



## Mayor and Cabinet

**Report title: Expansion of Oak Hill Community Nursery lease into vacant Hatcham Oak Children Centre**

**Date:** 13/10/2022

**Key decision:** Yes

**Class:** Part 1

**Ward(s) affected:** Brockley and Telegraph Hill wards.

**Contributors:** Michael Grant Early Intervention Business Manager

### Outline and recommendations

Lewisham Council proposing to extend the commercial lease for Oak Hill Community Nursery to expand in to the vacant part of the building at Hatcham Oak. This space is currently designated as a Children Centre but has not delivered dedicated Children and Family Centre services since 2017.

This report provides history, context and rationale for this decision.

It is recommended that the Mayor and Cabinet:

- Approve the application for de-classification of the vacant space as a designated Children Centre
- Approve the expansion of the commercial lease of Oak Hill Nursery to cover the whole site

## Timeline of engagement and decision-making

- Hatcham Oak was built in 2006 as part of the DfE Capital Grants Fund supporting the Sure Start programme. Due to the £1,400,000 Capital Grant Funding from the DfE used in the construction of this site, this would be eligible for potential DfE claw back if the site does not continue to discharge the intended purpose of funding provided for 25 years.
- In 2017, Hatcham Oak stopped being used as a dedicated Children and Family Centre although it hosted some pop up services, staff and professional training and meetings
- In 2020 all Children and Family centre services stopped at this site.
- In late 2021 Oak Hill nursery approached the Council regarding the possibility of extending their commercial lease to cover the vacant space in the Children and Family Centre section of the building.
- Section 5D of the Childcare Act 2006 requires local authorities to ensure that appropriate consultation is carried out when they are considering the establishment or closure of a Children's Centre or making any significant change in the services provided through a Children's Centre (including a change to the location of those services).
- In August 2022 a public consultation was opened to enable local residents and current users of the site to express their views on the proposed changes, de-classifying the Children and Family Centre and expanding the commercial lease for Oak Hill Community Nursery.
- In October 2022 the public consultation closed.

## 1. Summary

- 1.1. Oak Hill Community Nursery have occupied part of the site since it was built in 2006, along with a Sure Start funded Children Centre. Since the Sure Start Scheme funding drew to a close in 2009/10, funding for Children Centres has reduced year on year to less than a quarter of the original funding available.
- 1.2. These reductions in funding have changed the way Children Centres services can be delivered across the Borough. To maintain a Children Centre offer the Council has had to reduce the number of sites and create sites that cover a larger area. This means Hatcham Oak is no longer in use as a Children Centre.
- 1.3. Oak Hill Nursery have approached the Council with a vision of how the currently unoccupied (Children Centre) part of the site could be better used as a space for the nursery.
- 1.4. Lewisham has recently been allocated central government funding via the Department for Health & Social Care and Department for Education via the Family Hubs and Start for Life Programme. This is an area based Hub and spoke model with multiple family focused services.

## 2. Recommendations

- 2.1. It is recommended that Mayor and Cabinet:
  - 2.1.1. Approve the application for de-classification of the vacant space as a designated Children Centre
  - 2.1.2. Approve the expansion of the commercial lease of Oak Hill Nursery to cover the whole site

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### 3. Policy Context

- 3.1. The proposed expansion of Oak Hill Nursery supports the Council's Corporate Strategy. Specifically the priority "Giving children and young people the best start in life."
- 3.2. It also supports the delivery of our Children and Young People's Plan (2019-22), which establishes how we will continue to work to improve outcomes for our children and young people so that:
  - Children and young people have the best start in life and are protected from harm
  - Children and young people have good physical and emotional health
  - Children and young people develop, achieve and are ready for adulthood
  - Children and young people feel listened to and respected

### 4. Background

#### History of Hatcham Oak Children Centre and Oak Hill Community Nursery

- 4.1. Located on Wallbuton Road in Telegraph Hill Ward in the north of Lewisham, Hatcham Oak was opened in 2006 as part of the DfE Capital Grants Fund supporting the Sure Start programme and from the start there was a high degree of local community involvement. This site has been home to a Children Centre service and nursery provision since 2006.
- 4.2. When the Sure Start scheme drew towards a close in 2010/11, and subsequent central government funding reduced year on year, Children Centre delivery changed from site specific to area based Children and Family Centre model.
- 4.3. Hatcham Oak Children and Family Centre has not been a dedicated full time Children and Family Centre since 2017 due to the reductions in the service budgets, there was no resource to staff this site, although it continued to host staff development/training, professional meetings and community services. Attempts to provide alternative provision have been unsuccessful so access to some community based services had been enabled pre-Covid19 pandemic.
- 4.4. Due to the £1,400,000 Capital Grant Funding from the DfE used in the construction of the site, this would be eligible for potential DfE claw back if the site does not continue to discharge the intended purpose of funding provided. Specifically this means the site must continue to offer universally available early years provision, to the most deprived and specifically:
  - early years provision (early education and childcare);
  - social services functions of the local authority relating to young children, parents and prospective parents;
  - health services relating to young children, parents and prospective parents;
  - training and employment services to assist parents or prospective parents; and
  - information and advice services for parents and prospective parents.

#### Current Use and Demand

- 4.5. There has been no Children and Family Centre provision at this site since 2017 due in part to the close proximity of assets in nearby Honor Oak area. After evaluation these sites have been determined to be more suitable than Hatcham Oak for delivery as a Family Hub in this area.

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- 4.6. Oak Hill Community Nursery are oversubscribed for nursery places. Current capacity for 55 children per day and have 61 families on roll, with 12 to 18 months waiting list. There is a high demand and request for places locally and provision outside of core hours to support working families.

#### Current operating/service cost

- 4.7. The Children and Family Centre service contract was extended in April 2021 but a further reduction in funding, this site is still not financially viable. As the Premises Management Organisation for all Children and Family Centres, the service budget incurs 50% of all maintenance costs including Pre Planned Maintenance all statutory checks, utilities, business rates and cleaning. The total operating cost for this site is £30,000 per annum with no service delivery in return.
- 4.8. Oak Hill Community Nursery have a full repairing commercial lease. The proposed expansion of the commercial lease will remove the operating costs incurred and replace with some additional commercial income, supporting the Commercial Property Team's income targets.

#### Expansion of Commercial Lease Proposal

- 4.9. Oak Hill Community Nursery would like to expand into the front area of the building (previously the Children and Family Centre) developing three aspects of their work:
- 4.9.1. Increased support and guidance by providing workshops on toilet training, sleep routines, healthy eating, and importance of play, natural resources, developmental milestones, EYFS, oral health and hygiene routines.
- 4.9.2. Create a community hub that would offer space and facilities to local community groups that provide child care, educational and recreational provision such as exercise classes, mental wellbeing, meditation and yoga
- 4.9.3. Increased provision for before/after school clubs as a response to local demand
- 4.10. The proposed expansion would mitigate any risk of DfE Clawback requirement by continuing to deliver early years provision (early education and childcare).
- 4.11. Oak Hill Community Nursery will also have a role to play in the new Lewisham Family Hub model and be available as a satellite centre as a local community hub, which will have a relationship with the nearest Family Hub.

#### Lewisham Family Hubs model

- 4.12. Lewisham has recently been allocated central government funding via the Department for Health & Social Care and Department for Education via the Family Hubs and Start for Life Programme.
- 4.13. This investment will enable around half of upper-tier local authorities in England to transform their services into a family hub model. The programme includes new investment for essential services in the crucial Start for Life period from conception to age two, and services which support parents to care for and interact with their children.
- 4.14. The Family Hubs and Start for Life programme strives towards a consistent offer for families, while recognising the importance of ensuring the funding is used to respond to local need, and that every local authority area will be starting from a different point.
- 4.15. Through the family hubs transformation funding Lewisham is required to open family hubs as quickly as possible to support families, within the first half of 2023 (the "hub opening milestone"). This has required the project team to very quickly identify a pilot hub and then roll out a whole borough programme over the next three years.
- 4.16. Hatcham Oak sits alone but is within a reasonable distance of one of the designated pilot areas in Honor Oak, which has a better co-location of a multitude of Council, Health and Education services which will enable more effective delivery against the

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criteria provided by programme.

- 4.17. The relationship developed with Oak Hill Community Nursery by the Council and the relationship the Nursery has with the local population, will enable the site to act as a satellite for the Family Hub.

#### Consultation

- 4.18. The Council has a statutory requirement to ensure there is a consultation when closing a Children's Centre; or reducing the services provided to such an extent that it no longer meets the statutory definition of a Sure Start Children's Centre.

#### Risk

- 4.19. The expansion of Oak Hill Community Nursery to a Full Commercial Lease of the whole site will mean it is very unlikely this site will become available again to Children and Young People's services to have a dedicated space. Through partnership working with the Lewisham Family Hub model this will be mitigated, specifically through outreach services delivered at local nurseries and schools, in the example of Oak Hill Community Nursery this would be a service drop in session in the Community Hub.

## **5. Consultation**

- 5.1. The Council conducted a public consultation online via Citizen Space between 17<sup>th</sup> August and 10<sup>th</sup> October 2022, including a face to face consultation event on 21<sup>st</sup> September 2022 at Oak Hill Community Nursery. The consultation consisted of 14 questions, 5 of which were demographic.

- 5.2. There were 30 responses to the consultation of those 97% had read the expansion proposal and 3% had not:

- 80% of respondents have children, with 80% being children under 5 years
- 53% of respondents had not accessed a Children and Family Centre
- For the 47% who had accessed a Children and Family Centre they had accessed the following services;
  - Stay and Play 33%
  - Healthy eating advice and support 10%
  - Practical advice and support 7%
  - Family Support 3%
  - 11% Other including Breastfeeding Support, Baby Massage and Group Play
- In terms of support services respondents would like to see the top 6 services replicated;
  - Stay and Play / Messy Play 73%
  - Healthy Eating Advice and Support 27%
  - Toileting Support 27%
  - Sleep Support 23%
  - Practical Advice and Support 23%
  - 23% selected other and would like to see a mixture of health services such as baby weighing and breastfeeding support, play club activities and music and sessions in other languages
- 87% of respondents have accessed Oak Hill Community Nursery

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- 93% of respondents were supportive of the proposal to expand the nursery and 7% object to the proposal.
  - The objections to the proposed expansion were specifically regarding the increase in traffic and use of private car for drop off and the use of Wallbuton Road as a 'rat run', with a lack of public transport links reinforcing this conclusion.
- 5.3. A full consultation report can be found in Appendix 1.
  - 5.4. In general the consultation supports the proposal to expand Oak Hill Nursery, however, it must be acknowledged that the primary responders have either or currently access Oak Hill nursery and the objectors do not.
  - 5.5. The primary concern identified is with increased traffic, this needs to be acknowledged and the nursery can take steps with service users to reduce the reliance on private cars as much as possible to mitigate concerns.
  - 5.6. The required services identified can largely be replicated by the nursery through their intended expansion plan, the Oak Hill Community Nursery are also keen to engage with and work more closely with the Family Hub services ensuring they can sign post families with any additional requirements into appropriate local services and host outreach services.

## 6. Childcare Sufficiency

- 6.1. In accordance with National Government requirements Lewisham does not provide childcare. Childcare has to be provided by either the maintained sector (Lewisham schools) or by Private voluntary and independent settings or childminders.
- 6.2. The majority of early years and childcare places for children aged under 5 years old are in full daycare which accounts for an estimated 5,452 registered places, 65% of total. The total number of places is a theoretical capacity, based on Ofsted registration and the assumptions listed above. Operating capacity – the number of places actually available to buy or for early years funding, may be lower and will be based on staff ratios, delivery models and providers' business plans.
- 6.3. A childcare rate is a means of comparing the number of places per head of population across different areas. A low childcare rate may signify a potential lack of sufficiency or choice for parents, but may also reflect take-up patterns (e.g. where parents access childcare close to their place of work rather than where they live).
- 6.4. Across Lewisham the average childcare rate for 0-4 year olds is 0.39 or just over 1 place for every 2.5 children in this age range. This includes provision in school nurseries.
- 6.5. Given one place can accommodate more than one child (for example, a nursery offering 50 hours a week could use one place for two children both using 25 hours a week), the childcare rate for children aged 0-4 years old is at a good level. Not all parents with a child in this age range will want to use formal childcare and not all parents using childcare will want to use it full-time.
- 6.6. A full breakdown of the number of registered settings and childcare rates can be found in Appendix 2. It shows that both Brockley and Telegraph Hill wards are above borough average for maintained and Private Nursery provision and above borough average for Childcare rates.
- 6.7. The breakdown also shows that neither Brockley or Telegraph Hill wards have Pre-school provision, which is provision for children aged specifically 3-5 years and in receipt of early entitlement.

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- 6.8. The recent problems created first by the Covid-19 pandemic and secondly by the cost of living crisis mean there is an additional pressure on existing providers and if some providers fail there will be a need for more places in the borough. The expansion proposal represents a huge benefit locally by creating more spaces.

## 7. Financial implications

- 7.1. The report notes two financial aspects
- Current ongoing costs of an unused building at £30k
  - Risk of Capital Clawback from DfE if the Building £1.4m
- 7.2. The proposals in this report are anticipated to mitigate these points.
- The £30k has been identified as savings within the council's medium term financial strategy (MTFS)
- 7.3. The expansion of Oak Hill Community Nursery will mitigate the potential DfE Claw back attached to the site by fulfilling the following criteria:
- early years provision (early education and childcare);
  - information and advice services for parents and prospective parents;
- 7.4. The report further notes the potential ability to offer services from the site, some of which may provide revenue generation. This has yet to be market tested and has not been included in the costings, but would potentially provide a more favourable position.
- 7.5. The report also supports the delivery of the externally funded Family Hub programmes. Supporting additional criteria to mitigate DfE Claw back:
- social services functions of the local authority relating to young children, parents and prospective parents;
  - health services relating to young children, parents and prospective parents;
  - training and employment services to assist parents or prospective parents;

## 8. Legal implications

- 8.1. The Childcare Act 2006 places a duty on local authorities to improve the well being of young children and reduce inequalities between such young children in relation to physical and mental health and emotional well being, protection from harm and neglect, education, training and recreation, the contribution made by them to society and social and economic well being.
- 8.2. In responding to these duties a local authority is further required to make arrangements in an integrated manner with a view, broadly, to securing maximum benefit for users of early childhood services, and making their availability known. Local authorities are required to facilitate and encourage the involvement of parents and prospective parents, early years providers and others engaged in activities which may improve the well being of young children in its area.
- 8.3. The Childcare Act 2006 (as amended) requires that local authorities must, so far as is reasonably practicable, include arrangements for sufficient provision of children's centres to meet the needs of parents, prospective parents and young children in its area. This is known as the "Sufficiency Duty". In complying with the Sufficiency Duty, the Local Authority must consider the need for childrens' centres in the area, what provision is enough to meet that need and what number of childrens' centres is it reasonably practicable to provide taking into account such matters as affordability and practical considerations such as availability of appropriate buildings, geographic

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location and accessibility. In making decisions about what is sufficient to meet local need a local authority is able to take into account other children's centres which are being provided (or which they expect to be provided) outside its area.

- 8.4. A children's centre is a place, or a group of places –
- (a) which is managed by or on behalf of, or under arrangements made with an English local authority, with a view to securing that early childhood services in their area are made available in an integrated manner,
  - (b) through which each of the early childhood services is made available, and
  - (c) at which activities for young children are provided, whether by way of early years provision or otherwise.

For the purposes of the Act, "made available" means either that the early childhood services are provided directly at a children's centre, or that advice and assistance are provided to parents and prospective parents on accessing early childhood services elsewhere.

- 8.5. A children's centre provided as a result of arrangements under section 3(2) of the Childcare Act 2006 and which meets the definition set out above is to be known as a "Sure Start Children's Centre".
- 8.6. Section 5D of the Childcare Act 2006 requires local authorities to ensure that appropriate consultation is carried out when they are considering the establishment or closure of a children's centre or making any significant change in the services provided through a children's centre (including a change to the location of those services). A local authority is also legally required to have regard to any guidance given by the Secretary of State.
- 8.7. The Guidance emphasises the statutory requirement that local authorities must ensure that there is consultation before making any significant change to the range and nature of services provided through a children's centre and/or how they are delivered, including significant changes to services provided through linked sites and where closing a children's centre; or reducing the services provided to such an extent that it no longer meets the statutory definition of a Sure Start children's centre. The consultation described in this report has been carried out in order to comply with its statutory obligations.
- 8.8. The Guidance further advises that such consultation should explain how the local authority will continue to meet the needs of families with children under five as part of any reorganisation of services and that decisions following consultation should be announced publically and should explain why decisions are taken.
- 8.9. In coming to decisions in relation to the future configuration of children's centres the Mayor must be satisfied that, as far as is reasonably practicable there will continue to be sufficient children's centres available to meet need of parents, prospective parents and young people in the borough.
- 8.10. This report seeks approval to dispose of Council land by way of lease. When disposing of land and property, the Council must comply with Section 123 of the Local Government Act 1972. Any lease granted for a period of 7 years or more must be for the best consideration that can reasonably be obtained. Secretary of State approval is required if the consideration is less than the best that can reasonably be obtained. In order to ensure that grant funding received by the Council is not subject to clawback, the lease will need to include appropriate tenant obligations to ensure that the Council does not breach its conditions of grant.
- 8.11. 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,

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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.

## **9. Equalities implications**

- 9.1. The CYP Commissioning Team and Oak Hill Community Nursery have considered the equalities implications of the proposal to expand the nursery.
- 9.2. The section of the building designated as a Hatcham Oak Children and Family Centre has seen a reduced service over the past few years which has had a negative impact on the accessibility to services for residents with protected characteristics through reduced access opportunities.
- 9.3. To mitigate this impact, the reduction of service costs presented in this proposal will be recognised in service budget for the delivery of Children and Family Centre contract and the Lewisham Family Hub model, increasing access opportunities to services, locally, specifically at the proposed Family Hub in near by Honor Oak.
- 9.4. The increased service offer of Oak Hill Community Nursery demonstrated in the report makes an important contribution to two of the five objectives of the Council's Comprehensive Equalities Scheme 2016-20 – 1) Improved Access and 2) Increased participation and engagement – the proposed expansion increases access to support and guidance to parents/families with children under 5, increased before and after school provision
- 9.5. In addition to this the proposed expansion of Oak Hill Community Nursery and as a partner in the development of the Lewisham Family Hub model will make a contribution to the
  - Creation of a community hub
  - Increased before and after school provision
  - Oak Hill Community Nursery will be a partner in the Lewisham Family Hub model and act as spoke site to enable the delivery Community Outreach services from the local in Honor Oak.

## **10. Climate change and environmental implications**

- 10.1. Environmental implications will be considered as far as possible within developing this proposal. In considering alternative uses of our buildings, we will consider environmental factors such as transport and green energy.
- 10.2. The Council and Oak Hill Community Nursery will work closely with local families/service users to consider how they access the site, minimising the use of personal vehicles where possible, to mitigate environmental impact and disruption to local residents.

## **11. Crime and disorder implications**

n/a

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## **12. Health and wellbeing implications**

- 12.1. The project supports increased physical activity, healthy eating and emotional wellbeing outcomes.

## **13. Social Value implications**

- 13.1. The Council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, 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. Oak Hill Community Nursery staff are Lewisham residents.

## **14. Background papers**

- 14.1. n/a

## **15. Glossary**

- 15.1. n/a

## **16. Report author and contact**

- 16.1. Michael Grant, Early Intervention Business Manager: [michael.grant@lewisham.gov.uk](mailto:michael.grant@lewisham.gov.uk)  
16.2. Melanie Dawson, Legal Implications: [melanie.dawson@lewisham.gov.uk](mailto:melanie.dawson@lewisham.gov.uk)  
16.3. Mala Dadlani, Financial Implications: [Malasona.Dadlani@lewisham.gov.uk](mailto:Malasona.Dadlani@lewisham.gov.uk)

## **Appendix 1**

### **Proposal to Expand Oak Hill Nursery into Hatcham Oak Children Centre**

Responses to this survey: **30**

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## 1: What is your name?

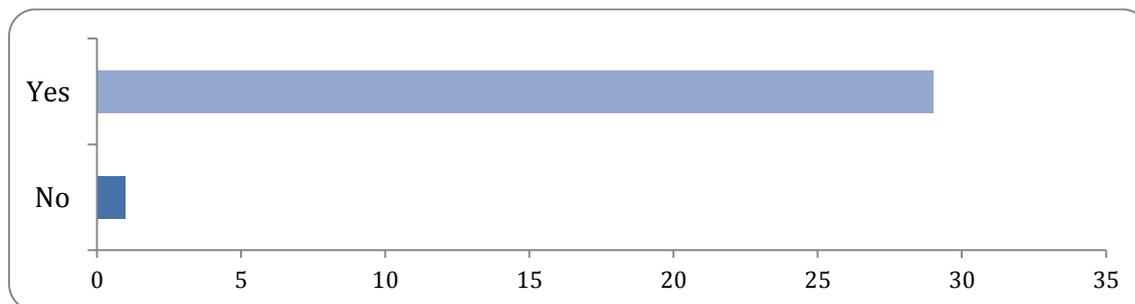
### Name

There were 29 responses to this part of the question.

## 2: Have you read the consultation proposal?

### Read Consultation Yes/No

There were 30 responses to this part of the question.

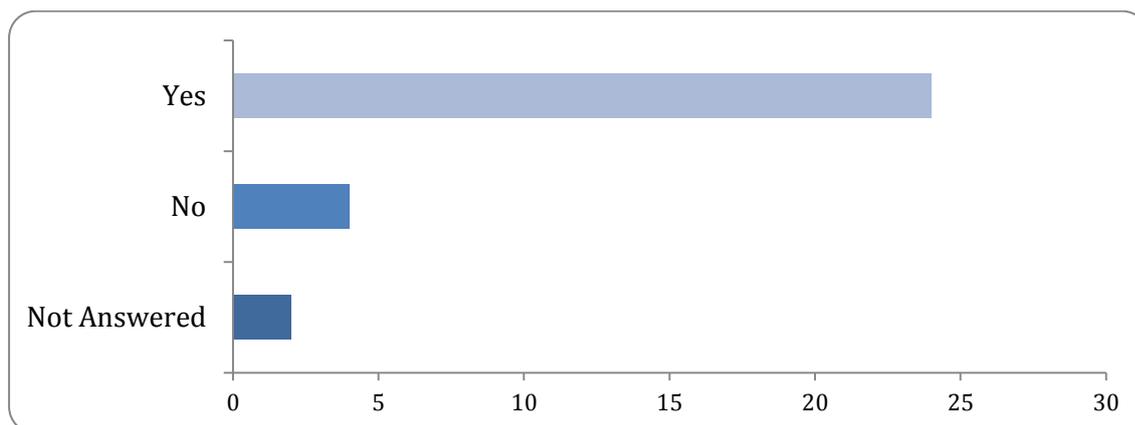


Option	Total	Percent
Yes	29	96.67%
No	1	3.33%
Not Answered	0	0.00%

## 3: Do you have any children? (If yes please tick all appropriate age boxes)

### Children Yes/No

There were 28 responses to this part of the question.



Option	Total	Percent
Yes	24	80.00%
No	4	13.33%
Not Answered	2	6.67%

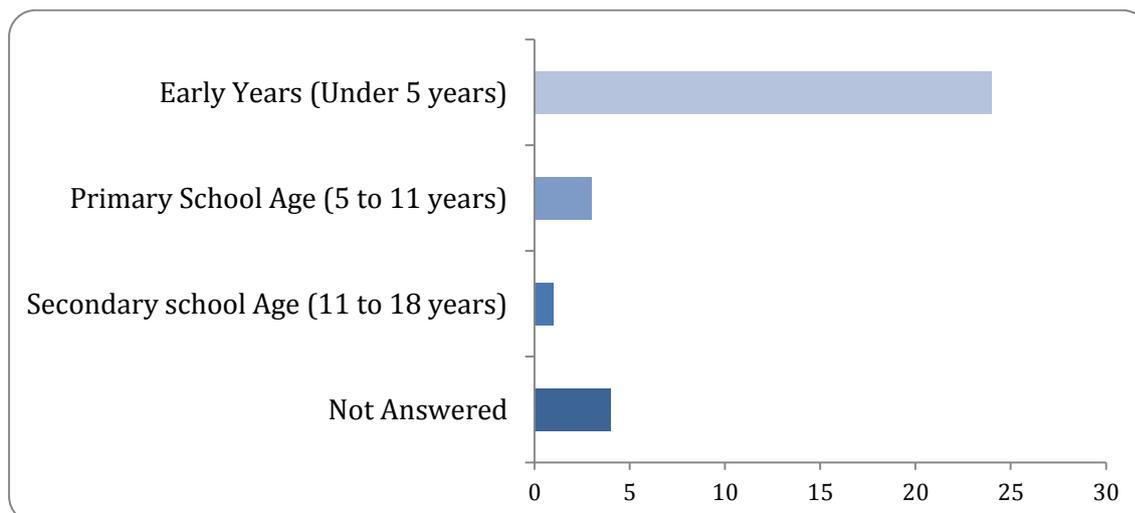
### Children Age Range

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There were 26 responses to this part of the question.

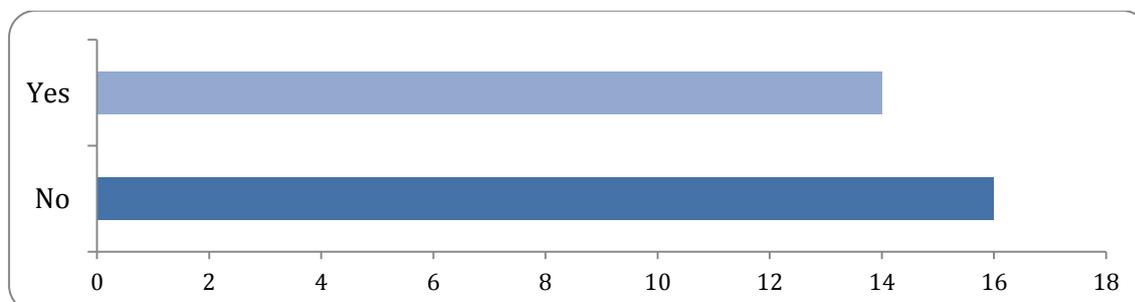


Option	Total	Percent
Early Years (Under 5 years)	24	80.00%
Primary School Age (5 to 11 years)	3	10.00%
Secondary school Age (11 to 18 years)	1	3.33%
Not Answered	4	13.33%

#### 4: Have you ever accessed a Children Centre in Lewisham? If yes, please tick all the types of services have you accessed?

##### Accessed Children Centre Yes/No

There were 30 responses to this part of the question.



Option	Total	Percent
Yes	14	46.67%
No	16	53.33%
Not Answered	0	0.00%

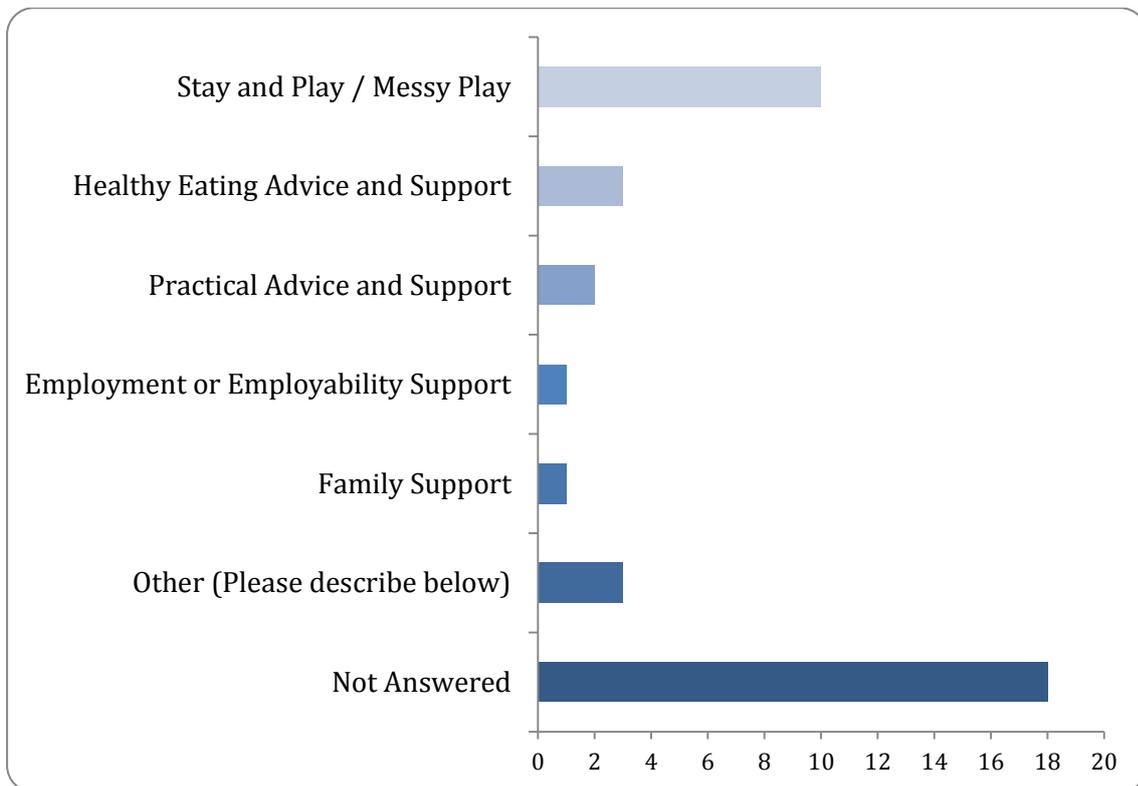
##### Types of services accessed

There were 12 responses to this part of the question.

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Option	Total	Percent
<b>Stay and Play / Messy Play</b>	10	33.33%
<b>Healthy Eating Advice and Support</b>	3	10.00%
<b>Toileting Support</b>	0	0.00%
<b>Sleep Support</b>	0	0.00%
<b>Practical Advice and Support</b>	2	6.67%
<b>Financial or Benefits Support</b>	0	0.00%
<b>Employment or Employability Support</b>	1	3.33%
<b>English as a Second Language</b>	0	0.00%
<b>Family Support</b>	1	3.33%
<b>Domestic Abuse or Relationship Advice and Support</b>	0	0.00%
<b>Other (Please describe below)</b>	3	10.00%
<b>Not Answered</b>	18	60.00%

**If you have selected 'other' then please describe those services in the box below:**

There were 5 responses to this part of the question.

- as no children, none visited.
- Mindful Mums workshop
- Baby weighing clinic
- Midwifery services e.g. baby weighing
- Since the closure of the children centres it's been a shame that new mothers have to travel far and wide throughout the Borough to find support or a space to connect with other mums for support or a space for their children to learn how to socialise

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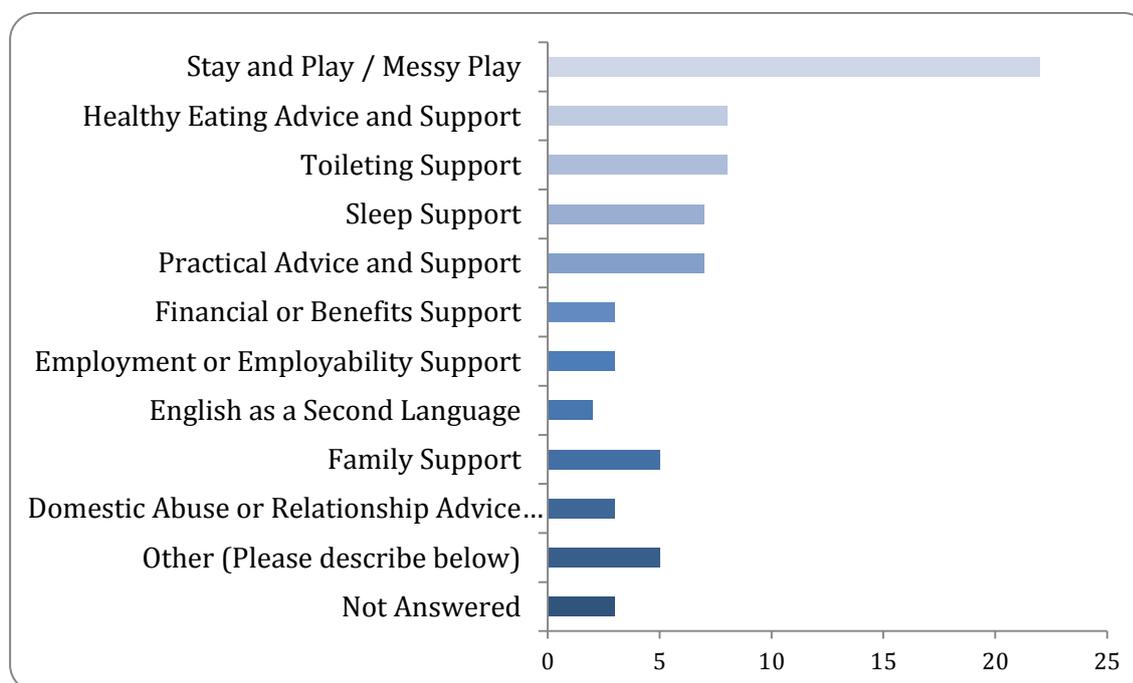
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## 5: What services do you currently feel you require or would like replicated?

### Required Services

There were 27 responses to this part of the question.



Option	Total	Percent
<b>Stay and Play / Messy Play</b>	22	73.33%
<b>Healthy Eating Advice and Support</b>	8	26.67%
<b>Toileting Support</b>	8	26.67%
<b>Sleep Support</b>	7	23.33%
<b>Practical Advice and Support</b>	7	23.33%
<b>Financial or Benefits Support</b>	3	10.00%
<b>Employment or Employability Support</b>	3	10.00%
<b>English as a Second Language</b>	2	6.67%
<b>Family Support</b>	5	16.67%
<b>Domestic Abuse or Relationship Advice and Support</b>	3	10.00%
<b>Other (Please describe below)</b>	5	16.67%
<b>Not Answered</b>	3	10.00%

### Other: Required Services

There were 7 responses to this part of the question.

- None
- Baby massage
- Play club day areas
- "Parenting classes
- Play"

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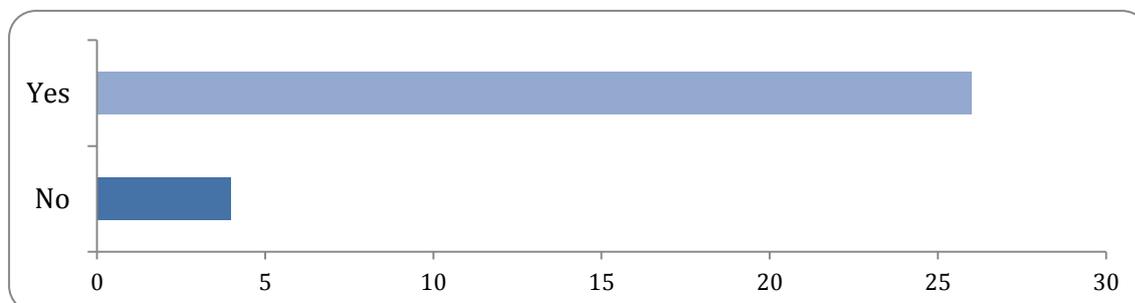
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- Music stuff? Child activities basically
- Breastfeeding support
- Play groups in other languages (German, for example)

## 6: Do you currently or have you in the past used Oak Hill Nursery? Nursery Use Y/N

There were 30 responses to this part of the question.

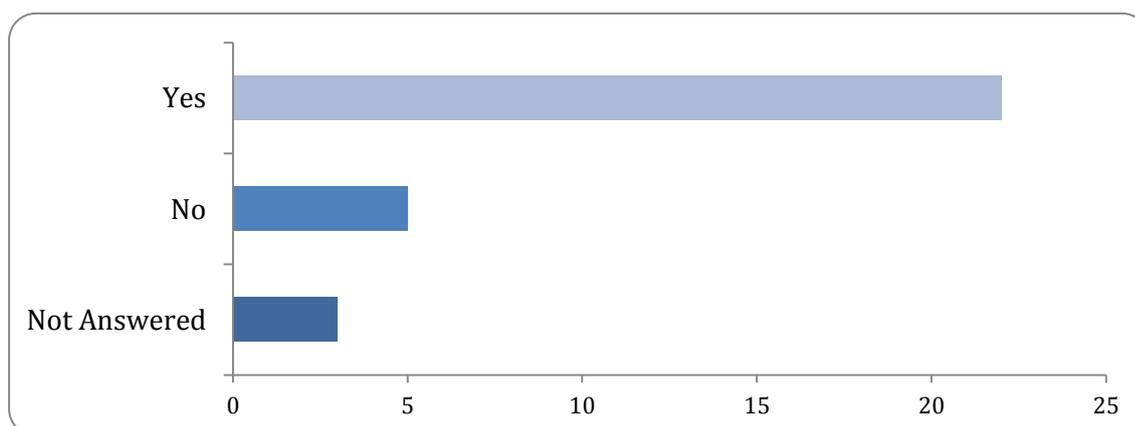


Option	Total	Percent
Yes	26	86.67%
No	4	13.33%
Not Answered	0	0.00%

## 7: Do you have any comments/views on the proposed expansion of Oak Hill Nursery and change of use from Children Centre designation for this site?

### Comments Y/N

There were 27 responses to this part of the question.



Option	Total	Percent
Yes	22	73.33%
No	5	16.67%
Not Answered	3	10.00%

If yes, please provide comments

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There were 22 responses to this part of the question.

- Generally a good idea and very welcome. However, the council should make it a condition of use that parents and children should not be allowed to access the centre by car.
- "As this nursery is on a small residential street, where there is already a problem with rat-running, as there is in Telegraph Hill generally, one would question if this is the best location for such services.
- Furthermore, is the resultant increased road traffic in the area, not against the recent aims of the council's survey to combat excessive speeds etc. through the introduction of LTNs and the lie within Telegraph Hill."
- I feel as if it would be a great move for Oak Hill Nursery to take over the children centre. I have seen it dormant for a long time and know that they would do great things for the community if given that space. I could see it as a flourishing environment rather than the desolate state it is in now.
- This is a great proposal!
- The empty space is waste of resources. Strongly support the expansion.
- It would be helpful if additional nursery places are provided, with the current long waiting time for nursery space
- I think it would be fantastic - the nursery is run fantastically well
- "Oak Hill is a fantastic nursery. It is run professionally but with a lovely community feel. The care is thoughtful and places are much in-demand. Giving the nursery more space to do its best work is a brilliant idea. The children will have more space to grow and the practitioners will have more space to be creative.
- At the moment the centre sits as a bit of an empty shell - so it feels like a win-win."
- This would be a welcome addition to our community to strengthen children's early and formative year's experiences as well as build confident parents in our community to help children and families to thrive and flourish.
- "I agreed this is a great proposal the area has been unused for so many years. It was amazing when it was in use, children from the setting were able to attend sessions if there were space.
- The local are needs more support for those with young families and yes after school club care would be great and well welcomed."
- Seems like a good idea
- Great idea, good to use the site.
- I think their proposal is a good one.
- The nursery is great and could offer more if enlarged
- I believe it could potentially have a positive impact on the local community. I have small children & in the early months, in particular, a resource like this would have been very valuable. Being able to meet parents of young children in your local community is great for the mental & emotional wellbeing of new mothers in particular.
- It's a good idea - my son is at the nursery and I've often thought it's a shame that the children's centre part of the building is not being used. It would be nice to see more services on offer and more people from the community coming into the building
- Excellent plan.
- Overall it sounds like a positive step toward providing essential services to the community. I would say however, that management may require some support with

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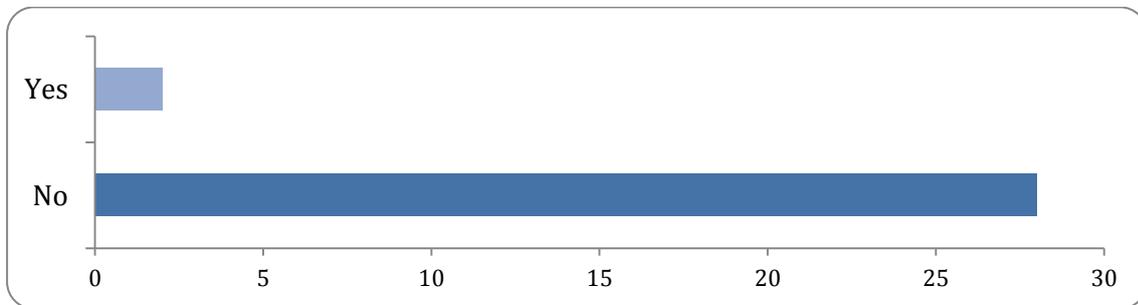
their communication skills with parents and in the consultation process. At times we have found the manager to be unapproachable and rude, which did somewhat leave us unable to freely express our views and opinions as we might like.

- Support the idea of making better use of existing space, particularly if it's focused on local families
- It's a good nursery, and reasonably priced compared to some others in the area. Expanding will allow more people to go there.
- They do a really good job providing for the community and with more space they could really provide more.
- Having a vacant is clearly very wasteful when it can be put to use for the benefit of the local community.

## 8: Do you have any objections to the proposal presented in this consultation?

### Objections to proposal

There were 30 responses to this part of the question.



Option	Total	Percent
Yes	2	6.67%
No	28	93.33%
Not Answered	0	0.00%

### If select yes, please provide objections, details and reason

There were 2 responses to this part of the question.

- I object if it will increase road traffic on Wallbuton Road or parking issues. Parents and children should not be allowed to attend by car but should only attend if they can walk, cycle or use public transport - there is a bus stop about 20 metres away.
- Yes for the reasons outlined above. Wallbuton Road is not the type of street / area suitable for these services aimed at children as the PTAL for the street is relatively low. Meaning most if not all journeys will be by private car.

## 9: Do you have any questions about the proposal you would like further information on?

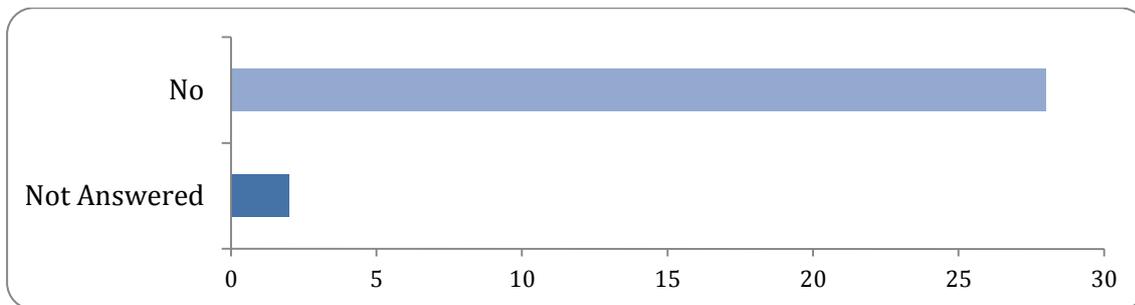
### Questions Y/N

There were 28 responses to this part of the question.

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Option	Total	Percent
Yes	0	0.00%
No	28	93.33%
Not Answered	2	6.67%

**Please provide questions:**

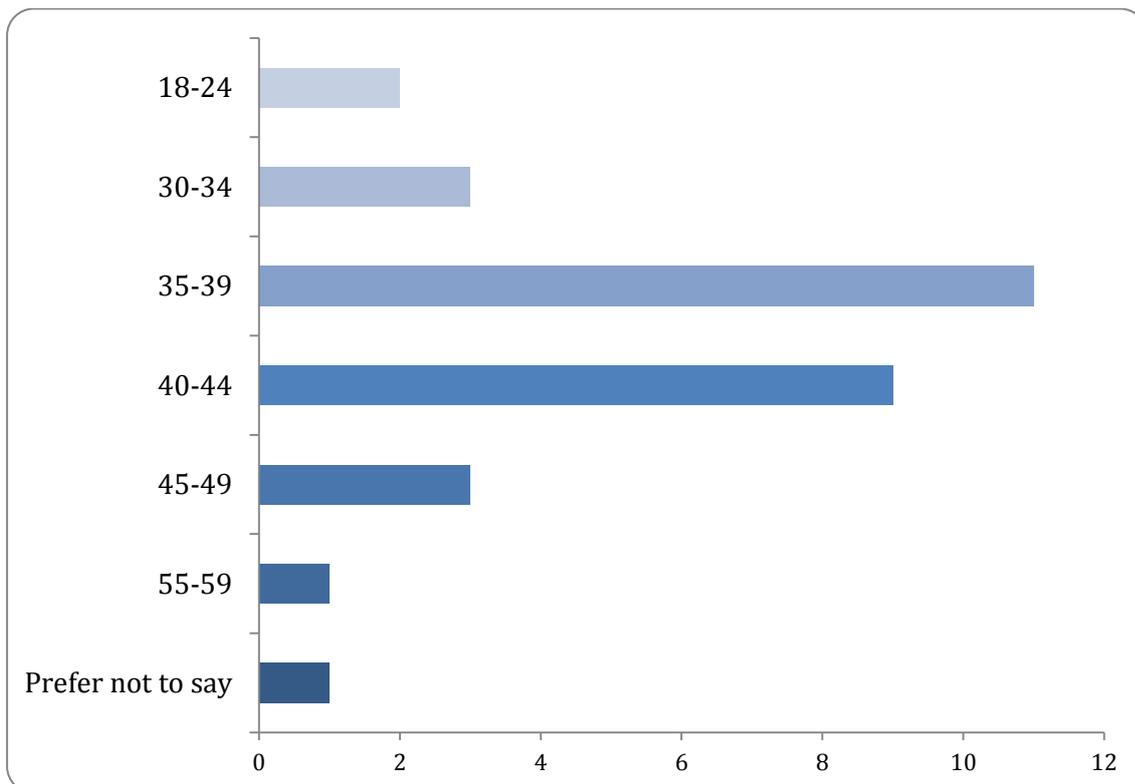
There were 0 responses to this part of the question.

**10: Age:**

Please select one of the following from the dropdown list:

**Age Dropdown**

There were 30 responses to this part of the question.



Option	Total	Percent
Under 18	0	0.00%
18-24	2	6.67%
25-29	0	0.00%

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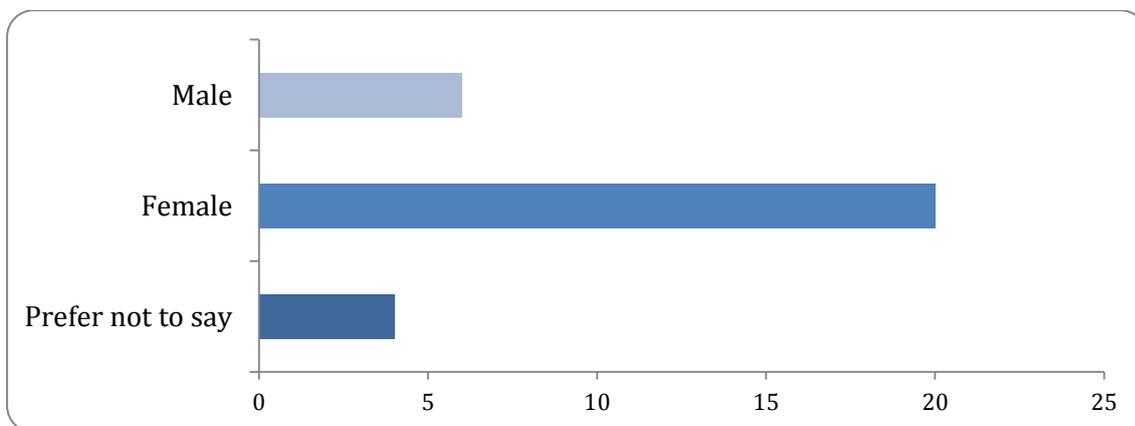
30-34	3	10.00%
35-39	11	36.67%
40-44	9	30.00%
45-49	3	10.00%
50-54	0	0.00%
55-59	1	3.33%
60-64	0	0.00%
65-69	0	0.00%
70-74	0	0.00%
75-79	0	0.00%
80-84	0	0.00%
85+	0	0.00%
Prefer not to say	1	3.33%
Not Answered	0	0.00%

## 11: What is your sex?

Please select one of the following from the dropdown list:

Sex dropdown list

There were 30 responses to this part of the question.



Option	Total	Percent
Male	6	20.00%
Female	20	66.67%
Prefer not to say	4	13.33%
Other (please describe below)	0	0.00%
Not Answered	0	0.00%

If you have selected 'other' then please describe your sex in the box below:

There were 0 responses to this part of the question.

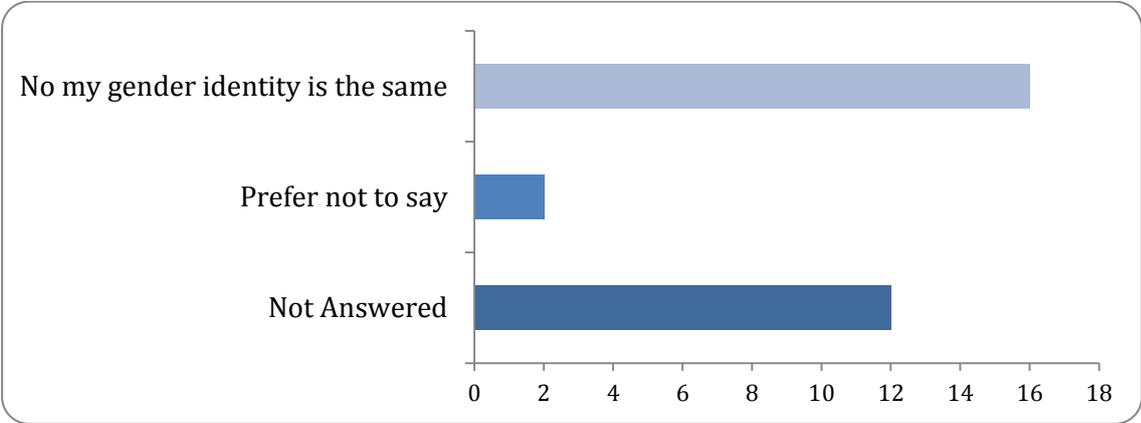
### Is this report easy to understand?

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**Is your gender identity different from the gender you were assigned at birth? If your gender identity is different to that which you were assigned at birth you may choose to share this here. You do not have to do this, but it may help us to understand the impact on transgender people of our policies or service changes.**

There were 18 responses to this part of the question.

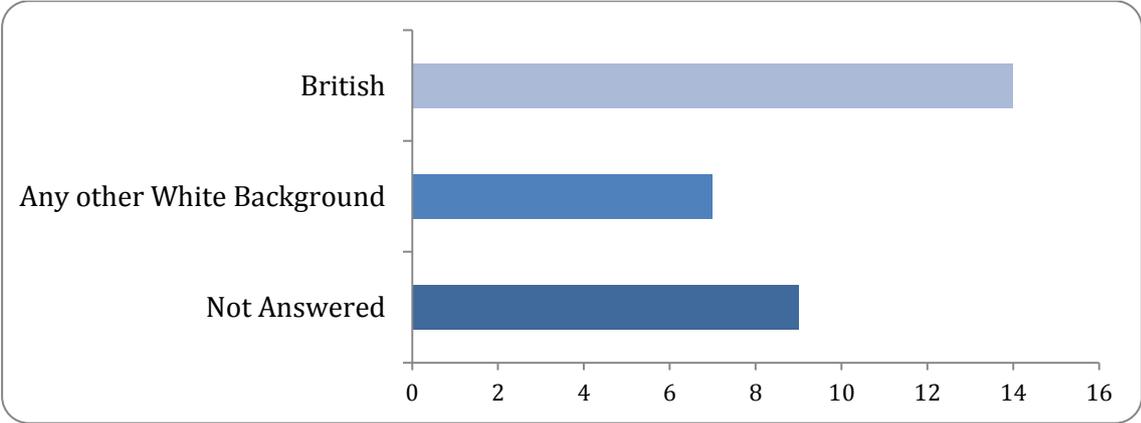


Option	Total	Percent
<b>Yes my gender identity is different</b>	0	0.00%
<b>No my gender identity is the same</b>	16	53.33%
<b>Prefer not to say</b>	2	6.67%
<b>Not Answered</b>	12	40.00%

**12: What is your Ethnicity?**

**White**

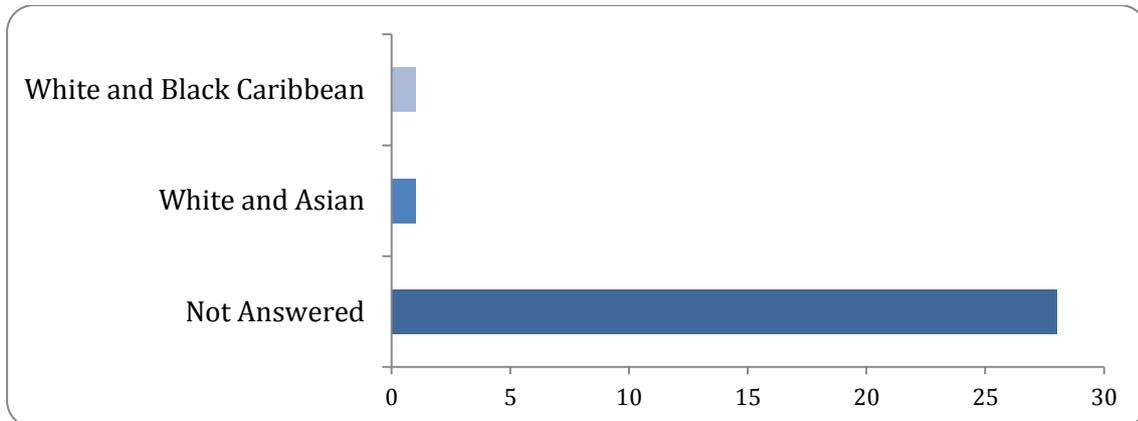
There were 21 responses to this part of the question.



Option	Total	Percent
<b>British</b>	14	46.67%
<b>Irish</b>	0	0.00%
<b>Gypsy or Irish Traveler</b>	0	0.00%
<b>Any other White Background</b>	7	23.33%
<b>Not Answered</b>	9	30.00%

### Mixed or multiple ethnic groups

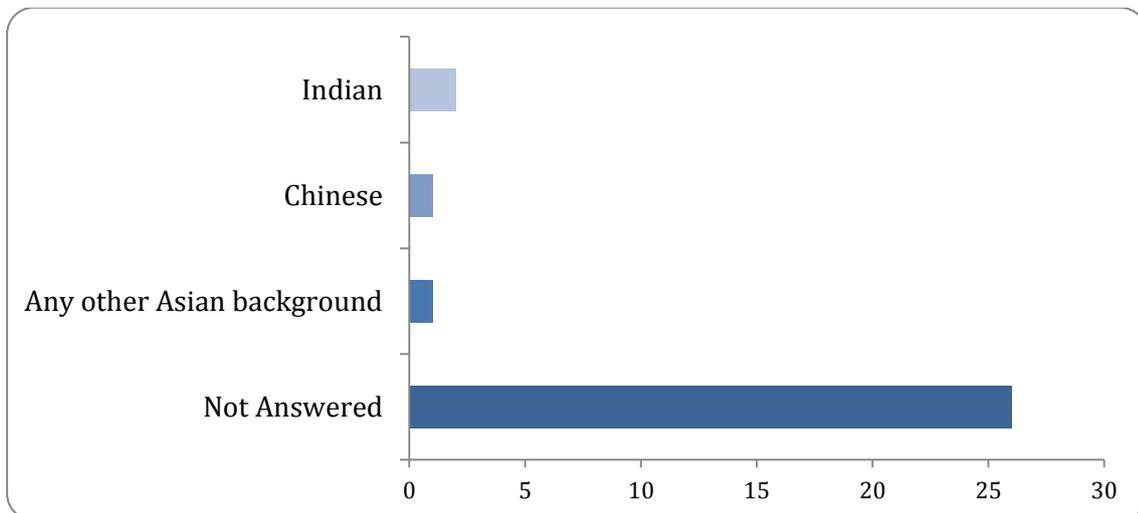
There were 2 responses to this part of the question.



Option	Total	Percent
White and Black Caribbean	1	3.33%
White and Black African	0	0.00%
White and Asian	1	3.33%
Any other mixed or multiple ethnic background	0	0.00%
Not Answered	28	93.33%

### Asian or Asian British

There were 4 responses to this part of the question.



Option	Total	Percent
Indian	2	6.67%
Pakistani	0	0.00%
Bangladeshi	0	0.00%
Chinese	1	3.33%

### Is this report easy to understand?

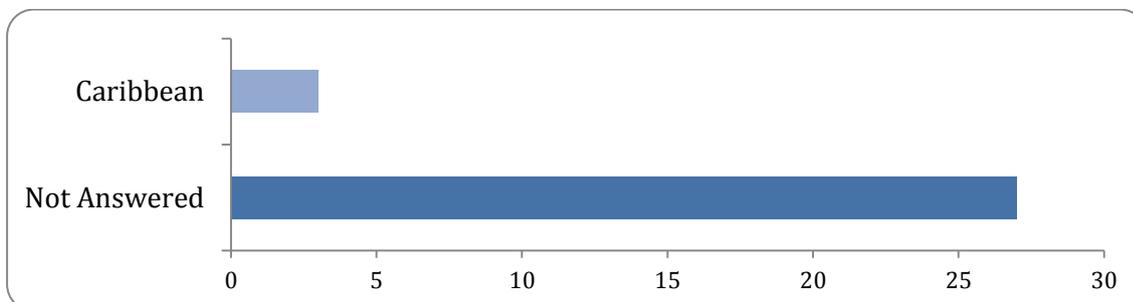
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<b>Any other Asian background</b>	1	3.33%
<b>Not Answered</b>	26	86.67%

### Black African, Black Caribbean, Black British or any other Black background

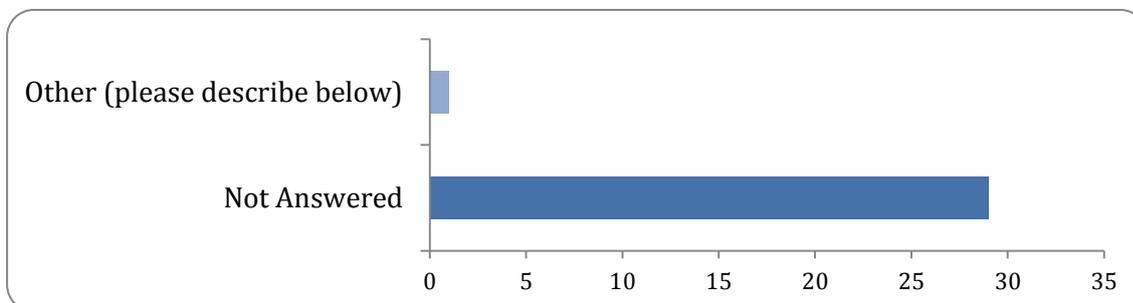
There were 3 responses to this part of the question.



Option	Total	Percent
<b>African</b>	0	0.00%
<b>Caribbean</b>	3	10.00%
<b>Any other Black, African or Caribbean background</b>	0	0.00%
<b>Prefer not to say</b>	0	0.00%
<b>Not Answered</b>	27	90.00%

### Other

There was 1 response to this part of the question.



Option	Total	Percent
<b>Other (please describe below)</b>	1	3.33%
<b>Not Answered</b>	29	96.67%

If you have selected 'other' then please describe your ethnicity in the box below:

There were 2 responses to this part of the question.

### Is this report easy to understand?

Please give us feedback so we can improve.

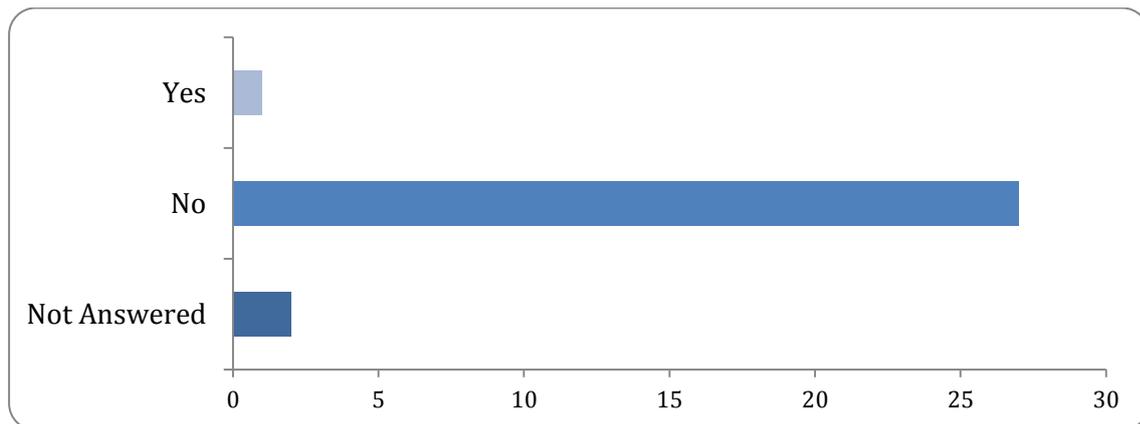
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### 13: Disability:

These questions relate to disability. Disability is defined in the law as a physical or mental impairment which has a sustained and long-term adverse effect on a person's ability to carry out normal day to day activities. This includes health conditions such as HIV, cancer and multiple sclerosis.

**Do you consider yourself to be a disabled person?**

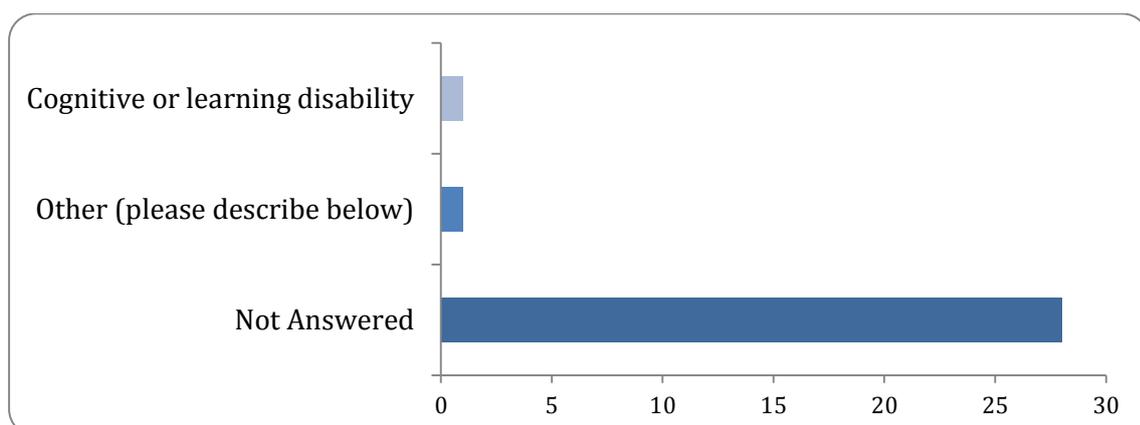
There were 28 responses to this part of the question.



Option	Total	Percent
Yes	1	3.33%
No	27	90.00%
Prefer not to say	0	0.00%
Not Answered	2	6.67%

**How would you describe your disability?**

There were 2 responses to this part of the question.



Option	Total	Percent
Physical or mobility related	0	0.00%
Visual or hearing related	0	0.00%
Mental Health condition	0	0.00%

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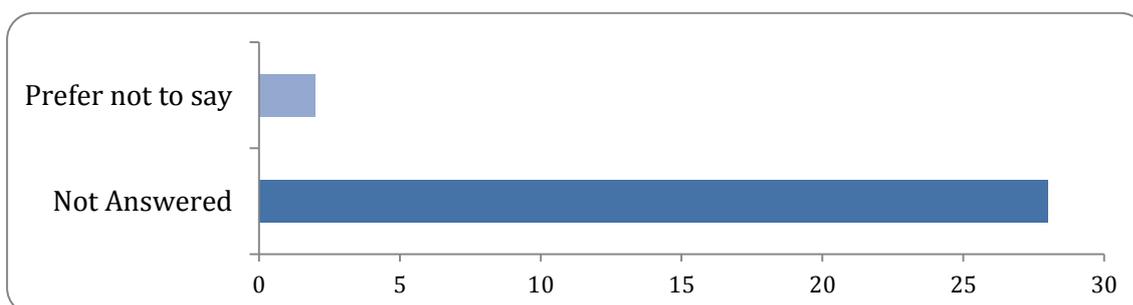
<b>Cognitive or learning disability</b>	1	3.33%
<b>Longstanding illness or health condition</b>	0	0.00%
<b>Prefer not to say</b>	0	0.00%
<b>Other (please describe below)</b>	1	3.33%
<b>Not Answered</b>	28	93.33%

If you selected 'other' please describe your disability in the box below:

There was 0 response to this part of the question.

**Do you have any access requirements?**

There were 2 responses to this part of the question.



Option	Total	Percent
<b>Easy read</b>	0	0.00%
<b>BSL/interpreter</b>	0	0.00%
<b>Chaperone/carer present</b>	0	0.00%
<b>Step-free access</b>	0	0.00%
<b>Accessible toilets</b>	0	0.00%
<b>Wheelchair access</b>	0	0.00%
<b>Prefer not to say</b>	2	6.67%
<b>Other (please describe below)</b>	0	0.00%
<b>Not Answered</b>	28	93.33%

If you selected 'other' please describe your access requirements in the box below:

There were 0 responses to this part of the question.

**14: Are you pregnant or on maternity leave?**

Please select one of the following from the dropdown list:

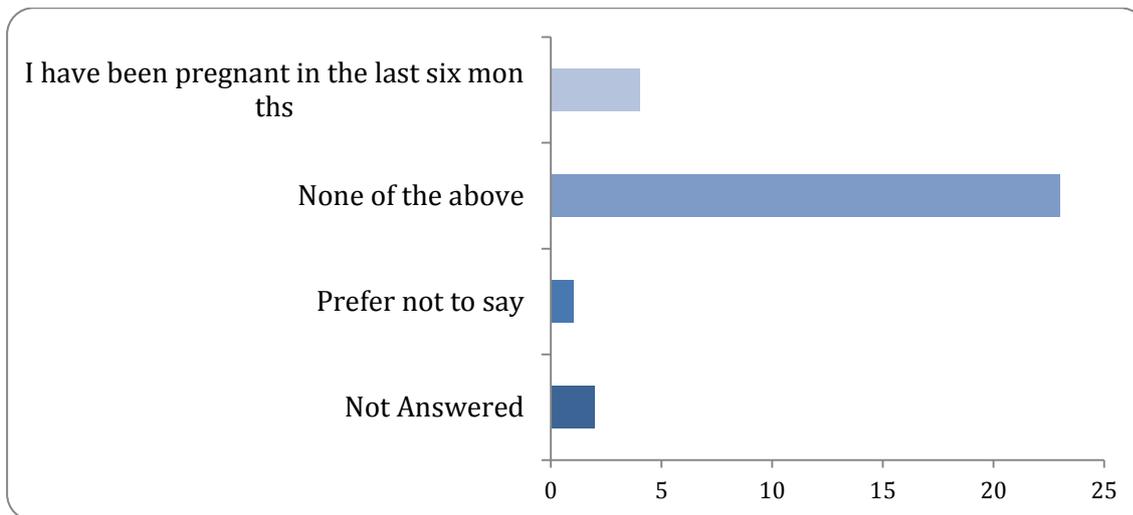
**Pregnant or Maternity leave**

There were 28 responses to this part of the question.

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Option	Total	Percent
I am currently pregnant	0	0.00%
I have been pregnant in the last six months	4	13.33%
None of the above	23	76.67%
Prefer not to say	1	3.33%
Not Answered	2	6.67%

## Appendix 2

### Number of registered settings and estimated places for children aged 0-4 in Lewisham

Ward	Childminding		Maintained		Full daycare (PVI)		Sessional care (Pre-school also PVI sector)	
	Number	Registered places	Number	Places	Number	Registered places	Number	Registered places
Bellingham	16	45	5	125	9	435	1	20
Blackheath	10	36	2	50	5	211	2	68
Brockley	17	43	4	100	9	471	0	0

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Catford South	23	57	4	100	10	340	0	29
Crofton Park	25	91	4	100	7	297	0	0
Downham	19	52	4	100	4	165	3	50
Evelyn	11	31	3	75	11	476	1	30
Forest Hill	17	57	3	75	7	351	1	35
Grove Park	28	80	3	75	2	58	3	98
Ladywell	12	38	1	25	5	404	1	27
Lee Green	22	77	2	50	8	363	2	51
Lewisham Central	22	70	4	100	10	440	0	0
New Cross	11	26	4	80	5	257	1	14
Perry Vale	23	64	5	212	5	327	0	0
Rushey Green	8	23	2	50	7	386	0	0
Sydenham	19	50	1	25	2	84	1	24
Telegraph Hill	21	59	5	125	6	303	0	0
Whitefoot	20	52	2	50	2	84	2	56
Lewisham total	324	951	58	1,517	112	5,452	18	502

Source: Lewisham Family Information Service

### Childcare rates 0-4 by ward

Ward	Estimated number of places	Estimated population	Childcare rate
Bellingham	625	1,204	0.52
Blackheath	365	1,008	0.36
Brockley	614	1,138	0.54
Catford South	526	1,144	0.46
Crofton Park	488	1,229	0.40
Downham	367	1,035	0.35
Evelyn	612	1,219	0.50
Forest Hill	518	1,261	0.41
Grove Park	311	1,146	0.27
Ladywell	494	1,017	0.49
Lee Green	541	1,139	0.47
Lewisham Central	610	1,688	0.36
New Cross	377	1,004	0.38
Perry Vale	603	1,226	0.49
Rushey Green	459	1,622	0.28
Sydenham	183	1,236	0.15

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Telegraph Hill	487	1,110	0.44
Whitefoot	242	1,089	0.22
Lewisham total	8422	21,515	0.39

**Source: Lewisham Family Information Service**

### **Is this report easy to understand?**

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