well as updating stock numbers and forecast income, expenditure carry forwards and loss of stock.

Table 6 – Housing Revenue Account

Housing Revenue Account	Net Budget	Net Forecast	Period 2 Variance
	£m	£m	£m
Housing, Regeneration and Public Realm – Housing	13.0	13.0	0.0
Lewisham Homes & Repairs & Maintenance	45.6	45.6	0.0
Resources	2.1	2.1	0.0
Centrally Managed Budgets	(60.7)	(60.7)	0.0
Total	0.0	0.0	0.0

- 13.2 There is a significant income target from the charging of major works at properties for leasehold tenants of £12.0m, which is based on the General Capital programme allocation of £81.0m. Work undertaken on a leaseholder property will move to bills raised based on estimates from July/August 2023, as at the end of May 2023, a total of £0.7m of charges have been raised to leaseholders, there are ongoing discussions with Lewisham Homes to provide data relating to bills to be raised for prior year's works and ensure that they are raised in financial year 2023/24. Lewisham Homes have advised that there is currently a total of £4.6m of charges to be raised for prior years' work, with additional charges for the

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current years' programme being worked on.

- 13.3 Repairs & Maintenance (R&M) is currently forecast to budget, but it should be noted that R&M overspent by £1.0m in 2022/23, after increasing the in-year budget by £5.0m. Lewisham Homes continue to advise of significant pressures on the R&M budget and are in discussions with the authority to assess if any additional resources are available. Even with productivity increasing for day-to-day repairs, Lewisham Homes still subcontracts a number of high-cost workstreams for certain trades and void work is also fully outsourced. This reliance on subcontractors, where the market has seen significant cost inflation, has been a contributing factor to the cost pressures on the R&M budget. If expenditure on the R&M account is similar to 2022/23, then there would be a budgetary pressure in the region of £3.3m for the year, which would need to be covered by reduced expenditure elsewhere. This will not be certain until further into the financial year when a full analysis of the costs within the R&M account has been undertaken by Lewisham Homes.
- 13.4 Whilst income from tenant's rents and service charges, garage rents and leaseholder service charges are currently projected to budget, however it would be expected that additional income may arise in part due to void levels being lower than the current budgeted rates, and the completion of the leaseholder service charge audit in September 2023. This will be updated once more data is available. In addition, bad debt impairments charge to the HRA may be lower than budgeted, based on the current levels of debt projected forward for the remainder of the financial year. Any additional income or underspends in these areas will be used to compensate for any overspends which may arise as the year progresses.
- 13.5 The current 30-year HRA financial model has been refreshed, with the final outturn for 2022/23 as well as the latest updates for the general capital programme, revised stock numbers and reserves allocations incorporated into the plans. Budgets will be updated shortly to reflect starting stock numbers from 1 April 2023, as well as incorporating the latest consolidation update for the new supply programme to reflect the latest position. The revisions to the budgets will be agreed, processed and may push some of the planned capital and new supply expenditure into 2024/25 due to a re-programming of works and programme delays.
- 13.6 Lewisham Homes have not yet produced a forecast for the capital programme against the general capital allocations budget of £81.0m, this will be updated next month. Any underspends or slippage in the programme will be used to cover any overspend in R&M or be re-profiled to 2024/25. Lewisham Homes have also not yet produced a forecast for the HRA element of the BfL programme. This will be updated with the latest programme consolidation when available and re-profiled accordingly.
- 13.7 Following the December 2022 Mayor and Cabinet decision to bring Lewisham Homes (LH) housing services into the Council, a phased approach to the re-integration has allowed us to learn and be business ready for the final transition of services and 500+ staff in October 2023. This approach (as detailed in the Housing Futures Progress report to Mayor and Cabinet in June 2023) has also given us a better understanding of costs that are incurred related to the transition of services from Lewisham Homes to Lewisham Council, with existing agreed revenue budgets utilised where available and reasonable to do so for non-transition / business as usual work.
- 13.8 It is proposed that up to £1.9m of the costs are met from existing reserves, with further transfer costs to be funded from HRA reserves if available or the use of General Fund reserves if not. The level of reserves should be restored through the delivery of a planned HRA savings programme so that the necessary prudent position to meet future unforeseen costs is restored at the earliest opportunity.

14.0 CAPITAL EXPENDITURE

- 14.1 The table below sets out the Capital Programme for the MTFS period as agreed in

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the 2023/24 budget report.

Table 7 Approved Capital Programme

Capital Programme From 2023/24 Budget Report						
	2023/24	2024/25	2025/26	2026/27	Future Years	Total
GF	£m	£m	£m	£m	£m	£m
Resources	0.5	0.0	0.0	0.0	0.0	0.5
Comm	0.9	0.1	0.0	0.0	0.0	1.0
CYP	11.0	5.4	0.0	0.0	0.0	16.4
Regen	10.4	3.6	0.0	0.0	0.0	14.0
GF Housing	28.7	7.5	14.4	4.3	0.0	54.9
Total GF	51.5	16.6	14.4	4.3	0.0	86.8
HRA	£m	£m	£m	£m	£m	£m
BfL - HRA	72.7	78.8	19.0	4.9	0.0	175.4
Decent Homes	66.3	67.5	68.8	3.4	0.0	206.0
Other HRA	2.1	2.2	3.1	3.2	0.0	10.6
HRA Unallocated	0.9	0.9	0.0	0.0	0.0	1.8
Total HRA	142.0	149.5	91.0	11.5	0.0	394.0

- 14.2 The agreed 2023/24 budget for the Capital Programme as set out in March 2023 was £193.5m. This was split into £51.5m for GF schemes & £142m for HRA schemes.
- 14.3 This budget does not include any slippage from unspent spend against the 2022/23 budgets, of which there was £56.4m split into £14.2m for GF schemes & £42.2m for HRA schemes.
- 14.4 Since this budget was approved there have also been several schemes approved by M&C which have been included in the below proposed Capital Programme. These schemes total £29.3m for 2023/24 & are all for GF schemes. The most notable new schemes which make up a large proportion of this figure are the 'Housing Acquisition Programme', 'School Minor Works Programme' and 'A205 Road Realignment' which have 2023/24 budgets of £22.2m, £3.8m and £2.1m respectively.
- 14.5 These changes to the Capital Programme, along with a re-profiling of certain project budgets across the project life-cycle, give rise to the proposed Capital Programme in the below table.
- 14.6 The table below sets out the budget and profile the MTFs period for the Capital Programme for 2023/24 as of 30th June 2023.

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Table 8: Current Capital Programme

Capital Programme Budget - Current Capital Programme						
	2023/24	2024/25	2025/26	2026/27	Future Years	Total
GF	£m	£m	£m	£m	£m	£m
Resources	0.6	0.0	0.0	0.0	0.0	0.6
Comm	1.0	0.0	0.0	0.0	0.0	1.0
CYP	10.1	8.5	1.7	0.0	0.0	20.3
Regen	26.6	18.5	39.8	6.4	2.0	93.3
GF Housing	32.5	47.9	38.8	7.6	7.3	134.1
Total GF	70.8	74.9	80.3	14.0	9.4	249.3
HRA	£m	£m	£m	£m	£m	£m
BfL - HRA	31.1	53.6	49.7	6.0	0.0	140.4
Decent Homes	81.1	0.0	0.0	0.0	0.0	81.1
Other HRA	1.4	0.9	0.0	0.0	0.0	2.3
HRA Unallocated	6.3	2.2	3.1	3.2	0.0	14.8
Decent Homes Unallocated	0.0	67.0	66.8	51.3	51.2	236.3
Housing Management System	0.0	0.0	0.0	0.0	0.0	0.0
Total HRA	119.9	123.7	119.6	60.5	51.2	474.9

14.7 The programme is split into two main categories – the General Fund programme and the Housing Revenue Accounts (HRA) programme.

14.8 The main sources of financing the general fund programme over the MTFS period are:

Table 9: Programme Financing

General Fund Financing Source	Funding Amount (£m)
Capital receipts	4.7
Capital reserves	8
CIL	0
Corporate reserves	10.7
Grants and contributions	92.9
Prudential borrowing	91.6
HRA Receipts	6.8
RTB Receipts	19.5
S106	15.2
Total GF	249.3
HRA Financing Source	Funding Amount (£m)
Major Repairs Allowance	107.8
Capital Receipts (GLA Grant, 1-4-1 Receipts etc)	93.1
HRA Revenue Contributions	15.8
Prudential Borrowing	258.2
Total HRA	474.9

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- 14.9 The paragraphs below set out further details on some of the major capital projects / programmes in the capital programme by directorate.

Resources Directorate:

- 14.10 **Resources Directorate, ICT – Tech Refresh:** The Resources Directorate’s capital programme currently has a small allocation of approximately of approximately £0.6M earmarked to fund the completion of the Tech refresh project. The capital programme does not include any allocation for further ICT or Tech refreshes within the current MTFS period.

Community Services

- 14.11 **CCTV – Modernisation:** The Council’s CCTV infrastructure is subject to an ongoing upgrade of the fibre network including a number of wireless cameras units. The project is currently delayed and has been for the past year due to supply chain issues. The equipment is now expected to be delivered by the end of September to enable the project to be completed by the end of the financial year.
- 14.12 The wider community services directorate capital programme also includes small projects across a number of parks in in the borough. Taken together with the CCTV programme, the community service capital programme has an allocation of approximately £1M for the MTFS period.
- 14.13 **Children and Young People (CYP):** The CYP capital programme comprises a range of projects across two main programme areas – Pupil Places Programme and Schools Minor Capital Works Programme. Both programmes are largely funded through grants.
- 14.14 **School Minor Works Programme:** The School Minor Works Programme (SMWP 2023) is an annual programme of urgent capital infrastructure projects carried out across the borough’s school estate. Works are due to take place at eleven different school sites this year and include roof replacements; drainage works; heating and hot water system upgrades, and toilet refurbishment. The budget for this year’s programme is £4.5m, and the spend profile for the 2023/24 financial year is £3.7m. The remaining budget of c.£800k (including retention), is forecast to be spent next year, and a new programme of works for 2024 will be developed early in the New Year.
- 14.15 **Pupil Places Programme:** The focus of this programme is now on provision of Special Educational Needs and Disabilities places across the borough. Works will be carried out to incorporate SEND ‘Resource Bases’ into five existing mainstream schools this year, and the permanent Watergate expansion project is currently in the design stage and due to start onsite early next year. The total forecast spend for this programme in 2023/24 is £2.4m. An estimated £7.3m of spend is forecast for 2024/25, the majority of which will cover the Watergate School expansion works.
- 14.16 **Housing Regeneration and Public Realm:** The Housing Regeneration and Public Realm general fund element of the capital programme includes a number of projects and programmes across the core areas of Highways, property assets and parks. Non-HRA housing (mainly temporary accommodation) also forms a significant part of the HRPR capital programme accounting for approximately £149M of the £262M budgeted over the MTFS period. The section below provides a summary narrative of some of the core projects within the HRPR directorate.
- 14.17 **Highways - Carriageway Resurfacing, Bridges and Footway Improvements:** The Highways programme delivers works covering carriageway resurfacing, bridges and footway works. The 2023/24 programme has an allocation £4.562M. Of this budget, approximately £1.1m is allocated for the carriageway resurfacing programme; £0.9m for the footways improvements and 0.8M towards TfL LIP programme for the year. Up to 80% of the budget

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will fund the carriageway resurfacing and footway improvements programme determined from early scope work including surveys and a prioritisation assessment whilst the remaining 20% of the budget will cover fees, surveys, emergencies, accidents etc.

Asset Management Programme – Corporate Estate Management Programme CEMP)

- 14.18 **Reactive / Unplanned Works:** Funding from the Asset Management Programme (AMP) has continued to support reactive and much needed capital works across the operational corporate estate of 85 buildings including buildings in the Catford complex. Reactive works are undertaken by the Facilities Management team covering three key areas: fabric, mechanical and engineering (M&E) and residual or H&S related.
- 14.19 **Planned Works:** A new programme of planned lifecycle capital works across the operation estate began in 2021/22 following a condition survey of the estate. The programme, Corporate Estate Maintenance Programme (CEMP), is designed to ensure that the council's assets are invested in and are fit for purpose. Benefits include less interruptions to critical operations due to building or equipment failure, longer asset life, improved efficiency and energy performance, increased safety and compliance, and reduced repair costs.
- 14.20 There is currently £4.9m committed funds in the programme to the end of 2023/24. This first phase of the programme will deliver improvements to around 32 assets; covering a vast array of repairs and improvements, all of which seek to ensure the buildings are safe, watertight, and fit for purpose for the services being delivered from them. This includes new roofs, new windows, damp and drainage work, improved working conditions for frontline staff, mechanical and electrical improvements, and general decorations.
- 14.21 There is a requirement for a further £5.9m funding for the CEMP for the current MTFS (through to 2026/27) to enable continued planned maintenance across the council's corporate estate. This includes circa £800k for short-term improvements to Wearside to upgrade the welfare/changing facilities, limited internal improvements to the fleet and canteen blocks, and traffic management improvements. The £800k funding for Wearside has been included within the programme for 2023/24 but is conditional on the scope of works (which will need to align to the strategic intent for the site) being confirmed by EMT. We are funding these from reserves so does not impact wider financing considerations. The remaining £5.1m call on the Capital Programme has not yet been included in the Table 8.
- 14.22 It is intended that the condition surveys are re-commissioned in 2025/26 which will help re-set the programme and provide more up to date evidence for prioritising works across the estate. The CEMP continues to be delivered in parallel to the Asset Review, helping to define future investment need of the estate.

Public Sector Decarbonisation Scheme (PSDS) Programme:

- 14.23 In March 2020 Lewisham Council approved their Climate Emergency Strategic Action Plan which supports the Council's aspiration to be carbon neutral by 2030. In October 2020 the Department for Business, Energy and Industrial Strategy (BEIS) launched the Public Sector Decarbonisation Scheme (PSDS) to fund energy saving projects in public buildings.
- 14.24 In January 2021 the Council submitted a successful bid under PSDS Phase 1 and was awarded a total funding envelope of just under £3m for capital works to deliver heat decarbonisation and energy efficiency measures at five corporate sites. In 2022 the Council carried out a further review of its sites and identified further buildings that had aging, or non-functioning gas boilers and in October that year made a bid for funding under PSDS Phase 3b. Funding from this round will be used to fund heat decarbonisation and energy efficiency measures at Honor Oak Youth & Community Centre in 2023-24.

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- 14.25 The estimated total cost for this site is £614k, of which £167k is grant funding from PSDS 3b; £60k s106 carbon offset funds and the remainder being funded from the CEMP. The project will be delivered through the CEMP and works will include air source heat pump, replacement double glazed windows, solar photovoltaic roof panels and new LED lights to replace the fluorescent light fittings.
- 14.26 The maintained school's estate have also benefited from the PSDS funding. Three school projects were delivered in 2021/22 as part of the Phase 1 of the scheme, and funding has been secured to carry out decarbonisation works at a fourth school (Downderry Primary) in 2023/24 as part of Phase 3. The forecast spend for PSDS school projects in 2023/24 is £800k, with another £600k due to be spent in 2024/25.
- 14.27 These PSDS works provide a significant carbon reduction and the Council is also benefiting from the retrofit of its critical energy infrastructure that has reached, or passed, its useful life as well as building fabric upgrades that will improve the comfort levels for the users of the various corporate buildings benefiting from this funding. Further funding will need to be identified for match-funding for any future PSDS (or equivalent) applications to continue to roll out decarbonisation measures across the corporate estate. A recent heat plan (funded from Low Carbon Skills Fund) has identified proposed measures and outline costs across the corporate estate which will support future applications and/or council-led initiatives. Any heat decarbonisation delivery across the Council's estate will be planned to align with future corporate estate programme works and available resources at the time.
- 14.28 **Beckenham Place Park East:** Works will shortly commence on the restoration of the east side of the park this will use green space to deliver a new flood alleviation scheme for the Ravensbourne River, new and upgraded pathways, a playground, MUGA, activity trail and open-air gym along with extensive tree planting. The Old Bromley Road route to the park will receive upgraded tree planting and rain gardens to combat surface water flooding. Works are expected to commence in August 2023 and complete in April 2024. Funding for the £3.8M project is from various sources including the Council, Environment Agency and the GLA.
- 14.29 **Levelling Up Fund – Lewisham Town Centre:** In June 2022 Mayor and Cabinet approved the submission of a bid to the Government's Levelling Up Fund for Lewisham Town Centre. In early 2023 the Government approved the bid for £19m of Levelling Up Fund with match funding of £5m from the Council. All £24m is capital funding. The programme will deliver a revitalisation of Lewisham street market, improvements to the public realm and a transformation of Lewisham Library into a Culture and Business Hub.
- 14.30 The programme has mobilised and work begun on the three elements of the programme. A report will be brought to Mayor and Cabinet in the autumn to seek approval on the procurement approach, allocation of match funding and provide an update on the progress of the programme.
- 14.31 In July 2021 Mayor and Cabinet endorsed the Catford Town Centre Framework, which sets out the council's regeneration aspirations for the town centre. This includes a number of early deliverables which form 'phase 1' and plans to redevelop council assets, including Laurence House, the Old Town Hall and Civic Suite, Milford Towers and the shopping centre.
- 14.32 Thomas Lane Yard now forms part of the Building for Lewisham programme and has secured c.£500k budget from the Housing Revenue Account to progress designs and submit a planning application. The former Catford Constitutional Club is now on site, with a build programme of approximately one year. Expected spend of c.£2M in 23/24, within an overall budget of 2.8M. Separately, the council has section 106 funding to deliver improvement works between Catford stations with an estimated budget of £1.4M over the period.

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- 14.33 The realignment of the A205 and improvements to the A21 also form part of phase 1. The council has secured £10M Housing Infrastructure Fund grant to support the road scheme and is expecting to make a contribution of up to £3.7m from Community Infrastructure Levy. This contribution will be match funded by TfL. The remaining funding of c. £44M is anticipated to come from Department for Transport's Major Road Network fund, for which TfL are currently progressing a business case application. The council forecasts spend of c.£2M in 23/24 funded via the HIF.
- 14.34 The road realignment creates significant open space in the town centre which will be owned by the council. Initial design work will be paid for by the HIF but further capital expenditure of c.£4.5m will be required to develop the design and deliver the public realm scheme once the road completes. Further funding will need to be identified to cover these costs.
- 14.35 The council had previously established a capital budget of c.£5m to support the regeneration of Catford Town Centre. The remaining budget of c.£420k is forecast to be exhausted by 25/26. Expected spend is c.£175k in 23/24, c.£150k in 24/25 and c.£130k.
- 14.36 The council is currently reviewing how it begins to deliver its Framework aspirations on council-controlled land. The remaining budget will support the procurement of the recommended delivery route, greenest town centre aspirations and development of design work. This will also include design work for a new civic campus. However, this budget is expected to be fully spent on internal staffing costs, consultancy advice, legal and financial advice to secure the chosen delivery route.
- 14.37 Future work streams to support the delivery of the Framework will require an estimated budget of c.£1m over the next three to five years. Depending on the delivery route chosen, the council may be required to significantly invest to support the redevelopment and delivery of council-controlled assets in the town centre, which is not included within the current profile.
- 14.38 A number of grant funding opportunities are being explored to support the delivery of the council's greenest town centre aspirations. This includes decarbonisation, waste and recycling and demolition.

Housing Delivery Programme

- 14.39 The housing development programme is now being delivered by an in-house development team. Up until February 2023 this programme was being led and delivered by our wholly owned company Lewisham Homes. Since bringing this programme in house we have undertaken a review of existing and future development opportunities and routes for delivery.
- 14.40 The current programme comprises 1300 homes at various stages of development and delivery as outlined below.
- Schemes in delivery 22-26: pre/post DLP - *(c400 homes either on site or in aftercare)*
 - Preconstruction: In or pre-planning phase - *(c300 homes)*
 - Pipeline identified sites including regeneration - *(600 homes incl Achilles c340 homes)*
- 14.41 Programme delivery has and continues to be impacted by current market conditions. Rising interest rates coupled with build cost inflation is creating uncertainty in the delivery of the programme. As a result, and due to these unprecedented pressures, materials and labour cost increase significantly across the sector. There is also further pressure arising from cost of compliance, fire safety and sustainability improvements for existing stock.

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- 14.42 The programme is therefore being consistently reviewed to maintain value for money and overall viability and risk mitigation in a challenging market. A consequence of this is a continual realignment of the programme by for example moving some projects to the small sites programme for further review. The first phase of this review has seen sites at Evelyn, Markwell, Dacres and Hensford paused pending further viability and project analysis. It is likely paused projects will be moved into a small sites programme, other paused schemes if they are identified as subsequently progressing or revisited at a later date. The profiling of the capital programme spend therefore has removed any future expected spend for these schemes and so if the budget was to be re-allocated this could only be done if capacity remained within the programme at that point.
- 14.43 Included within the new build programme we have two modular sites at Edward Street and Home Park which have suffered significant disruption due to contractor insolvency. It is being proposed through a separate cabinet paper that these two sites are removed from the current capital programme, cost recovery continued, and next steps are taken to explore other uses for the site. This report which outlines the detail of these sites is included within our July 2023 Cabinet agenda.
- 14.44 The total cost of delivering this programme is £438.4 million, based on spend to date and current estimates going forwards. The spend profile for this programme has been reprofiled over a longer period and the programme is under review pending project likelihood and approval. The revised profile is below:-

Table 10: BfL Programme re-profiling

Re-profile HRA BFL information	23/24	24/25	25/26	26/27	Future years	Total
	£m	£m	£m	£m	£m	£m
HRA New Build construction & on-going costs	32.5	55.2	52.9	20.8	152.3	313.7

Compared to the current agreed budget profile, which is:-

Original Profile March 2023	23/24	24/25	25/26	26/27	27/28	Total
	£m	£m	£m	£m	£m	£m
HRA New Build construction & on-going costs	84	121.3	74.2	16.5	19.6	315.6

- 14.45 The Housing Revenue Account (HRA) financial model has been updated to reflect actual spend for 2022/23 and the resultant slippage in the general capital programme, including decent homes and the BfL programme which has resulted in a reprofiling of expenditure to future years.
- 14.46 HRA funds, including reserves, revenue contributions, grants and borrowing approvals are fully committed to contribute to investment requirements and to ensure that there are sufficient resources available to fund the on-going 30-year business plan.
- 14.47 There is a continuing need to invest in decent homes and to significantly increase the supply of housing in the borough over the medium to long term. The business plan is reviewed each year to ensure that the resources available from HRA reserves and other funding such as grants and borrowing can be profiled appropriately to meet the business needs.
- 14.48 To ensure efficient use of RTBs, GLA grant rates in the current competing environment, officers are working to optimise the allocation of RTB receipts and other grant funding to

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ensure that these are applied to council priority sites, in need of much needed subsidy. There is also close monitoring of predicted RTB receipt spend, to ensure that the receipts are spent within the required timescales.

- 14.49 The inflation increase, overall cost of delivery and baseline interest rates alongside a cap on rental revenue has activated reviews and changes of our core assumptions. These assessments and programme scrutiny is ongoing. Further updates at regular intervals within the delivery programme will be brought back to members for progress, assurance and key approvals.

15.0 COLLECTION FUND

Council Tax

- 15.1 As at 31 May, £33.2m of Council Tax has been collected representing 18.3% of the total amount due for the year. This is £1.6m below the 19.2% target required in order to reach 96% for the year.

Table 11 – Council Tax Collection

Council Tax	Cash Collected (cumulative)	Cash needed to meet 96% Profile	Difference between collected and 96% profile	Current Year Collection Rate%	Required Collection Rate to reach 96%	Difference
Apr-22	18,614,933	19,605,534	990,602	10.3%	10.8%	0.5%
May-22	33,167,682	34,752,098	1,584,416	18.3%	19.2%	0.9%

Business Rates

- 15.2 As at 31 May, £12.6m of Business Rates has been collected representing 22.4% of the total amount due for the year. This is £1.5m below the level required in order to reach 99% for the year.

Table 12 - Business Rate Collection

Business Rates	Cash Collected (cumulative)	Cash needed to meet 99% Profile	Difference between collected and 99% profile	Current Year Collection Rate%	Required Collection Rate to reach 99%	Difference
Apr-22	8,123,664	7,495,565	(628,099)	14.1%	13.0%	-1.1%
May-22	12,632,550	14,105,804	1,473,254	22.4%	25.0%	2.6%

16.0 FINANCIAL IMPLICATIONS

- 16.1 This report concerns the projected financial outturn for 2022/23. Therefore, any financial implications are contained within the body of the report.

17.0 LEGAL IMPLICATIONS

- 17.1 The Council is under a duty to balance its budget and cannot knowingly budget for a deficit. It is imperative that there is diligent monitoring of the Council's spend and steps taken to bring it into balance.

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18.0 CRIME AND DISORDER, CLIMATE AND ENVIRONMENT IMPLICATIONS

18.1 There are no specific crime and disorder act or climate and environment implications directly arising from this report.

19.0 EQUALITIES IMPLICATIONS

19.1 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

19.2 There are no equalities implications directly arising from this report.

Background Papers

Short Title of Report	Date	Location	Contact
Budget Report 2023/24	1 st March 2023 (Council)	1 st Floor Laurence House	David Austin

Report Author and Contact

Nick Penny, Head of Service Finance nick.penny@lewisham.gov.uk; or

David Austin, Director of Finance at david.austin@lewisham.gov.uk

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APPENDIX A – Line by Line Savings 2022/23 and Older

Year	Ref	Directorate	Director	Proposal	Savings to be Delivered	Expected Delivery in 2023/24	Expected Savings Shortfall	Risk Rating of Saving in 2023/24	Finance View
2020/21	CYP01	CYP	Lucie Heyes	More efficient use of residential placements	300		300		Work is underway between finance and the service to review the future deliverability of these savings or whether they have been delivered already with the financial impact consumed by other costs.
2020/21	CYP03	CYP	Lucie Heyes	More systematic and proactive management of the market	600		600		
2020/21	CYP04	CYP	Lucie Heyes	Commission semi-independent accommodation for care leavers	250		250		
2020/21	CYP05	CYP	Lucie Heyes	Residential framework for young people. Joint SE London Commissioning Programme	200		200		
2022/23	E-05	CYP	Angela Scattergood	Traded services with schools	50	0	50		
2022/23	E-06	CYP	Lucie Heyes	Reduce care leaver costs	100		100		

2022/23	F-02	CYP	Lucie Heyes	Children Social Care Demand management	500		500		
2022/23	F-03	CYP	Lucie Heyes	Children Service reconfiguration - fostering	250		250		
2022/23	F-05	CYP	Lucie Heyes	VfM commissioning and contract management - CSC	250		250		
Children and Young People's Subtotal					2,500	-	2,500		
2020/21	COM2A	Comm	Joan Hutton	Ensuring support plans optimise value for money	400	400	-		
2021/22	F-01	Comm	Joan Hutton	Adult Social Care Demand management	1,100	1,100	-		Amber due to value, delivery expected in 23/24.
2021/22	F-24	Comm	Joan Hutton	Adult Social Care cost reduction and service improvement programme	2,249	2,249	-		Amber due to value, delivery expected in 23/24.
2022/23	F-24	Comm	Joan Hutton	Adult Social Care cost reduction and service improvement programme	430	430	-		

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Communities Subtotal					4,179	4,179	-		
2020/21	CUS04	HRPR	Zahur Khan	Income generation - increase in commercial waste charges	100	100	-		Work continuing to deliver the saving in 23/24
Place and Housing Subtotal					100	100	-		
2021/22	A-05	Corp	Mick Lear	Revs and Bens - additional process automation	400	400	-		Restructure implemented in 22/23, full delivery expected in 23/24
2022/23	A-06	Corp	Mick Lear	Revs and Bens - Generic roles	400	400	-		Restructure implemented in 22/23, full delivery expected in 23/24
Corporate Resources Subtotal					800	800	-		
Total					7,579	5,079	2,500		

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APPENDIX B – Savings to be delivered 2023/24

Reference	Directorate Budget	Title	Savings to be Delivered	Expected Delivery in 2023/24	Expected Savings Shortfall	Risk Rating of Saving in 2023/24	Finance View
CYP_SAV_01	CYP	Review of Children's Centre Budgets	500	500	-		
CYP_SAV_02	CYP	Education - Vacant Post	12	12	-		
CYP_SAV_04	CYP	Youth Service Budget Review	200	200	-		
CYP_SAV_05	CYP	Youth Offending Service Review	100	100	-		
CYP_SAV_06	CYP	Short Breaks	200	200	-		
D-13	CYP	Review of commercial opportunities for nurseries within children's centres	9	9	-		
F-02	CYP	Children Social Care Demand management	1,000	1,000	-		
F-03	CYP	Children Service reconfiguration - fostering	250	250	-		
Children and Young People's Subtotal			2,271	2,271	-		
COM_SAV_01	COM	Introduction of Electronic Call Monitoring	650	650	-		
COM_SAV_02	COM	Delegation of Care Plan Budgets to Operation Managers	100	100	-		
COM_SAV_03	COM	Care Plan Reassessment	1,000	1,000	-		
COM_SAV_04	COM	Empowering Lewisham	1,000	1,000	-		
COM_SAV_05	COM	Review of Staffing Requirement in Supported Housing	55	55	-		

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COM_SAV_06	COM	Reduction in Mental Health Homecare costs	50	50	-		
COM_SAV_08	COM	Reduction in opening hours at Libraries	90	90	-		
COM_SAV_09	COM	NHS Health Checks	15	15	-		
COM_SAV_10	COM	Sexual and Reproductive Health Services in Primary Care	46	46	-		
COM_SAV_11	COM	PH Weight management savings	13	13	-		
E-14	COM	Changes to leisure concessions for older people	95	95	-		
A-02	COM	Hybrid roles - enforcement	13	13	-		
C-07	COM	Review Short breaks provision.	50	50	-		
Communities Subtotal			3,177	3,177	-		
HRPR_SAV_01	HRPR	Temporary Accommodation Cost Reduction	200	200	-		
HRPR_INC_01	P&H	Additional Yellow Box Junction Enforcement & Moving Traffic Contravention by CCTV	105	105	-		
HRPR_INC_02	P&H	Replacement Bin Charging	50	50	-		
HRPR_INC_03	P&H	Increase the charge for Bulky Waste collections	20	20	-		
HRPR_INC_04	P&H	Charge for mattress collections	25	25	-		
HRPR_INC_05	P&H	Increase the charge for fridge/freezer collections.	78	78	-		
HRPR_INC_06	P&H	Review of fees charged for Garages	130	130	-		

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HRPR_SAV_02	P&H	Review of the Road Safety Service	70	70	-		
HRPR_SAV_03	P&H	Increased recharging of salary costs to capital	70	70	-		
HRPR_SAV_04	P&H	S106 utilisation for apprenticeships	17	17	-		
HRPR_SAV_05	P&H	Utilisation of UKSPF grant funding to reduce the general fund burden for the service.	100	100	-		
HRPR_INC_08	P&H	Housing Programme Commercial Units' Income Generation	75	75	-		
HRPR_SAV_06	P&H	Review of the Temporary Accommodation (TA) Service Level Agreement (SLA) with Lewisham Homes (LH)	162	162	-		
HRPR_SAV_07	P&H	Reducing general fund spend on private sector housing licensing and enforcement.	150	150	-		
C-39	P&H	Aligning the Kickstart scheme with Government plans	25	25	-		
D-10	P&H	Commercial Estate Review	50	50	-		
D-11	P&H	Business Rates revaluation of Council owned properties	50	50	-		Still waiting to conclude the revaluation review with Wilkes and Head
D-12	P&H	Asset Use Review and Regularisation	15	15	-		

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E-12	P&H	Building Control Service Efficiency	30	30	-		Service is actively working towards increasing income, income levels remain low after covid
A-02	P&H	Hybrid roles - enforcement	38	38	-		
D-01	P&H	Generating greater value from Lewisham's asset base	500	500	-		This has been reversed in the 23/24 budget
D-02	P&H	Business Rates Revaluation for the estate	20	20	-		Still waiting to conclude the revaluation review with Wilkes and Head
D-06	P&H	Catford Campus - Estate Consolidation	12	12	-		
D-07	P&H	Meanwhile use - Temporary Accommodation	25	25	-		
E-02	P&H	Income from building control	20	20	-		Service is actively working towards increasing income, income levels remain low after covid
F-16	P&H	Environment - new waste strategy	250	250	-		

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F-18	P&H	Controlled Parking Zone Extension	1,000	1,000	-		£750k to be funded corporately in 23/24 on a one off basis to reflect the delayed profile of the savings delivery
Place and Housing Subtotal			3,287	3,287	-		
COR_SAV_03	COR	Reduction in utilities costs of the Catford Complex	150	150	-		
D-14	COR	Facilities Management	100	100	-		
C-08	COR	IT - mobile telephony review	10	10	-		
Corporate Resources Subtotal			260	260	-		
CEX_SAV_01	CEX	Review of Elections Budget	50	50	-		
CEX_SAV_03	CEX	Legal Invest to Save	233	233	-		Work is required to reduce external legal expenditure to deliver this saving.
ALL_SAV_02	CEX	Senior Management Reductions, Realignment and Restructures	500	500	-		
Chief Executive Subtotal			783	783	-		
COR_SAV_02	CORP ITEMS	Review of Corporate Budgets - interest	2,000	2,000	-		

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COR_INC_01	CORP ITEMS	Removal of 28 day empty property exemption for Council Tax	110	110	-		
Corporate Items Subtotal			2,110	2,110			
COR_SAV_01	ALL	Review of Corporate Budgets - triennial fund valuation	650	650	-		Salary budgets adjusted
A-03	ALL	Corporate Transport arrangements	50	50	-		
Council Wide Subtotal			700	700			
TOTAL			12,587	12,587	-		

Appendix C – Gross Budgets by Directorate

Directorate	Expenditure Budget	Expenditure Forecast	Variance	Income Budget	Income Forecast	Variance	Net Budget	Net Forecast	Variance
CYP	741.471	749.271	7.800	(666.230)	(666.230)	0.000	75.241	83.041	7.800
COMM	189.745	190.745	1.000	(104.344)	(104.344)	0.000	85.401	86.401	1.000
P&H	117.210	120.210	3.000	(89.469)	(89.469)	0.000	27.740	30.740	3.000
COR	209.669	209.669	0.000	(171.664)	(171.664)	0.000	38.004	38.004	0.000
CE	11.694	12.294	0.600	(0.672)	(0.672)	0.000	11.022	11.622	0.600
Total	1,269.789	1,282.189	12.400	(1,032.380)	(1,032.380)	0.000	237.409	249.809	12.400
COR Items	46.913	46.913	0.000	(20.643)	(20.643)	0.000	26.270	26.270	0.000
GF Total	1,316.702	1,329.102	12.400	(1,053.023)	(1,053.023)	0.000	263.679	276.079	12.400

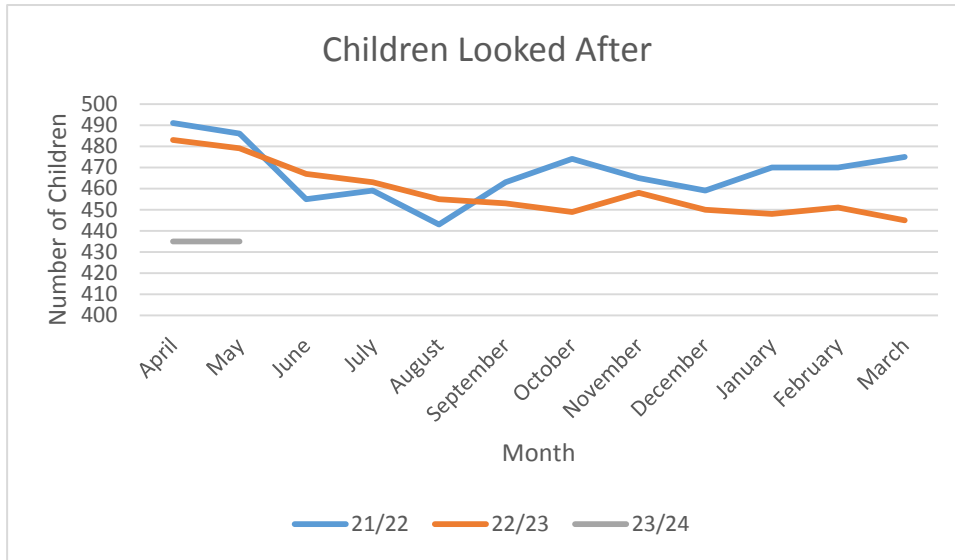
This table shows the gross expenditure and gross income budgets by directorate, this shows the overall expenditure the council incurs per directorate which is funded by income including specific government grants and other controllable income.

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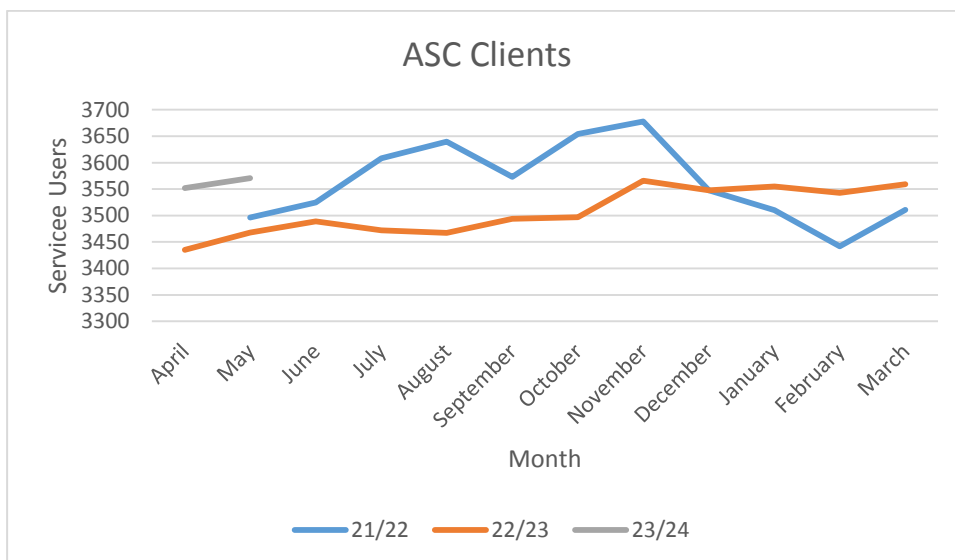
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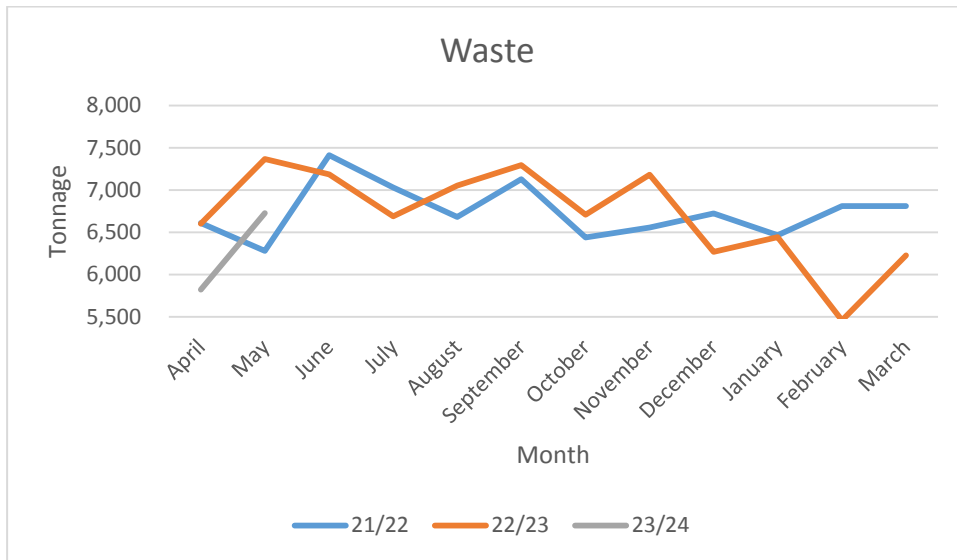
Appendix D – Key Performance Indicators



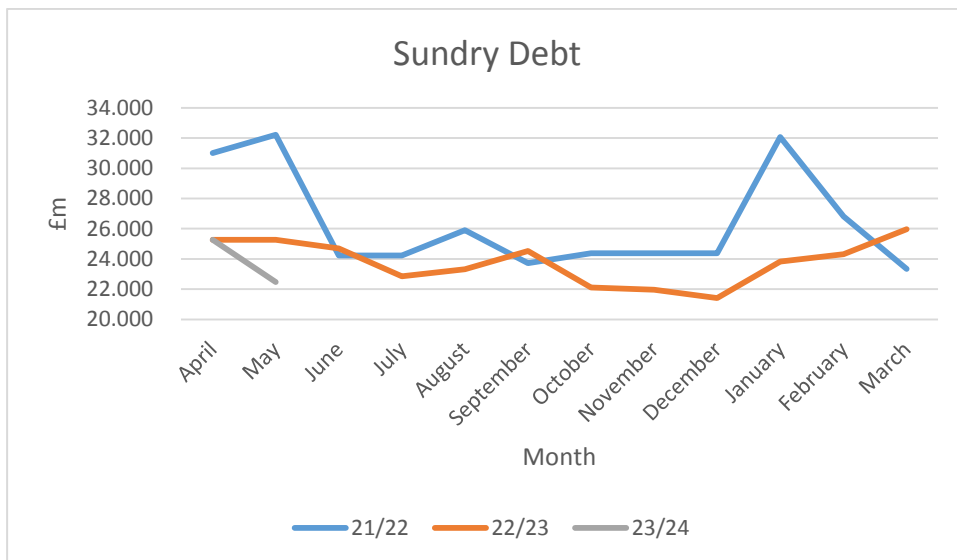
This graph shows the CLA's from 21/22 onwards, this shows the trend that the number of CLA's supported by the service is decreasing. The source document is the monthly performance report.



This graph shows the number of Adults supported from 21/22 onwards. The source document is the Controcc System.



This graph shows the wasted in tonnages from 21/22 onwards. The source document is a monthly SELCHP Waste Delivery File from Veolia.

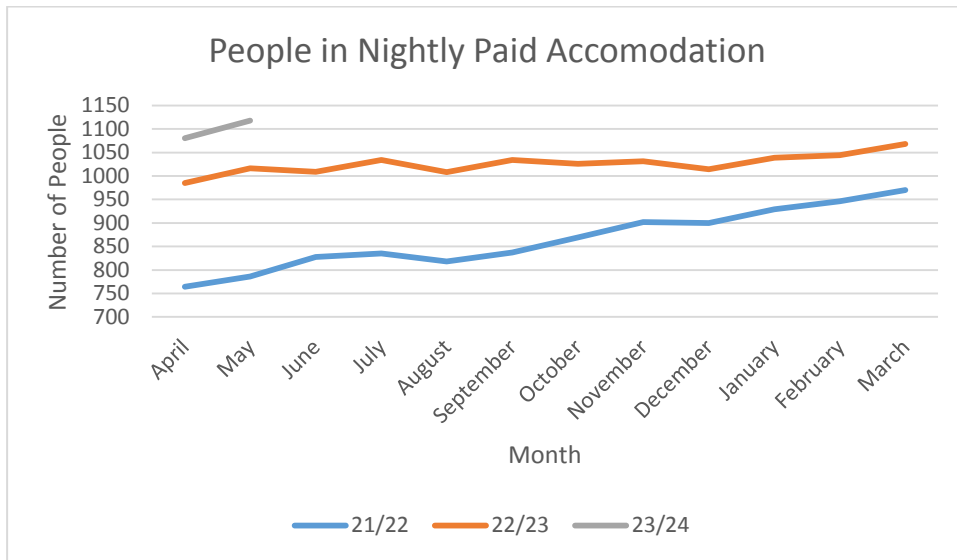


This graph shows the level of sundry debt from 21/22 onwards, the debt in May 2023, is at a lower level than in the comparable month in 21/22 and 22/23. The source document is the debt file produced from the oracle financial system.

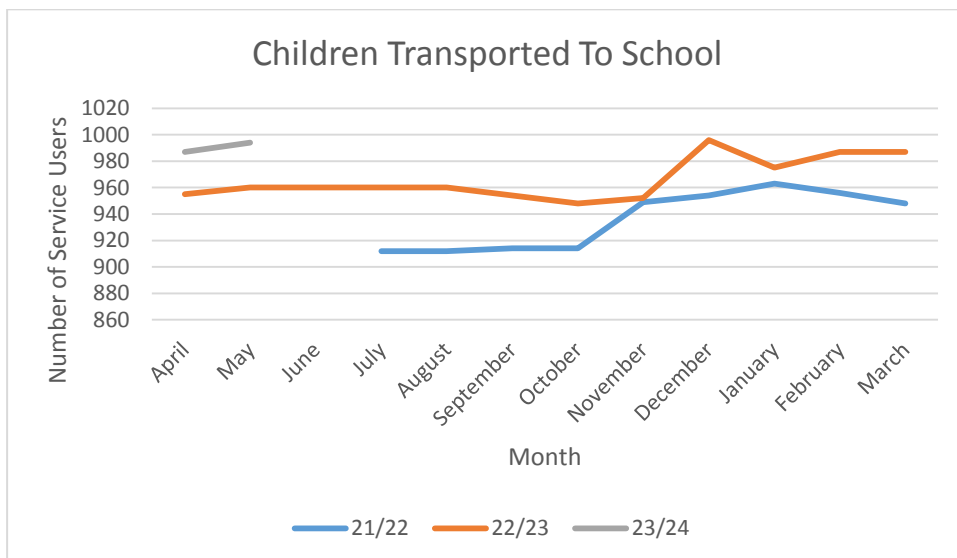
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This graph shows the number of people in nightly paid accommodation from 21/22 onwards, the level has increased from 786 in April 2021 to a high of 1,118 in May 2023. The data is sourced from the academy system.



This graph shows the number of children transported from home to school, the number of EHCP's continues to increase and approx. 1/3rd of children who have an EHCP require a transport package. The data source is Routewise.

Appendix E – Audit Response: Recommendation extended to suggest Council to consider applying scenario planning to annual budget as well as MTFP

Scenario	Assumption	2023/24 Budget £m	Impact £'m
Pay award	5% pay award was budgeted for as part of budget setting 23/24. The risk is a further 1% is awarded.	7.1	1.4
Net non-pay inflation	4.8% was budgeted for as part of budget setting 23/24, this is the risk a further 2% is required.	5	2
Increase in people requiring Support from ASC	Initial modelling undertaken as per census data, this is being further refined.	84	0.7
Average Children Looked After cost in CSC increasing	Modelling work being undertaken, the average cost of children is increasing including several high cost placements which makes the spend sensitive to volatility	29	TBC
Increase in children requiring home to school transport	35 children increase factored into the monitoring position however due to the increased number of EHCP's there is a risk this could be higher	6.8	0.5
Increase in Nightly Paid Service Users	Numbers have continued to increase since the budget was set for 23/24. Other contributory factors included lengths of stay increasing as well as rents increasing by c20%	5.7	3
High Needs Block deficit becomes a general fund pressure (currently ringfenced to the Dedicated Schools Grant).	The current deficit is £13m however there is a risk of a further pressure of £5m for 23/24. There is a risk the DSG override may be removed in April 26 as per the current legislation.	289.9	18
Schools Academisation	There is a risk of schools moving to academies	0	TBC
Children's and Young People's ofsted inspection	The ofsted inspection leading to additional service requirements which there is no budget for.	0	TBC

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Mayor and Cabinet

Exclusion of the Press and Public

Date: 19 July 2023

Key decision: No

Ward(s) affected: N/A

Contributors: Head of Governance and Committee Services

Recommendation

It is recommended that in accordance with Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012 and under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12(A) of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

21. Excalibur Phase 4 & 5 Update – Part 2
22. Update on the 6 Annual Besson Street Business Plan – Part 2
23. Home Park and Edward Street Development Budget and Programme Update – Part 2
24. LUF Lewisham Library Refurbishment Works - Approval to award contract to Lead Consultant – Part 2

Agenda Item 21

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 22

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