

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Walsh
of the Deputy Mayor

Question

With regard to the recent Planning Inspectorate decision on Capital House, Rushey Green:

Daniel Hartley, Planning Inspector, whilst ruling unfavourably against the local residents and Council position, in our belief that the site was unsuitable for the proposed planning use class, did outline in his report a number of actions 'that had been, or were planned to be implemented' to ameliorate the impact of this use class. As such could a list of, and associated time line for, outstanding works to lessen impact (such as the erection of bollards), be published by way of response?

With reports from residents still detailing people: leaving the site at 5AM on a Saturday Morning; the building in full use at 0630AM on a Sunday Morning; and coming and goings at well past 1030PM most nights; as well as scores of vehicles impacting the local amenity (particularly on Sundays, but not only),

- I. Could the member liaise with appropriate teams to see if there are other reasonable measures that can be taken, that can create a more harmonious local environment, where residents can have increased 'quiet enjoyment' of their home?
- II. Could the Member liaise with appropriate teams within the Council, to reaffirm our position that control of anti-social/nuisance noise outside of the permitted hours, and conditions on the site, must be enforced.
- III. Could the member also publish what enforcement monitoring has been undertaken since the decision was made?

Reply

The conditions to the Appeal decision required the following information to be submitted / implemented in the following timeframes:

- a. Acrylic sheets / alternative treatment to windows (within 3 months of the appeal decision) and then installed within 3 months of that approval
 - b. Cycle Parking details within 1 month of appeal decision (provided within 1 month following approval)
 - c. Travel Plan within 1 month of appeal decision (and implemented immediately)
 - d. Soundproofing (as shown on approved plans and described in Condition 10) to be installed within 3 months
 - e. Works described in the Schedule of Works to be implemented within 3 months of appeal decision.
 - f. 5 Disabled car parking spaces to be provided within 3 months of appeal decision (and evidence provided to the Council of compliance within that 3 months)
 - g. Management Plan (to include detailed measures set out within condition 14) to be submitted to Council within 6 weeks of appeal decision, and implemented within 4 months of the appeal decision.
 - h. Scheme of noise suppression for Rosenthal Road fire exit doors to be submitted within one month of appeal decision, and implemented within one month of that approval
- I. Officers within the Planning Enforcement and Environmental Protection Team will seek to ensure that the planning permission (reference DC/15/093490), and the use being undertaken are being done so in accordance with the terms and conditions attached to the planning permission, and in accordance with existing environmental protection law (respectively). These are the relevant statutory powers available to the Council in this regard.
 - II. Officers have been duly informed of the need to see the relevant controls enforced.
 - III. Since the granting of planning permission by the Planning Inspector, Planning officers have received 6 applications relating to condition discharges, and have thus been in continuous contact with the applicant. Condition 14 (Management Plan) remains under assessment, and as such, if approved, would form a large part of the basis against which the carrying out of the use will be monitored. It must be noted however, that Planning officers are generally only able to undertake monitoring in response to specific evidenced complaints or requests raised by interested parties who consider that the use is in breach of its permission / the details of an approved condition.

QUESTION No. 2
Priority 1

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Hall
of the Mayor

Question

Is the future bright for Lewisham?

Reply

While I would not usually refer to Party Political matters at full Council, and always being clear that it will be for the electorate to decide who is the next Mayor of Lewisham, I will say that knowing Cllr Egan will be a candidate enables me to say that if and when he is successful, the future for Lewisham will indeed be bright. It would be brighter still if Government showed the same understanding of the challenges facing our residents and this Council as Cllr Egan does, and took action to work with us to meet those challenges.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Milne
of the Mayor

Question

In light of the Government's recent announcement that it will consult on reducing the maximum stake for Fixed Odds Betting Terminals, would the Mayor provide an update on this issue?

Reply

This Council has long recognized the dangers posed by Fixed Odds Betting Terminals (FOBTs) and their proliferation throughout the borough. Users of such machines can stake as much as £100 every 20 seconds, leaving them at risk of losing very large sums of money in a very short space of time.

Last year £62,567,885 was inserted into FOBTs in Lewisham, while £15,641,971 was lost on these terminals in the same year. It is of deep concern that according to the Gambling Commission's estimates, 2070 of the 9453 residents who use the FOBTs are likely to be problem gamblers or at risk of becoming problem gamblers. This group are losing an estimated £5,771,938 a year on FOBTs, equivalent to over a month on the average local wage.

This Council agreed a motion on Wednesday 22nd January 2014 calling on the Government to give local authorities more powers to tackle the proliferation of betting shops in our communities. In the same year Lewisham joined with 92 other local authorities as part of the biggest ever submission under the Sustainable Communities Act to campaign for a reduction in the maximum amount that can be staked on FOBTs from £100 to £2.

Late last year the Government conducted a Review into Gaming Machines and Social Responsibility Measures to which Lewisham submitted evidence. We are pleased that they have accepted the case in principle for reducing the maximum stake. There is now a 12 week consultation on the appropriate level for that maximum.

We will shortly be responding to the consultation calling for the Government to curb the harmful effects of FOBTs by reducing the maximum stakes to £2 and reject the gambling industry proposals for a £20 or £30 maximum stake. I am clear that anything above £2 will continue to perpetuate problem gambling and its impact on the lives of our citizens. I would also encourage all who are concerned by this issue to respond at the link below:

<https://www.gov.uk/government/consultations/consultation-on-proposals-for-changes-to-gaming-machines-and-social-responsibility-measures>

In addition, Lewisham will continue to campaign for improved powers to combat the proliferation of betting shops and continue to use those powers we do have at our disposal to ensure our high streets can thrive.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Curran
of the Mayor

Question

Would the Mayor welcome the imminent re-opening of The Greyhound Pub in Sydenham?

Reply

Yes. The re-opening of the Greyhound Pub would be very welcome though I shall miss the visits to Mayor & Cabinet by friends in the Sydenham Society to hear the updates on this issue.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Coughlin
of the Cabinet Member for the Public Realm

Question

Was the recent change in Lewisham rubbish collection times and methods the result of a need on the part of the Council to save money, and if so how much money is being saved?

Reply

The change in service is as a result of a review of policy and strategy in relation to a number of key drivers.

- Improved environmental performance – the Council has had a longstanding commitment to increasing our overall recycling rate and working with our community to reduce waste and lower our collective carbon footprint. The move to offering a weekly food waste collection service is one of a number of changes which we have made in recent years which will help us achieve this aim.
- Legislative and wider national targets – there is a requirement for the Council to ensure compliance with the Waste Regulations, which include applying the Waste Hierarchy (Regulation 12) and separately collecting paper, glass, metals and plastics (Regulation 13). There is a further requirement that we contribute to the London and very challenging national recycling targets.
- Financial – our long term strategy is to reduce our overall dependence on expensive waste disposal routes and to divert future waste streams to cheaper and more environmentally friendly options. We have estimated that our future costs will not increase to the level they potentially would have to if we act now and begin securing better long term disposal options. Collecting food waste separately and reducing our overall residual waste will enable us to do this. Our current estimate is that the reduction in residual waste will eventually mean that the Council is spending between £1M and £1.5M less than it would have to if we hadn't made the changes.

QUESTION No 6.
Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Hall
of the Deputy Mayor

Question

Please may an update on the repair or replacement of the Broadmead footbridge in Bellingham be produced?

Reply

Network Rail have contacted the Council with the view of strengthening the existing bridge structure. We are waiting for their detailed proposals for strengthening the bridge.

QUESTION No 7.
Priority 2

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Curran
of the Mayor

Question

Would the Mayor give an update on the plans for redevelopment of Catford Town Centre and also on any plans for high rise buildings?

Reply

Plans for the redevelopment of Catford Town Centre are progressing steadily following the decision in July to re-align the South Circular Road. The Council is currently undertaking an engagement process with the public, through a series of events and an online engagement platform, and this public engagement, combined with information, strategy and policies from within the Council, is being collated to inform a Masterplan Brief. Engagement also includes a monthly drop-in session for all members to attend if they wish, immediately prior to the Labour Group monthly meetings.

The Masterplan Brief will be taken to the Mayor and Cabinet for approval in February 2018 and will then be used to procure a Masterplanner in the Spring of 2018. The Masterplan is expected to take approximately one year to complete and will be used as an evidence base for the updated Local Plan. The local plan will provide guidelines for building height with the regeneration area.

The Masterplan will provide strategic guidelines for the redevelopment of Catford Town Centre and provide certainty and clear direction for development to be delivered over the next 10-15 years. More detailed update reports on the Catford Regeneration Programme are provided quarterly (as a minimum) by the Catford Regeneration Programme Team to the Sustainable Development Select Committee, and these are available to view in the usual way.

LONDON BOROUGH OF LEWISHAM

COUNCIL MEETING

22 NOVEMBER 2017

Question by Councillor Hall
of the Cabinet Member for Health Wellbeing and Older People

Question

Hazelhurst Court is a new extra care facility. What is the Council's extra care strategy?

Reply

Extra care housing is a model which enables high quality new homes to be built, and for care to be provided on-site in people's homes. In this way it can enable a better housing and care solution for some residents, while also providing a financial saving for the Council compared to moving residents into residential care facilities.

The Council has contracted with Registered social landlords and care providers to provide extra care housing since 2002. In particular "Homes for Lewisham", the Council's housing strategy which was published in 2015 sets an objective to: *develop new extra care housing for older people using modern design standards (e.g. HAPPI)*. More recently the provision of new extra care homes has been part of the Council's strategies for both housing and care.

The Council has made excellent progress in this regard. In 2014 the 60 home new extra care facility at Conrad Court, Deptford opened. In partnership with the Notting Hill Trust the Council has used this facility to create a programme of improvements in the provision of housing and care for older residents.

In the first instance these new homes enabled the decant and closure of the Kenton Court and Somerville Extra Care schemes, which were made up mainly of bedsits and were inappropriate for the provision of care. This has freed these two sites up to enable the construction of 48 new Council homes, plans for which have been submitted for Planning consideration.

The current phase of the strategy sees the construction of two further new high-quality extra care developments. Hazelhurst Court is one of these two, developed by Phoenix Community Housing in partnership with – and part funded by – the Council

and the GLA. The development recently opened and when fully let will provide housing and care facilities for 60 Lewisham households, and free up a number of family sized homes as well.

The other development is at Campshill Road in Lewisham Central, which is being developed in partnership between the Council, the GLA and One Housing Group, and which will provide 53 new extra care homes when construction completes in early 2019.

The model of care for the new extra care developments has been to develop extra care provision as part of a wider older residents' housing development. This allows residents to downsize or take advantage of the added benefits of living close to other older residents well before requiring extra care services. The latter can then be provided as and when they are required without residents having to move home.

Extra care housing is a crucial part of the Council's offer for those who require care later in life, but is not of course, the only option available as many wish to remain where they currently live or are drawn more to a residential / nursing home setting.