

MINUTES OF THE LEWISHAM CENTRAL ASSEMBLY

Thursday, 23 May 2024 at 7.00 pm

PRESENT: Councillors Edison Huynh and Aliya Sheikh

ALSO PRESENT: Winston Castello

Apologies for absence were received from – Ade Joseph

	Item
1	Welcome and Introductions
	Councillor Edison Huynh welcomed attendees and thanked Landsec and CommUnity for hosting the Assembly meeting.
2	Lewisham Town Centre Master Plan
	<p>The meeting was hosted by Landsec and CommUnity. Landsec representative, Jon Watson, outlined the main features of the Shopping Centre Master Plan, being developed by Landsec and provided the proposed timescale.</p> <p>He outlined the main features of the plan and presented details of the proposed design. He highlighted the proposal for the shopping centre, which would represent a significant change from the current building. His presentation included information on a proposed new open space, including a new park and proposals for new homes on the current site.</p> <p>There were a number of questions, including the following:</p> <ul style="list-style-type: none">• Car parking arrangements/facilities – the response was that the new centre would have no on-site parking. However, existing parking adjacent to the shopping centre would be provided.• Concern was expressed that the reduced parking availability could lead to displacement of parking to local residential streets – the response was to provide figures demonstrating that most people visiting the shopping centre do so by public transport and that the public consultation which had taken place had not particularly highlighted local concern about parking. <p>In the discussion that followed, Jon emphasised the intent to retain the shopping centre's historic community links,</p>

	<p>including reinstating the clock tower and staging exhibitions on key historic features of the area, including artefacts from Riverdale Hall.</p> <p>Jon thanked those attending for their questions and interest.</p>
<p>3</p>	<p>Lewisham Town Centre Improvements – Levelling Up Fund</p>
	<p>Kevin Stears from Lewisham Council introduced the discussion on the plans for the library and the market in the high street. He reminded attendees that Lewisham Council had been successful in its bid to the Government Levelling Up fund to renovate the library and market.</p> <p>Kevin outlined the key planned developments for the market, library and outdoor shopping area. This will include:</p> <ul style="list-style-type: none"> • New lighting which will improve visibility, accessibility and safety. • A pocket park which will be developed to improve the general environment. • Removal of current street clutter including some of the redundant telephone boxes. <p>He also confirmed that agreement has been reached with TFL for diverting bus routes appropriately.</p> <p>During the building stage, a site compound will be developed, with construction work taking place between summer 2024 and March 2026.</p> <p>Market reconstruction will take place from early 2025 to March 2026.</p> <p>Following Kevin’s presentation, residents raised a number of questions as follows:</p> <ul style="list-style-type: none"> • What consultation has taken place with market traders? Kevin stated that extensive consultation had taken place with market traders, who are very supportive of the overall plans and have been involved in all stages of planning. • Will all the telephone boxes be removed? Kevin explained that discussions are taking place with telephone companies, and it is envisaged that four of the five telephone boxes will be removed. • Will there be any out of hours public toilet facilities? Kevin confirmed that there were no current plans for out of hours toilet facilities. In response, a number of residents raised concerns that neighbouring streets

	<p>risked being used as replacement toilet facilities. Councillor Huynh agreed to discuss this further with officers.</p> <p>Sidra Hill-Reid introduced the plans for the Central Library developments. She highlighted a number of areas of interest, including:</p> <ul style="list-style-type: none"> • Potential operators of café and business hub facilities had undertaken site visits and participated in design workshops. • The financial viability of potential operating models had been analysed. • Feedback from the local community on emerging designs had been positive. • Good progress was being made with the floorplan. • Options for the external façade and lighting designs were still under review. <p>She also outlined ideas that were under consideration for the library café, and children’s, young people’s and business libraries, and confirmed that public realm improvement for Clipper Way had been incorporated into designs.</p> <p>She explained that public engagement was still under way, including targeted sessions with community groups and key stakeholders including market traders.</p> <p>Decisions will be shared with residents later in the summer but some delays were expected due to the general election.</p> <p>The new library is expected to open in summer 2026.</p> <p>Questions to Sidra included:</p> <ul style="list-style-type: none"> • What will the facilities be for young people? She confirmed that the library will contain a number of facilities targeted at encouraging young people to use the space, including an e-games area. • What proportion of Levelling-Up funding is being used for the library? Sidra informed attendees that library redesign was estimated to represent £7m of the £24m available.
4	Update on Gateway Development Phase 2
	<p>Councillor Huynh provided an update on Phase of the Gateway development. He explained that there had been some delay due to the preferred provider of the proposed cinema having gone into administration. He also explained</p>

	that current plans include two cafes, a community store and independent restaurants. It is envisaged that 17 units will open during Q4 of 2024, with more opening in the first part of 2025.
5	Public Space Protection Order
	<p>Councillor Huynh drew attendees' attention to the Council's guidance on the borough's Public Protection Order. He highlighted that it is a tool to be used to address anti-social behaviour. The order enables residents and councillors to report any concerns to the Anti-Social Behaviour/Statutory Nuisance team. The team can be contacted at:</p> <p>https://lewisham.gov.uk/myservices/environment/noise/noise-and-other-disturbances-we-investigate</p>
6	Councillors' Updates
	<p>There were no further questions to councillors.</p> <p>Residents were reminded that the next Assembly meeting is due to take place on 26th September.</p> <p>The Assembly Co-group will meet on 4th September.</p> <p>Residents were also reminded that there would be a Safer Neighbourhood meeting on 13th June and councillors would continue holding surgeries on the first Saturday of every month.</p>
7	Councillors thanked residents for attending the meetings and encouraged them to complete feedback forms to assist in planning for future meetings.