



AGENDA

MAYOR AND CABINET

Date: WEDNESDAY, 28 FEBRUARY 2018 at 6.00 pm

**Committee Rooms 1 & 2
Civic Suite
Lewisham Town Hall
London SE6 4RU**

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MEMBERS

Sir Steve Bullock	Mayor	L
Councillor Alan Smith	Deputy Mayor - Growth & Regeneration	L
Councillor Chris Best	Health, Well-Being & Older People	L
Councillor Kevin Bonavia	Resources	L
Councillor Janet Daby	Community Safety	L
Councillor Joe Dromey	Policy and Performance	L
Councillor Damien Egan	Housing	L
Councillor Paul Maslin	Children & Young People	L
Councillor Joan Millbank	Third Sector and Community	L
Councillor Rachel Onikosi	Public Realm	L

Members are summoned to attend this meeting

**Janet Senior
Acting Chief Executive
Lewisham Town Hall
Catford
London SE6 4RU
Date: Tuesday, 20 February 2018**



INVESTOR IN PEOPLE

The public are welcome to attend our committee meetings, however occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

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MAYOR & CABINET			
Report Title	Declarations of Interests		
Key Decision	No		Item No. 1
Ward	n/a		
Contributors	Chief Executive		
Class	Part 1	Date: 28 February 2018	

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)

Agenda Item 2

MAYOR AND CABINET			
Report Title	Minutes		
Key Decision			Item No.2
Ward			
Contributors	Chief Executive		
Class	Part 1	Date: February 28 2018	

Recommendation

It is recommended that the minutes of that part of the meeting of the Mayor and Cabinet which was open to the press and public, held on February 7 2018 (copy attached) be confirmed and signed as a correct record.

MINUTES OF THE MAYOR AND CABINET

Wednesday, 7 February 2018 at 6.00 pm

PRESENT: Sir Steve Bullock (Mayor), Councillors Alan Smith, Chris Best, Kevin Bonavia, Janet Daby, Joe Dromey, Damien Egan, Paul Maslin, Joan Millbank and Rachel Onikosi.

ALSO PRESENT: Councillor Obajimi Adefiranye, Councillor Brenda Dacres, Councillor Alan Hall and Councillor John Muldoon.

147. Declaration of Interests

None were made.

148. Minutes

RESOLVED that the minutes of the meeting held on January 10 2018 be confirmed and signed as a correct record.

149. Outstanding Scrutiny Matters

The Mayor was advised there were now no outstanding scrutiny matters.

RESOLVED that the report be noted.

150. Matters Raised by Scrutiny and other Constitutional Bodies

Working in the Rented Private Sector

The report was presented by Councillor Alan Hall, the Chair of the Overview and Scrutiny Business Panel and was accepted in full by the Mayor.

RESOLVED that the recommendation of the Overview & Scrutiny Business Panel be accepted.

151. Annual Budget 2018-19

The Budget was presented by Councillor Kevin Bonavia, the Cabinet Member for Resources who said a balanced budget was being recommended, constructed in spite of the Government's failed policy of austerity and the extreme emphasis on Brexit. He predicted a 4.2% increase in Council tax for local residents.

The Executive Director for Resources and Regeneration's representative added that details of the Final Settlement had only been received from Government the day before and would be reported to Mayor & Cabinet in a Budget Update report on February 14. Among the changes was a new national allocation of £150million for Adult Social Care which would equate to about £855,000 for Lewisham.

Councillor Alan Hall spoke on the broader pressures facing local government highlighted by the need for a Section 114 notice to be served on Conservative controlled Northamptonshire County Council. He said the Council was only able to fulfil statutory duties by dipping into reserves and that extreme pressure on core budgets remained.

Councillor Chris Best highlighted the outcome of the consultation on the Linkline Community Alarm Service and advised that the proposed revised charges should be accepted.

The Mayor said he recalled seeing a Government announcement on Children's Mental Health on the LGA website. The Executive Director for Resources & Regeneration said she would investigate further.

Having considered an officer report and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the comments of the Public Accounts Select Committee of 6 February 2018 be received;

(2) having considered the views of those consulted on the budget, and subject to consideration of the outcome of consultation with business ratepayers and subject to proper process, as required, the Mayor:

Capital Programme

(3) the 2017/18 Quarter 3 Capital Programme monitoring position and the Capital Programme potential future schemes and resources as set out in section 5 be noted;

(4) Council be recommended to approve the 2018/19 to 2020/21 Capital Programme of £271.5m, as set out in section 5 and attached at Appendices W1 and W2;

Housing Revenue Account

(5) the consultation report on service charges to tenants' and leaseholders in the Brockley area, presented to area panel members on 12 December 2017, be noted as attached at Appendix X2;

(6) the consultation report on service charges to tenants' and leaseholders and the Lewisham Homes budget strategy presented to area panel members on 14 December 2017, be noted as attached at Appendix X3;

(7) a decrease in dwelling rents be set of 1.0% (an average of £0.97 per week) – as per the requirements from government as presented in section 6;

(8) a decrease in the hostels accommodation charge be set by 1.0% (or £0.35 per week), in accordance with Government requirements;

(9) the following average weekly increases/decreases be approved for dwellings for:

(10) service charges to non-Lewisham Homes managed dwellings (Brockley);

- caretaking 4.90% (£0.24)
- grounds 4.90% (£0.12)
- communal lighting 4.90% (£0.06)
- bulk waste collection 4.90% (£0.02)
- window cleaning 4.90% (£0.01)
- tenants' levy 30.0% (£0.03)

(11) service charges to Lewisham Homes managed dwellings:

- caretaking -1.17% (-£0.12)
- grounds 16.27% (£0.27)
- window cleaning 51.41% (£0.03)
- communal lighting 0.38% (£0.01)
- block pest control 1.87% (£0.03)
- waste collection 1.93% (£0.01)
- heating & hot water no change
- tenants' levy 30.0% (£0.03)
- bulk waste disposal 2.96% (£0.02)
- sheltered housing 1.00% (£0.24)

(12) the following average weekly percentage changes be approved for hostels and shared temporary units for;

- service charges (hostels) – caretaking etc.; no change
- energy cost increases for heat, light & power; no change
- water charges increase; no change

(13) an increase in garage rents be approved by Retail Price Inflation (RPI) of 3.9% (£0.46 per week) for Brockley residents and 3.9% (£0.46 per week) for Lewisham Homes residents;

(14) the budgeted expenditure for the Housing Revenue Account (HRA) for 2018/19 be £156.8m, split £84.1m revenue and £72.7m capital, which includes the decent homes and new build programmes;

(15) the HRA budget strategy savings proposals be approved in order to achieve a balanced budget in 2018/19, as attached at Appendix X1;

Dedicated Schools Grant and Pupil Premium

(16) recommends Council be recommended to agree, subject to final confirmation of the allocation, that the provisional Dedicated Schools Grant allocation of £292.3m be the Schools' Budget for 2018/19;

(17) Council be asked to note the implementation of the national funding formula schools block for schools;

(18) Council be asked to agree that Lewisham uses the national funding formula schools block to allocate funds to schools from April 2018;

- (19) Council be asked to agree that Minimum Funding Guarantee for the schools block be set at 0.25% for 2018/19;
- (20) Council be asked to agree the change to the PFI factor in the formula to base it on estimates for the schools block;
- (21) Council be asked to agree to implement the new banding systems in resource bases at a cost to the High Needs block of £251k;
- (22) Council be asked to agree to implement the new banding system for ECHP's in mainstream schools at a cost to the High Needs block of £47k;
- (23) Council be asked to note the latest financial position in schools;
- (24) Council be asked to note the likely future cost pressures on schools;
- (25) Council be asked to note the estimated pupil premium of £17.0m;
- (26) Council be asked to note the changes to the way the High Needs block is calculated;
- (28) Council be asked to note the Loan Scheme consultation for the schools block;
- (29) Council be asked to note the position of the consultation on eligibility for free school meals and the early years pupil premium under Universal Credit;

General Fund Revenue Budget

- (29) Council be asked to note the projected overall variance against the agreed 2017/18 revenue budget of £12.9m as set out in section 8 and that any year-end overspend will have to be met from reserves;
- (30) Council be asked to endorse the previously approved revenue budget savings of £0.58m for 2018/19 and budget savings proposals of £4.28m as per the Mayor and Cabinet meeting of the 6 December 2017, as set out in section 8 and summarised in Appendix Y1 and Y2;
- (31) Council be asked to agree the transfer of £5.0m in 2018/19 from the New Homes Bonus reserve to the General Fund for one year to meet funding shortfalls and that the position be reviewed again for 2019/20;
- (32) Council be asked to agree the use of £3.570m reserves to meet the budget gap in 2018/19;
- (33) Council be asked to agree the allocation of £6.500m in 2018/19 be set aside for corporate risks and pressures, added to the £2.130m set aside for unidentified risks in 2017/18;
- (34) Council be asked to agree the allocation of £6.915m in 2018/19 to fund quantified budget pressures from the £8.630m set aside for corporate risks

and pressures;

(35) Council be asked to agree to create a fund in respect of the identified but as yet un-quantified revenue budget risks in the sum of £1.715m in 2018/19 (the balance of budget for corporate risks and pressures), allowing the Executive Director for Resources & Regeneration to hold these resources corporately in case these pressures emerge during the year, and authorises the Executive Director for Resources and Regeneration to allocate these funds to meet such pressures when satisfied that those pressures cannot be contained within the Directorates' cash limits;

(36) the Executive Director for Resources and Regeneration identify up to £5m of earmarked reserves to fund service transformation costs to facilitate services change and develop further savings proposals;

(37) Council be asked to agree a General Fund Budget Requirement of £241.281m for 2018/19 be approved.

(38) Council be asked to agree to a 3.99% increase in Lewisham's Council Tax element, resulting in a Band D equivalent Council Tax level of £1,203.87 for Lewisham's services and £1,498.10 overall. This represents an overall increase in Council Tax for 2018/19 of 4.2% and is subject to the GLA precept for 2018/19 being increased by £14.21 (i.e. 5.1%) from £280.02 to £294.23, in line with the GLA's draft budget proposal;

(39) Council be asked to note the Council Tax Ready Reckoner which for illustrative purposes sets out the Band D equivalent Council Tax at various levels of increase, as explained in section 8 and is set out in more detail in Appendix Y3;

(40) Council be asked to note the exemption from Council Tax for Care Leavers up to the age of 25 in the Borough, agreed by Council in January 2018 when setting the 2018/19 Council Tax base, and the review underway to assess other possible exemptions;

(41) the Executive Director for Resources & Regeneration issues cash limits to all Directorates once the 2018/19 Revenue Budget is agreed;

(42) the Chief Financial Officer's Section 25 Statement be presented in the Budget Update Report on the 14 February 2018 for approval;

(43) Council be asked to agree the draft statutory calculations for 2018/19 as set out at Appendix Y5;

(44) Council be asked to note the prospects for the revenue budget for 2019/20 and future years as set out in section 9;

(45) officers continue to develop firm proposals and bring them forward as soon as possible as part of the Lewisham Future Programme to help meet the future forecast budget shortfalls;

In relation to proposed changes to the Linkline Community Alarm Service:

(46) having considered the outcome of the consultation exercise and the documents appended at Appendix 6, 6a, 6b and 6c the following recommendations be approved;

(47) Linkline change the service offer to a Full Visiting Service for all new customers.

(48) Linkline charges be increased in line with costs and inflation where it is provided to customers who are private rented tenants, home owners, living with family and for social housing tenants who arrange Linkline independently. The proposed charge is £5.81 for Full Visiting Support and £3.88 for the Telephone On service;

(49) In schemes provided by Social Housing Landlords, a phased increase in charges be implemented to achieve parity with other housing tenures.

(50) In future charges be increased in line with inflation across all sectors annually;

(51) Lewisham CCG jointly with Council officers will review the way the financial contribution from Lewisham CCG is utilised to support people with dementia and the intention to conduct further consultation and assessment for Linkline customers who have a diagnosis of dementia;

Other Grants (within the General Fund)

(52) Council be asked to note the adjustments to and impact of various specific grants for 2018/19 on the General Fund as set out in section 8;

Treasury Management Strategy

(53) Council be recommended to approve the prudential indicators and treasury indicators, as set out in section 10;

(54) Council be recommended to approve the Annual Investment Strategy and Credit Worthiness Policy, set out in further detail at Appendix Z3;

(55) Council be recommended to approve the Minimum Revenue Provision (MRP) policy as set out in section 10;

(56) Council be recommended to delegate to the Executive Director for Resources & Regeneration authority during 2018/19 to make amendments to borrowing and investment limits provided they are consistent with the strategy and there is no change to the Council's authorised limit for borrowing;

(57) Council be recommended to approve the credit and counterparty risk management criteria, as set out at Appendix Z3, the proposed countries for investment at Appendix Z4, and that it formally delegates responsibility for managing transactions with those institutions which meet the criteria to the Executive Director for Resources & Regeneration; and

(58) Council be recommended to approve a minimum sovereign rating of AA-.

152. School Admissions 2019-20

Having considered an officer report and a presentation by the Cabinet Member for Children & Young People, Councillor Paul Maslin, the Mayor, for the reasons set out in the report:

RESOLVED that:

(1) the admissions arrangements for mainstream community nursery, primary, secondary schools and sixth forms as set out in Appendix A to H be approved; and

(2) the pan London Admissions Schemes for reception and secondary transfer and a local scheme for in year admissions as detailed in Appendix I be approved.

153. Pay Statement 2018-19

The Cabinet Member for Resources confirmed the proposed recommendations should be reported to the Council.

The Mayor said the positive announcement on gender pay should be a source of pride for the entire Council and he recalled Lewisham's lengthy record on promoting women's rights.

Having considered an officer report and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor, for the reasons set out in the report:

RESOLVED that the Pay Policy Statement be received and reported to Council.

154. Green Capital Grants - Permission to Bid - Beckenham Place Park

Councillor Rachel Onikosi said this would be one of the last reports she would be presenting on Beckenham Place Park as she would not be a candidate in the forthcoming local elections. She praised the ongoing work being undertaken to ensure the transformation of the park.

Having considered an officer report and a presentation by the Cabinet Member for the Public Realm, Councillor Rachel Onikosi, the Mayor agreed that:

(1) the submission of a funding bid of up to £500k to the Green Capital Grants fund be approved; and

(2) if the funding bid is successful, authority be delegated to the Executive Director for Resources & Regeneration, in consultation with the Head of Law, to agree the terms of the funding agreement and to enter into it.

The meeting closed at 6.24pm

Agenda Item 3

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☐

X

Date of Meeting	28 th February 2018	
Title of Report	Young Mayor of Lewisham – Budget Proposals	
Originator of Report	Sam Elliott	Ext.49258

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications	√	
Environmental Implications		
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: 
Executive Member
Date: 19th February 2018

Signed: 
Director/Head of Service
Date: 20/2/2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Young Mayor of Lewisham - Budget Proposals		
Key Decision	No		
Ward			
Contributors	Executive Director for Resources and Regeneration		
Class	Part 1	Date: 28 February 2018	

1 Summary

- 1.1 On Wednesday 19 October 2016, Kayla Sh'ay was elected the thirteenth Young Mayor of Lewisham. Tekisha Henry was elected Deputy Young Mayor. The Young Mayor and Advisors worked throughout that year to develop and then consult on a range of ideas that now form the Young Mayor's Budget proposals for 2016/17. These proposals have been pushed further into 2018 because the Young Mayor and team have been busy with other projects and school commitments.
- 1.2 These proposals are intended to provide improvements in services for children and young people in the borough. The Young Mayor for 2016/17 has a budget of £25,000 to be allocated after consultation with young people.
- 1.3 This report will do two things; summarise the achievements of the budget from the Young Mayor, Emmanuel Olaniyan in 2015/16 and outline the work programme of the Young Mayor, Kayla Sh'ay and Young Advisors in 2016/17 and the budget proposals from that term of office.
- 1.4 This report summarises the proposals which the 2016/17 Young Mayor is recommending to spend £25,000.

2 Recommendation

- 2.1 It is recommended that the Mayor agrees the Young Mayor's budget proposals at section 8.

3 Policy Context

- 3.1 The Young Mayor Programme is a key priority for the Council in delivering on its commitment to enhancing young people's achievement and involvement.
- 3.2 The Young Mayor Programme makes an important contribution to the objectives set out in Shaping our Future – Lewisham's Sustainable Community Strategy 2008-2020. Of specific relevance are the priorities '*Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities.*', and; '*Ambitious and achieving – to inspire our young people to achieve their full potential.*
- 3.3 It also contributes to the Council's corporate priorities: *Community Leadership and Empowerment* and *Young people's achievement and involvement*

- 3.4 The work of the Young Mayor and Young Advisors relates to many Corporate and Directorate Priorities as well as making a particular contribution to many of the outcomes set out in the Children and Young People's Plan.

4 Background

- 4.1 The Young Mayor Programme has been in place since April 2004. Kayla Sh'ay is the thirteenth Young Mayor. Kayla won the election on a turnout of 49.03% which represents 8943 young people voting.
- 4.2 An evaluation of the project undertaken by Dr Kalbir Shukra from Goldsmith's College, University of London has continued with further exit polls at the election and interviews with candidates. There will be an interim document in October 2018 to celebrate the 15th Young Mayor and to update the new Mayor and Cabinet.

5 Budget Expenditure Achievements, 2015/16 Young Mayor Emmanuel Olaniyan

- 5.1 Following consultation with young people across the borough, the Young Mayor and Young Advisors identified two areas of work.

Wellbeing, Opportunities and Engagement

Young People's Funding Pot £10,000

- 5.2 The Young People's Funding Pot invites applications for small projects that address a number of priority areas identified by the Young Mayor's budget consultation. A range of activities in the following areas were funded:
- Hearing young people's views
 - Crime and safety
 - Arts and sports activities
 - Health
 - Environment
 - Disability awareness
 - Jobs and business
 - Other

- 5.3 Groups and activities that were funded include a café at Drumbeat School to allow students to gain work experience and learn how to shop and eat in a café; a sports and open day at TNG centre; a Family Fun day at Somerville Adventure Playground; a girl's football school with Dalmain Football Club; a young people's magazine; well-being workshops at Ubuntu; a volunteering and festival project; and a netball club among others.

Supporting Young People's Emotional Wellbeing in response to violence and trauma experienced in the community. £15,000.00

- 5.4 In response to young people's concerns about violent incidents affecting young people in the community, and the anxiety and distress this causes, a sum was identified to work with existing services, to pilot new ways of working to meet the needs of the wider community of young people.
- 5.5 There have been many discussions with colleagues and partners about a way forward with this piece of work, from supporting communities of practice to local initiatives involving young people

and the wider community. We are in the final stages of coming to an agreement with colleagues across directorates in order to move this forward.

6 Activities during 2016/17 by Young Mayor Kayla Sha'ay and the Young Advisors

- 6.1 Since October 2016, the Young Mayor and Advisors have continued to represent their peers at the local, regional, national and international level. Working collaboratively with the Mayor and Cabinet, Scrutiny Committees, councillors, Council officers, partner agencies and other key stakeholders, the Young Mayor and Advisors have made an important contribution to local policy development over the course of the last year. They have also continued to support projects that relate to and address issues which concern young people.
- 6.2 All these examples of work and activities have been carried out by the Young Mayor and Young Advisors Team over the year:

Organisation / Project / Work area etc.	Activity
Young Advisor's Meetings	Regular meeting time for young people to plan and organise their activities and for partners/colleagues/peers to consult and discuss issues with the group. Thirty nine Young Advisor meetings were held during 2016/17.
Social Justice and Diversity	<p>Participating in debates and panels on social justice and diversity.</p> <p>Young Advisors created and presented an Equalities timeline presentation at full Council recognising the 40th Anniversary of the Race Relations Act.</p> <p>Supporting and participating in events at the Stephen Lawrence Centre; policing and the voluntary sector. Young people's voices and opinions being heard and shared with other community members and professionals such as the police and others, to help create change and influence policy making.</p> <p>Representing young people at LGBTQ events including Launch of LGBTQ Month and full council. Discussion about the prejudices they can face and how it's possible to better support young people.</p> <p>SEN Young People's Forum with Special Needs Schools. Young People from SEN schools meet together with Young Advisors and adults to look at what their needs/interests are and involve organisations who provide activities or can plan activities to meet the needs/interests of the group.</p>

	<p>Discussion about the Poverty Commission with Cllr Dromey and participating in the community wide event, contributing young people's experiences of poverty.</p> <p>Working with SACRE – RE curriculum, reading, discussing and providing ideas on the review of the RE curriculum for all key stages, so it better meets the needs/interests of young people in Lewisham.</p> <p>Participating in the Serious Youth Violence Conference, preparing and gaining views at People's Day and presenting to a conference of community members.</p> <p>"13 Dead Nothing Said" Workshop for schools, helping facilitate a day at Goldsmiths with Lewisham Schools exploring the exhibition and their local history.</p>
Civic Events	<p>Young People from the Young Mayor Team attend events to show solidarity and recognise the importance for the wider community of events with important historical roots. Recognising achievements and being involved in and learning about other civic institutions. As elected representatives this is part of the role and is important both for them to attend and for others to see they recognise and take these responsibilities seriously.</p> <p>Primary school council and Mayor Meetings.</p> <p>Holocaust Memorial Day event.</p> <p>House of Lords Visit with Chair of Council and dignitaries.</p> <p>Supporting citizenship ceremonies.</p> <p>Council AGM / Full council Meetings Visit to the Foreign and Commonwealth Office.</p>
Intergenerational Activities	<p>Working together with older people to build understanding through intergenerational projects.</p>

	<p>Attending Positive Aging Council meetings.</p> <p>Quiz with Positive Aging Council.</p> <p>Supporting the POSAC <i>Tammy Whynot</i> event.</p>
Health	<p>Responding to consultation on the Public Health proposals for a new Young Peoples' Service, and being part of the commissioning group for the new service</p> <p>Regular update with the CCG about local developments.</p> <p>Meeting with Brook about the sexual health services they provide for Young People.</p> <p>Liam Islam continues to work on the National NHS Youth Forum, working with young people across UK on campaigns School Nurse Consultation; contributing views on the effectiveness of school nurses.</p> <p>Dementia Friendly workshop to understand the experience of others and be able to recommend others get involved.</p>
Employment and Enterprise	<p>Supporting opportunities for young people, activities, jobs and training through sharing on Facebook and through informal networks.</p> <p>Work experience students from 7 schools plus 10 students on work experience doing a two week Voter Registration campaign.</p>
Working with Children and Young People Directorate including Lewisham Youth Service/Youth First	<p>Organising showcases and other events at the TNG, for Lewisham Live, an open Mic night.</p> <p>Update and discussion on progress of Youth First.</p> <p>Budget consultations at some youth clubs and centres. Talking to young people about the Young Mayor's budget and what it should be spent on.</p>

	<p>Post 16 conference at Goldsmiths College.</p> <p>Contributing to the CYP Autism review.</p> <p>Meeting with CYP Select Committee and Cllr Moore to contribute to the in depth review on Transitions from Primary to Secondary school.</p>
B-involved Website and Facebook	<p>Promoting opportunities for young people, raising issues of interest and maintaining social media contact with peers. Work experience students in particular support the site and social media.</p>
Community Safety, Policing and Youth Justice	<p>Roundtable events with the Tutu Foundation and the police; role play and frank discussion about the experiences of young people and the police to increase understanding.</p> <p>Workshop around stop and search with Y Stop –understanding your rights and being able to talk to others about rights and responsibilities.</p> <p>BBC programme on serious Youth Violence with Vicky Foxcroft MP.</p> <p>Participating in the Youth Violence Commission with Vicky Foxcroft MP.</p> <p>Developing knowledge of and supporting young people involved in the Youth Justice System, through the YOS engagement group.</p> <p>Hate Crime Awareness week supporting the White Ribbon Campaign, awareness building in the community and for young people.</p>
Regeneration and Housing	<p>Contributing to the consultation with Team Catford including a discussion on affordable housing.</p> <p>Supporting the development of Phoenix Housing youth project the Young Makers including open Mic event.</p>

	Speaking at housing Away day about work of the Young Mayor and priorities.
Working with Schools and Colleges	<p>Visits to primary, secondary schools and colleges: campaigning, raising awareness, budget consultations and feedback through assemblies, citizenship days and school councils. Supporting peers at exhibitions, achievement events and activities.</p> <p>School visits to the civic suite including, school council meetings and primary school visits with the Mayor.</p> <p>Termly School Council Meetings at the Civic Suite: hosted by the Young Mayor and Young Advisors with school council representatives.</p> <p>Masters Student on placement from Goldsmiths College, working with Young Advisors.</p> <p>Young Mayor Budget consultations, talking to students about priorities for the budget, getting their views and ideas.</p>
Community Events and Organisations	<p>Attending community events representing young people, recognising achievement, encouraging participation, cohesion and volunteering, for example: Smashfest; Young Lewisham Project AGM, Blackheath Fireworks; Preschool Alliance Community Event; Sedgehill Summer Sizzler; supporting Love to Dance.</p> <p>Participating in Lewisham Youth Conference as inspirational speakers.</p> <p>Supporting the development of the "What's the Story" project for young people with Lewisham Library and Goldsmiths College.</p> <p>National Citizenship Service professional visits and Dragons Den events.</p> <p>Participating with European guests at St Mungo's on the Young People's gardening project.</p> <p>Young Mayor Funding pot process engaging with local groups and</p>

	<p>supporting projects young people have identified.</p> <p>Consultation and participation in Lewisham Local including initial young people's volunteering day at Ladywell Adventure playground. To be an ongoing programme of days encouraging young people to volunteer in different ways.</p> <p>Consultation and participating in developing the Borough of Culture bid.</p>
Sports and Arts	<p>Open Mic night as part of Lewisham Live with Phoenix housing Young Makers Group.</p> <p>Supporting People's Day and young people's performance opportunities.</p> <p>Peoples Day work experience programme with European visitors as part of an Erasmus+ project.</p> <p>Working with Fusion to promote opportunities for young people in their leisure centres.</p> <p>Supporting local football tournaments.</p>
Visits to Westminster, meeting politicians and supporting voter registration events.	<p>Young people developing knowledge and understanding of party politics and democratic engagement which can then be shared with their peers.</p> <p>Visit to the House of Lords and meeting with Lords, developing an understanding of how decision making process work.</p> <p>2 weeks of voter registration campaign with 10 work experience students. Students developing their understanding of democratic processes and reasons to vote. Students visiting different areas of Lewisham (leisure centres/ market/ libraries etc.) and encouraging people to vote. Visits to all Lewisham sixth forms and colleges to register young people to vote with presentations and publicity, tablets to register people there and then.</p> <p>Meeting with Councillors around housing, refugees, select committees, food bank, serious youth violence,</p>

	<p>mental health and wellbeing, youth services, poverty commission.</p>
<p>UK Youth Parliament (UKYP) and British Youth Council (BYC) and other Regional and National work.</p>	<p>Engagement with the national Youth Voice Strategies and meeting other young people who are representing their areas.</p> <p>Representing Lewisham at House of Commons UK Youth Parliament Annual Sitting.</p> <p>Participating in the GLA Peer Outreach Project</p> <p>Attending British Youth Council conventions and meeting other young people who are active in their communities across London and the South East.</p> <p>Understanding the regional opportunities for young people and how to get involved in and influence policy making across London.</p>
<p>European visits / visitors</p>	<p>Erasmus+: Youth in Action Projects (European funded projects) with youth groups in Alingsas near Gothenburg, Sweden. Prague 7, Czech Republic, Santa Maria da Feira, Portugal.</p> <p>With the aid of Erasmus+ grants we visited Alingsas outside Gothenburg to find out about how they work with young people who are NEET, and training and enterprise initiatives.</p> <p>One young advisor was invited to share his interest and knowledge of robotics with our colleagues in Portugal at a European Trade Fair. Also attended, in a personal capacity by the Deputy Mayor, Cllr Smith.</p> <p>Young people from the three countries came to work with Young Advisors on Peoples Day to gain some experience, Also a visit from our colleagues in Portugal who came to take part in workshops around migration, and to share cultural and other interests with young advisors. Some of the group visited Portugal to continue this</p>

	<p>discussion and to take part in their Medieval Festival.</p> <p>The aim being to share ideas around citizenship develop an understanding of what it means to be European, raise aspirations and be part of a wider world.</p> <p>We have partners in Mallorca, Reggio Emilia, Italy, Santa Maria da Feira in Portugal, Prague 7, Bordeaux in Paris who we are developing projects with through the European programme Erasmus + including a Hub to promote young people's mobility, training and work experience.</p> <p>Supported Lewisham Polish Centre and Warsaw University's research into the participation of young people with polish heritage in Lewisham.</p>
Research and Evaluation Projects	<p>Taking part in interviews and helping evaluate the Young Mayor Project. Conducting an exit poll for the young mayor's election, interviewing candidates and recording their journey and experiences.</p> <p>Continue to follow candidates and record their experiences, creating a longitudinal study conducted by Dr Kalbir Shukra, Goldsmiths College. Kalbir wrote a paper for the Youth in Policy journal around some of her findings, and submitted evidence to the House of Lords Citizenship and Community Engagement commission.</p> <p>Young Advisors participated in some research with Dr Robert Chaskin, from the University of Chicago writing about young people from marginalised groups engage with civic and political systems.</p>

7 The Young Mayor's Budget Proposals 2016/17

Consultation

- 7.1 The Young Mayor worked closely with both his Advisors and with schools and youth organisations in identifying how to best spend the allocated budget, as well as consulting more widely through social media. This included dialogue with local groups in the voluntary and community sector.

- 7.2 Initial ideas for spending proposals were gathered from a range of sources and forums, including from candidates manifestos and the election campaign. These were then discussed at the Young Advisors meetings.
- 7.3 Following this, a long-list was developed which was taken to schools and youth projects where a wider group of local young people were able to debate and discuss about the merits of the emerging proposals.
- 7.4 This is the long list as it went out to schools, colleges, youth clubs and the voluntary sector for consultation:
- Arts, sports and performance opportunities
 - Healthy Living and lifestyles
 - Work with faith groups, intergenerational and diversity projects
 - Environment issues, clean streets, traffic and transport
 - Being safe, working together to help everyone feel and be safe
 - Employment and enterprise opportunities
 - School; and educational issues, informal education, youth services

Consultation Outcomes

- 7.5 Some of the ideas, interests and concerns include:

7.5.1 Arts, sports and performance opportunities

- Promote the arts and support young people's talent
- Interschool sports/dance competitions and workshops
- Learn about our history in Lewisham and be proud to live here
- More creative street art
- School music festival
- More sports tournaments
- Music showcases to display the talents of young people
- More youth events for young people to attend

7.5.2 Healthy living and lifestyles

- Sexual health information, workshops

- Healthy restaurants
- Mental health and wellbeing workshops and support
- First aid workshops
- Better support for young people that have made mistakes in their school life, leading them to not attend a mainstream school and as a result, now attend a centre,
- Bring awareness of real life issues such as depression and peer pressure
- Workshops showcasing life skills
- Counselling to be in schools for students to express their feelings more
- Help with homelessness and housing problems

7.5.3 Work with faith groups, intergenerational and diversity projects

- Politics workshop
- Show how diverse, cultural and creative Lewisham is by organising a cultural showcase day to celebrate our diversity
- Youth disability awareness workshops across all Lewisham schools.

7.5.4 Environmental issues

- Less pollution
- Cleaner streets
- Less cars near schools

7.5.5 Employment and enterprise

- Workshops revolving around the future of our youth, career opportunities and showing them the countless routes for when school finally finishes for them.
- More jobs, workshops for CVs, seminars by industry professionals, job fair and workshops to find out what you might want to do
- Support young people to create enterprise and promote businesses run by young people in Lewisham
- Chances to develop entrepreneurial skills and social skills
- Workshops in schools to develop own business taking an idea through to a business that could change your life
- More offers and taster sessions for diverse jobs to help year 11s know what industry they'd like to enter
- More career opportunities like work experience, interviews and looking for your pathway after education.
- Platform that will be accessible and seen by everyone, for you to promote your businesses, skills, services and talents

7.5.6 Being safe and working together

- More police better security
- Anti knife crime campaign

- Welcome refugees to Lewisham
- More recognition for young people
- Set up a counselling service for those affected by gangs, weapons and related threats.

7.5.7 School and education issues, informal education, youth services

- More places for young people to go after school so they're not bored and get involved in crime
- Encourage debate among young people to allow their opinions to be expressed
- Support Votes at 16
- Improve libraries
- More interactive lessons that cause pupils to be intrigued such as having conversations about issues going on around us and how they relate to the work being studied.
- Make sure young people know their rights
- Better support for young people that have made mistakes in their school life, leading them to not attend a mainstream school and as a result, now attend a centre,
- Bring awareness of real life issues such as depression and peer pressure
- Workshops showcasing life skills
- Counselling to be in schools for students to express their feelings more
- Provide workshops and work experience opportunities for young people to attend to guide them on the steps to achieve their dreams and goals as many know what they want to do but don't know how to get there
- Workshops in schools to develop own business taking an idea through to a business that could change your life

7.6 The Young Mayor and Young Advisors will continue to work with partners in both the authority and partners to promote opportunities and develop ideas to address these interests. As seen through the areas of work detailed in section 6 the Young Mayor and Advisors group aim to work through a wide range of issues, concerns and interests which are raised by young people over the year. The consultation results came back to the Young Mayor and Young Advisors and the following proposals were developed.

8 Budget Proposals 2016/17 Young Mayor Kayla Sh'ay

- 8.1 The Young Mayor and Advisors have identified as a priority for this year's budget two areas in order to address the needs and interests which have arisen over the year, and from the consultation process, to complement existing provision and also to recognise the continuing and increasing strain on public resources.
- 8.2 The proposals are intended to be very specific, linked to outcomes that are achievable and deliverable. Wider objectives will continue to be met but the Young Mayor and Advisors wanted to concentrate on two tangible areas in terms of their proposals to cover the variety of the feedback that came through the consultation.

Curriculum for Life

- 8.3 This project proposes to work with others across the borough to develop a Curriculum for Life, identifying what young people want to learn which is currently outside the mainstream curriculum. This could include things like first aid, mental health and wellbeing, debating and discussion about ethical, social and world issues to help form opinions and build confidence and

self-esteem. It could also include practical issues such as knowing about rights in employment, taxation and pensions, an extension of preparing young people for life after/outside school.

- 8.4 A group of young people on work experience as well as the young advisors will visit schools and youth clubs to research and draw up recommendations for the subjects and issues to be covered. They will present these ideas to strategic bodies such as the Head teachers briefing, governors and Secondary Challenge to see where these ideas can be fitted into policy development and school plans, taking into account the pressures that schools are already experiencing.
- 8.5 The budget will be used to pay for activities and sessions which will be piloted in some schools, suggestions include activities such as first aid workshops.
- 8.6 The curriculum for life is also one of the campaigns of the UK Youth Parliament and our research will be fed into this national campaign.

Total: £10,000.00

Curriculum for Enterprise

- 8.7 This project will complement the Curriculum for Life by identifying and adding to the opportunities young people have to learn about and experience being involved in business and enterprise. We will work with existing schemes in Lewisham and feed into bodies such as the Business Support Providers Forum, Business Advice Service, Education Business Partnership and youth organisations like Young Enterprise to strengthen the pathways for young people in to this field.
- 8.8 The budget will be used to pilot projects such as an enterprise summer school and establish a small pot for schools to apply to for support.

Total: £15,000.00

- 8.9 The consultation showed a whole range of different areas that young people are interested in. It also showed young people are keen to organise their own events and projects. The research around the Curriculum for Life will enable a flexible approach to identify those issues that young people want to learn about the most and pilot some practical ways for these to be useful and possible to be delivered as part of the school day.
- 8.10 The Curriculum for Enterprise aims to bring together aspects of the consultation which have arisen about young people who are interested in setting up business. This is to help young people understand the realities and potential of taking this pathway after school.
- 8.11 Both pieces of work will aim to feed into strategic bodies to help inform policy, culture and sustainability.
- 8.12 **Summary of Proposed Expenditure**

Curriculum for Life	£10000
Curriculum for Enterprise	£15000
Total	£25000

Progress and Evaluation

- 8.6 The new Young Mayor and Young Advisors will report progress in implementing these proposals to youth forums, school councils, Mayor and Cabinet and the B-involved website and other social media.
- 8.7 An ongoing consultation and evaluation process will take place with local young people through the Youth Service, School Councils, the Voluntary and Community Sector and People's Day, as well as the B-involved website.

9 Financial Implications

- 9.1 The net costs of the proposed programme is £25k and will be met from the budget for the Young Mayor's programme.

10 Legal Implications

- 10.1 Section 2 of the Local Government Act 2000 empowers the local authority to do anything which it considers likely to achieve the promotion or improvement of the economic, social or environmental well-being of all or any persons within the local authority's area. It enables the Council to incur expenditure under these wellbeing powers which could include a budget for the Young Mayor. The sum of £25,000 is a reasonable for the purposes outlined in the report.

11 Crime and Disorder Implications

- 11.1 The Young Mayor's proposals relate to the development of activities, resources and information that will provide young people with diversionary activities, contribute to community initiatives and provide opportunities for young people to address issues concerned with their safety.

12 Equality Implications

- 12.1 The Young Mayor and Young Advisors have considered the equalities implications in all of the proposals and will ensure an inclusive approach to all activities undertaken, for example working with the special schools and groups such as Looked after Children and Young Carers who might find it more difficult to participate.

13 Environmental Implications

- 13.1 There are no environmental implications arising from this report.

14 Background papers

None


Agenda Item 4


Chief Officer Confirmation of Report Submission	
Cabinet Member Confirmation of Briefing	
Report for: Mayor	<input type="checkbox"/>
Mayor and Cabinet	<input checked="" type="checkbox"/>
Mayor and Cabinet (Contracts)	<input type="checkbox"/>
Executive Director	<input type="checkbox"/>
Information <input type="checkbox"/> Part 1 <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Key Decision <input type="checkbox"/>	

Date of Meeting	14 TH February 2018	
Title of Report	Lewisham Gateway - affordable housing contribution	
Originator of Report	Simon Zelestis	Ext.48701

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications		
Equality Implications/Impact Assessment (as appropriate)		
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: 
Executive Member
Date: 6/2/18

Signed: 
Director/Head of Service
Date: 6/2/18

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Lewisham Gateway – Affordable Housing contribution		
Key Decision	yes		Item No.
Ward	Lewisham Central and Blackheath		
Contributors	EXECUTIVE DIRECTOR FOR RESOURCES AND REGENERATION		
Class	Part 1	Date: 28 February 2018	

1.0 Purpose

- 1.1 To seek approval for the use of £9,558,850 (£9.6m) of off-site affordable housing section 106 contributions to match-fund a Housing Infrastructure Fund (HIF) contribution of £10m in order to provide 20% (106 units) of affordable London Living Rent units as part of the Lewisham Gateway development.

2.0 Recommendation

The Mayor is recommended to:

- 2.1 accept the HIF contribution of £10m on the basis set out in this report;
- 2.2 approve the contribution of £9.6m of section 106 (s106) funds to match fund the HIF funding and support the delivery of additional affordable housing on the Lewisham Gateway scheme, subject to planning permission for the scheme being approved and the signing of a section 106 agreement to provide a long-term commitment to retaining the units as affordable housing; and
- 2.2 delegate authority to the Executive Director for Resources and Regeneration, in consultation with the Head of Planning and the Head of Law, to finalise the terms of the funding allocation and any associated documentation and to enter into the associated funding agreement.

3.0 Policy Context

- 3.1 The content of this report is consistent with the Council's policy framework, namely the Core Strategy and the Sustainable Community Strategy (SCS). The Core Strategy is closely related to the SCS, as it sets out the physical

implementation of the SCS.

3.2 The proposed recommendation supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

3.3 The proposed recommendation is also in line with the Council policy priorities:

- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.

3.4 It would also help meet the Council's Housing Strategy in which the Council commits to the following key objectives:

- Helping residents at times of severe and urgent housing need
- Building the homes our residents need

4.0 Background

4.1 Lewisham Gateway is a strategic urban regeneration project on a town centre site previously occupied by a bus interchange and roundabout located between the main line rail and DLR station and the existing shopping area. The site is seen as a catalyst for the regeneration of the borough's most important town centre and has the potential to deliver £250 million of public and private investment. The regeneration of central Lewisham seeks to solve the problem of the town centre being separated from its rail and bus stations, at the same time as creating a new public space (focused on an opened up Ravensbourne and Quaggy rivers) and facilitating a substantial amount of new commercial, retail and residential development. One of the key aims in developing the Lewisham Gateway site is to create easier and better pedestrian routes between the Lewisham DLR and train stations and the high street and the rest of the town centre, and a sense of arrival.

4.2 The infrastructure works to the road were promoted by LB Lewisham following a successful Single Regeneration Budget (SRB) bid to look at options for "a landmark new interchange ... an improved urban landscape and significant sites created by the realignment of the road junction will attract new

investment to enhance the retail, commercial and residential offer of this strategic location". The 'Low H' layout was agreed by the SRB Board as the preferred option and was incorporated into a Planning Brief. The Brief was reported to and agreed by the SRB Board in December 2002, LB Lewisham Strategic Planning Committee also in December 2002 and Mayor & Cabinet in July 2003. The scheme has been promoted by the public sector with a partnership between LBL, the GLA and TfL. A development partner was subsequently selected by the public sector to deliver the scheme.

Lewisham Gateway Planning history

- 4.3 On 8 May 2009 planning permission was granted subject to conditions and a s.106 agreement for the comprehensive mixed use redevelopment of the Lewisham Gateway Site for up to 100,000 m² comprising retail (A1, A2, A3, A4 and A5), offices (B1), hotel (C1), residential (C3), education/health (D1) and leisure (D2) with parking and associated infrastructure, as well as open space and water features. The permission was in outline with all matters reserved other than works comprising the realignment of the public highway and diversion of the existing Ravensbourne and Quaggy rivers that were approved in detail.
- 4.4 At that time the Lewisham Gateway developer proposed affordable housing provision ranging from 0 up to a maximum of 20% of units to be affordable in the form of shared ownership, subject to financial viability. The actual amount within that was dependent on the viability of the scheme and the figure of 20% proposed relied on grant funding. The Council had lengthy discussions with the applicant with a view to improving the affordable housing offer at that time. The conclusion of this was that a 'risk sharing mechanism' was agreed that ring-fenced a proportion of any residual land value above specified levels to be directed towards improving the affordable housing offer on the site. Conversely should values decrease/costs increase then the amount and/or affordability of the units would fall. This mechanism was secured as part of the s106 as was the type of affordable housing (shared ownership) and was considered to be a reasonable approach given the wider regenerative benefits of the scheme and the substantial costs of the infrastructure works required to this part of the town centre.
- 4.5 Applications for reserved matters for the Phase 1A and 1B buildings were approved in May 2013 and September 2014 respectively. These comprise buildings of 25 storeys and 15 storeys providing a total of 362 residential units and 1089m² of retail/restaurant/cafe floorspace. Details of the open space within Phase 1 (including 'Confluence Place') have also been approved.
- 4.6 As part of the Phase 1 Reserved Matters submission, the applicant submitted confidential financial information to demonstrate that it was not viable to provide affordable housing in the first phase of the development. This was mainly due to the upfront costs of providing the infrastructure works associated with the removal of the roundabout and movement of rivers to deliver the low-H road layout as well as the loss of grant funding. The viability statement was independently assessed and the advice was that the financial

model is robust and the inputs and outputs can be verified as reasonable and accurate.

- 4.7 In addition, approval has been given for non-material amendments to the original planning permission. These have allowed for the variation to the detailed river works and amendments to the highway layout including alterations to crossings, the introduction of new cycle advanced stop lines, cycle lanes, modification of traffic islands and the widening of Rennell Street, alterations to the Thurston Road bus stand internal layout and changes to the length of bus stops.
- 4.8 In 2016, an application under s.73 of the Town and Country Planning Act 1990 for amendments to the Parameter Plans approved under the 2009 planning permission and consequential changes to the approved Development Specification was submitted. This application was also accompanied by a viability statement which determined that the costs associated with the upfront delivery of the significant infrastructure works meant that the scheme was still unable to support the delivery of any affordable housing. This was despite an uplift in the number of units proposed. The scheme was refused in 2017, in part due to the lack of affordable housing.
- 4.9 Since that time, the Council have submitted a bid on behalf of the developer to secure HIF funding to offset some of the high infrastructure costs of the development and to therefore enable the delivery of some on site affordable housing in the form of London Living Rent units. An announcement on this funding was made on 1 February 2018 confirming that £10m had been made available to the project to enable the delivery of affordable housing. A new planning application under s.73 of the Town and Country Planning Act was submitted in January 2018 which is seeking to provide 10% affordable housing in the form of London Living Rent which is achievable due to the HIF contribution.

Loampit Vale 'Renaissance' Planning History

- 4.10 The land to the south of Loampit Vale either side of Elmira Street is in the freehold ownership of the Council, with part being subject to a lease in favour of the London City Mission. In July 2006, Mayor and Cabinet agreed in principle to the redevelopment of the Loampit Vale site and to undertake public consultation. It was also agreed in principle to declare the Council's landholdings at Loampit Vale surplus to requirements and to begin the process of appointing a development partner to deliver the redevelopment. In October 2007, following an extensive negotiated tendering process, the Council selected Barratt Homes as its preferred developer.
- 4.11 In 2009, a planning application was submitted for the comprehensive redevelopment of the site to provide 788 homes in a series of building of which up to 186 were proposed to be affordable in a mix of social rented and shared ownership. It was proposed that 19% would be available as social

rented accommodation (146) that would be a mix of one, two, three and four bedroom units. Up to 40 units were proposed as intermediate housing, the final number of which was to be determined by the level of housing grant received from the HCA. It was proposed that if 100% of the grant was not provided, the number of intermediate flats would be reduced accordingly. Following changes to funding, no HCA funds were made available and the scheme therefore delivered 146 social rented units only.

- 4.12 The applicant submitted a confidential viability to the Council as Local Planning Authority at the time and this was independently assessed and concluded that the proposed amount of affordable housing was the maximum reasonably achievable at that time if the scheme is to remain viable. However, as part of the Section 106 Agreement, the Council secured a review mechanism so that if the viability of the scheme improved, a financial contribution towards additional affordable housing would be necessary.
- 4.12 This review was undertaken and as a result, a payment of £9.6m was made to the Council in 2017 which is ringfenced to provide affordable housing in the Borough.

5.0 Section 106 Reserves

- 5.1 Currently, there is £14.9 million in unallocated s106 money available which has been secured towards the provision of affordable housing within the borough. Approximately £9.6 million is from the review mechanism at Loampit Vale, with the remainder of funds coming from another 22 sites which secured s106 off-site contributions via review mechanism or in rare occasions, payments in lieu towards the provision of affordable housing within the borough.
- 5.2 It is expected that approximately £6.5 million in further overage payments for affordable housing will be received in the summer of 2018. This is from the development at the former Catford Stadium.
- 5.3 To date, the Council has currently spent approximately £3.1 million of affordable housing s106 funds on a variety of schemes, with a further approximately £1.5 million allocated to future projects. Given the large receipts which have recently become available, officers are reviewing the approach to spending what are now sizeable sums of money to support additional affordable housing in the Borough.
- 5.4 As part of this review, officers have considered a range of ways to spend the available funds, including the purchasing of units in the Borough, construction of new affordable homes and via a Borough led 'grant' to help deliver homes on schemes.

6.0 Proposed use of funds

- 6.1 The opportunity now arises to use some of the Council's ring-fenced affordable housing funds to provide an additional 10% affordable housing in the form of pepper-potted London Living Rent within phase 2 of the Lewisham Gateway development. The Loampit Vale site and the Lewisham Gateway site are located next to each other in Lewisham Town Centre and both have been promoted by the Council as landowner. Whilst the Council prefer to secure on site affordable housing, given the proximity of the sites to each other, the opportunity to provide for affordable housing on a neighbouring development site is considered to provide a solution that would meet the Council's overall aspiration to provide mixed and balanced communities with a mix of housing tenures. It is proposed that the £9.6m s106 contribution would be used match fund the £10m contribution from the HIF to enable the provision of an additional 10% of London Living Rent units in the development, thereby increasing the overall level to 20% on site in phase 2.
- 6.2 It is recognised that the 20% onsite affordable housing is below the Council's and indeed, London's target for affordable housing. However, when considering the context of the extant planning permission and a scheme which due to the delivery of much needed new infrastructure, is unable to provide on-site affordable homes, the opportunity to use some existing funding to provide additional affordable units in an area of need should be considered appropriate.
- 6.3 By enabling 20% affordable on phase 2 of this site, along with the programmed infrastructure works, the Council would be contributing to both its initial and current objective; improving infrastructure around the Gateway and delivering genuinely affordable homes for local residents. The scheme as currently proposed is seeking to deliver the entirety of the Phase 2 housing as PRS which would be secured as part of any planning permission. This form of private housing would enable the forward funding of the scheme. It would also accelerate the build programme compared to private 'for sale' units which would require a longer build period to allow for sales to then finance future blocks. A longer build period would also put the delivery of uses such as the cinema at risk. Officers have undertaken scenario testing with the scheme based on potential alternative delivery and agree that the current proposal for PRS is appropriate.
- 6.4 The exact details of the affordable housing component would be secured via s106 if planning permission were granted. However, at this stage, it is envisaged that this will be London Living Rent (LLR), pepper-potted across the site.
- 6.5 Evidence collected by the Council suggests that, apart from Social Rent, London Living Rent is the only affordable product that Borough residents earning the median salary (around £38,000) can afford.
- 6.6 This would be targeted, per GLA, guidance, towards those who would not normally be able to afford to live in an area of high accessibility such as this. The Council is supportive of LLR as a product that will deliver homes at a

price point that Lewisham residents can afford and would want to see the re-letting of units as LLR secured as part of the s106.

- 6.7 Whilst negotiations with the applicant suggest that there is a commitment to maintain the LLR for the long term, the typical timescale for LLR units is only 15 years; after which point the building reverts to private housing.
- 6.8 To ensure the Council's investment is not eroded after this period, the s106 would need to include clauses to maintain the units as LLR in perpetuity and to enable the clawback of the £9.6m investment, plus interest, should the units be sold or rented privately after this point in time.
- 6.9 Subject to this long-term commitment from the applicant (via the s106) being signed, the Mayor is requested to approve for the use of £9.6m of s106 funds to be released to match fund the HIF contribution and allow for 20% affordable housing to form part of the phase 2 Gateway application.

6.0 Financial Implications

- 6.1 As covered in section 4, the Council is proposing to spend £9.6m of ring-fenced affordable housing s106 funds to support the delivery of an additional 10% of affordable housing on the Lewisham Gateway scheme.

7.0 Legal Implications

- 7.1 Paragraph 4.12 of this report confirms that the review mechanism contained within the Section 106 legal agreement relating to the Loampit Vale development secured the sum of £9.6m as an affordable housing contribution. The agreement requires that the Council applies this money for the provision of Affordable Housing within the Council's Area. That term is defined in the Agreement as "residential accommodation where the rent or price is reduced directly or indirectly by means of public or private subsidies such that it can be afforded by persons or families on low incomes or in low paid employment".
- 7.2 Therefore if the Council provides the money to a third party to provide the Affordable Housing, a legal agreement with that third party will be required, so as to ensure that the money is applied for that purpose and that the Council fulfils its obligations pursuant to the S106 Agreement.
- 7.3 The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to enter into a funding agreement with the Lewisham Gateway developer in respect of the HIF funding and the S106 funding and to pay the funding to them.

- 7.4 The precise terms upon which the Council's funding is to be provided, including the timing of payments, are still to be agreed with the Lewisham Gateway developer. The Council will also need to be satisfied that it has reasonable security for its funding and that any conditions attached to the HIF funding form part of the funding agreement and are binding on the Lewisham Gateway developer. It is proposed that these matters will be agreed by officers under the authority delegated by this report.
- 7.5 The HIF and S106 funding meet the definition of State aid. However the funding is considered to be "compatible" within the State aid rules, and exempt from any requirement for notification to the European Commission for clearance, because it falls within a 2011 Commission Decision which exempts certain aid for social housing. However this is subject to officers being satisfied that the requirements of the Decision are met. In the meantime the Lewisham Gateway developer has confirmed that they consider the requirements of the Decision to be met and that they will provide all necessary information to demonstrate this. This will be subject to further due diligence which will be carried out before any funding agreement is entered into.
- 7.6 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.
- 7.7 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.
- 7.8 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 7.7 above.
- 7.9 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. 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.

- 7.10 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 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>

8.0 Crime and disorder implications

- 8.1 There are no specific crime and disorder implications arising from this report.

9.0 Equalities Implications

- 9.1 The use of S106 funds to support the delivery of additional affordable housing would benefit those households in the Borough with lower incomes and help their access to suitable housing.

10.0 Environmental Implications

- 10.1 There are no specific Environmental implications arising from this report.

11.0 Conclusion

- 11.1 The Council is in a position to realise both its previous and current ambitions for Lewisham Gateway. It has successfully improved the public realm in the area exponentially and has facilitated genuine playmaking at the heart of the Borough.
- 11.2 Now there is an opportunity to use some of the funds that have been raised on nearby developments, all of which have helped to transform the wider Gateway.
- 11.3 The use of these funds in this location, near the original donor site, provide the best possible opportunity for the borough to deliver affordable housing units in a highly accessibly location where it has previously proven unviable to do so.
- 11.4 A 10% contribution marks an improvement on the applicant’s previous offer but to double this would be a significant sign of the Council’s intention to

deliver a range of units to meet the needs of all residents and providing much more balance to the housing mix in the proposed development.

- 11.5 The Mayor is therefore recommended to approve the contribution of £9,558,850 of section 106 funds to support the delivery of additional affordable housing on phase 2 of the Lewisham Gateway scheme, subject to planning permission for the scheme being approved, and the signing of a section 106 agreement to provide a long-term commitment to retaining the units as affordable housing.

If you have any queries on this report, please contact Simon Zelestis, Section 106 Planning Infrastructure Manager, 3rd floor Laurence House, 1 Catford Road, Catford, SE6 4RU – telephone 020 8314 8701.

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☐

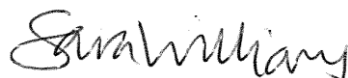
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Date of Meeting	28 th February 2018	
Title of Report	School-led School Improvement – Establishment of Lewisham Learning Partnership	
Originator of Report	Sara Williams	Ext.48527

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications		
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: 
Executive Member
Date:



Signed:
Director/Head of Service
Date 20th February 2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

Mayor and Cabinet		
Report Title	School-led School Improvement – Establishment of Lewisham Learning Partnership	
Key Decision	No	Item No.
Ward	All	
Contributors	Executive Director for Children and Young People	
Class	Part 1	Date: 28 February 2018

1 Summary

- 1.1. This paper describes the progress made in developing a school improvement partnership in the London Borough of Lewisham as recommended by the Lewisham Education Commission in 2016. It describes the work carried out to date, future plans and seeks the Mayor's agreement to the Council formally becoming part of the partnership.

2 Recommendations

- 2.1 The Mayor is asked to agree:

- 2.1.1 that the Council formally join the Lewisham Learning Partnership, working alongside all the borough's schools to secure school improvement.
- 2.1.2 that the governance arrangements for the Partnership, including the representation from the council and the funding arrangements be noted.

3 Policy Context

- 3.1. As set out in Lewisham Council's Sustainable Community Strategy 2008-2020, there is a Borough-wide commitment to "make Lewisham the best place in London to live, work and learn". In particular, the establishment of Lewisham Learning will support the following priorities and principles within this strategy:
- Ambitious and achieving – where people are inspired and supported to fulfil their potential.
 - Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities.
 - Reducing inequality – narrowing the gap in outcomes for citizens.
 - Delivering together efficiently, effectively and equitably – ensuring that all citizens have appropriate access to and choice of high quality local services.
- 3.2. This partnership between the LA and across all the maintained schools in the borough will also support the following council priorities:
- **community leadership and empowerment** – developing opportunities for the active participation and engagement of people in the life of the community

- **young people's achievement and involvement** – raising educational attainment and improving facilities for young people through partnership working
- **inspiring efficiency effectiveness and equity** – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community

3.3. The Council is committed to working with partners to:

- Inspire young people to achieve their full potential by removing the barriers to learning.
- Encourage and facilitate access to education, training and employment opportunities for all our citizens.
- Celebrate local achievements so people feel proud of their area and eager to be a part of its success.

3.4. A key priority within the Children and Young People's Plan 2015 – 2018 is "Raising the attainment of all Lewisham children and young people" and this has a number of specific outcome areas:

- AA1: Ensuring there are sufficient good quality school places for every Lewisham child.
- AA2: Ensuring all our children are ready to participate fully in school.
- AA3: Improving and maintaining attendance and engagement in school at all key stages, including at transition points.
- AA4: Raising participation in education and training, reducing the number of young people who are not in education, employment or training (NEET) at 16-19.
- AA5: Raising achievement and progress for all our children at Key Stages 1 – 4 and closing the gaps between underachieving groups at primary and secondary school.
- AA6: Raising achievement and progress for all our children and closing the gaps between under-achieving groups at Key Stage 5 and Post 16 so that all our young people are well prepared to access the best education and employment opportunities for them.
- AA7: Raising achievement and attainment for our Looked After Children at all Key Stages and Post 16.

3.5. Local authorities retain statutory responsibility for the quality of education available in its area but their resources to fulfil this role are increasingly limited and nationally there is a shift towards school-led models of school improvement.

4 Background

4.1. In December 2015, the Mayor approved the establishment of an education commission to support the development of a future vision for education in Lewisham.

- 4.2. The Lewisham Education Commission considered how the Council should best fulfil its role in ensuring high quality education for all children and young people in Lewisham, including the most vulnerable, and made recommendations on the future structures and systems based on national research and good practice.
- 4.3. The Commission recommended that there should be an agreement between the local authority, headteachers and school governors to set up a partnership to establish a school-led system of school improvement. This partnership would enable schools to work together across the borough, to draw on each other's strengths and thus complement existing improvement partnerships between smaller groups of schools.

5 Development of Lewisham Learning - the Process

- 5.1 Following the publication of the Education Commission report, the School Improvement Partnership Steering Group was established in September 2016 to deliver the Commission's recommendations in relation to school improvement and to produce and consult on a detailed set of proposals.
- 5.2 The Steering Group comprised headteachers (from early years, primary, secondary, post-16, special schools and academies), governors and local authority officers. The Steering Group was chaired by Christine Gilbert, who also chaired the Education Commission.
- 5.3 The Steering Group embarked on a process of exploring models of school improvement adopted in other London boroughs. Sub-groups were formed to pursue this work in more detail and to feed back to the Steering Group. The sub-groups considered the following three key themes:
- Developing a school-led system of improvement
 - Assessing what sort of area-based improvement partnership would be the most appropriate for Lewisham
 - Exploring the range of legal entities used by current partnerships.
- 5.4 The School Improvement Partnership Steering Group examined school improvement partnership models across a range of London boroughs (Brent, Croydon, Greenwich and Hounslow) and Essex County Council making visits to meet with headteachers, company directors and officers, to gather information about best practice.
- 5.5 Following this, the Partnership Steering Group produced a draft vision and values, roles and details of governance and funding arrangements for the partnership. Proposals were consulted on with headteachers, governors and other stakeholders in June 2017. This consultation involved presentations and discussions at the following forums as well as dissemination via the schools' mailing:
- Governors' Annual Conference
 - Executive Director's Briefing with all Headteachers
 - Headteachers' Leadership Forum

- Chairs of Governors' Briefing
 - CYP Select Committee
- 5.6 There were 24 responses to an online survey sent to all schools in the Schools' Mailing. Respondents represented all phases and sectors, (across early years, primary, secondary and post 16 and across maintained mainstream and special schools. There was also one response from an academy). The majority of respondents were headteachers.
- 5.7 Of all respondents representing maintained schools, 100% agreed with the principle of establishing Lewisham Learning. They saw the advantage in cohesion across all the state schools in the borough.
- 5.8 All respondents agreed or strongly agreed with the vision and values as proposed by the Steering Group, mainly due to the focus on transparency and on putting children and young people first. A number of other points were made by respondents and these issues have been addressed as far as possible in the revised proposals for the partnership.
- 6. Lewisham Learning – interim arrangements**
- 6.1 In May 2017 the Steering Group of representative school leaders agreed that alongside the consultation on Lewisham Learning, an Interim Director for the partnership would be appointed. To this end, they advertised for a senior leader from within the family of Lewisham schools to apply for this post as a secondment for two terms. Michael Roach, headteacher at John Ball Primary School was appointed on secondment, working 4 days per week, as Interim Director to lead the establishment of the partnership. Mr Roach took up his post officially on September the 1st 2017 but worked a number of days to support the partnership from June onwards. The Lewisham Learning Strategic Board decided that his secondment should continue until April 2019, to be reviewed in the autumn term 2018.
- 6.2 In the summer term of 2016 following the publication of the Education Commission Report, secondary headteachers met to initiate the Lewisham Secondary Challenge as a secondary school improvement partnership for Lewisham. It was then more formally launched with chairs of secondary school governing bodies.
- 6.3 The Interim Director of Lewisham Learning has given support to Lewisham Secondary Challenge, which has been operating successfully since September 2016 as an improvement partnership of all the secondary schools in Lewisham. He has worked on retro-fitting Lewisham Secondary Challenge into the wider Lewisham Learning partnership so that it retains its distinctive identity but with consistency of approach across all phases and types of school. This is particularly important when we have so many all through schools. During 2016/17 the Secondary Challenge operational board and ATLAS teaching school put together a bid for funding to the DfE's Strategic School Improvement Fund (SSIF) and were awarded approx. £750,000 to work with all 14 secondary schools in Lewisham on closing the gap and raising attainment in KS4.

- 6.4 In addition, since the autumn of 2015, the four Teaching School Alliances in Lewisham have been working together on a shared and co-ordinated offer with support from the local authority. They have formed the Lewisham Teaching Schools Alliance Partnership (LTSAP). The Interim Director has been working closely with LTSAP so that its work meets the school improvement needs of our schools and it is lined up to sit under the umbrella of Lewisham Learning.
- 6.5 LTSAP is also bidding to the SSIF for improvement funding for Lewisham Primaries in Spring 2018.
- 6.6 During 2016/17 the Headteachers' Leadership Forum (the self-organised meeting of all headteachers in Lewisham) spent a great deal of time discussing and researching various options for peer review. Senior Leaders already involved in national networks shared their experiences and models and the Chair of the Leadership Forum was instrumental in bringing the Specialist Schools and Academies Trust (SSAT) model to schools. The Interim Director of Lewisham Learning brought other partners on board. As of January 2018, 85% of Lewisham schools are either continuing to be engaged with or have signed up to take part in some form of peer review during the 2017 – 2018 academic year. All secondary schools are carrying out peer reviews of their schools with a combination of independent advisers (such as Hackney Learning Trust) and another secondary headteacher from the borough.
- 6.7 The Interim Director has worked on developing the governance structure for Lewisham Learning to ensure that it is democratic and transparent. To this end, a Lewisham Learning Strategic Board has been established with the initial membership set out in Appendix A. The Council is represented on this by the Executive Director for CYP and the Cabinet Member for CYP and it has had an initial meeting to agree some fundamentals about the partnership. This board sits within a wider governance structure which is set out at Appendix B and the Terms of Reference at Appendix C.

7. Lewisham Learning – vision and values

- 7.1 The consultation process described in paragraph 5.5 above consulted on proposed vision and values. These have been agreed by the Strategic Board of Lewisham Learning as follows:

Lewisham Learning : our vision

Lewisham Learning is an overarching, cross-borough partnership to ensure the very best education for all children and young people. It is a school-led system of improvement for Lewisham where all schools, regardless of status, increasingly take on the primary responsibility, collectively, for supporting improvement and raising standards.

Lewisham Learning will operate as a family, sharing strong roots and commitment to the local community with schools working individually, in a

variety of groupings and all together to add value to the whole education system.

Lewisham Learning will improve outcomes for children and young people by enabling schools to work together across the borough, to draw on each other's strengths and thus complement improvement efforts within individual schools and groups of schools

Lewisham Learning : our values

We will:

Children first

Put children first every time

Ambition

Have the highest aspiration and ambitions for children and young people

Expect continuous improvement in the quality of teaching and learning

Value and develop the best practice in our schools

Equality and inclusion

Make a positive difference to the lives of children and young people

Demonstrate moral purpose in promoting equality and inclusion and challenging inequality

Value all children and young people

Lewisham Learning : our values

We will:

Trust and support

Provide mutual support as part of a local family of schools

Always work collaboratively within Lewisham Learning

Transparency

Work transparently and in a way that makes us accountable to each other and to our stakeholders

8. The role of the partnership

- 8.1 One of the key reasons for setting up Lewisham Learning is that a school-led partnership is a mechanism for harnessing and developing learning across teachers and schools. Staff and schools learn from each other so that effective practice spreads. Many headteachers and governors in Lewisham are already demonstrating system leadership by taking responsibility for school improvement beyond their own organisations and by organising and providing school to school support.

- 8.2 The council, with its statutory responsibilities for school improvement, has a key role in the partnership. Through the partnership, the schools and the council will work together to provide support and challenge to schools to improve outcomes for children and young people in Lewisham.
- 8.3 In autumn of 2015, a school improvement (SI) framework was agreed with schools to ensure that schools at risk of poor performance or Ofsted inspection were identified as quickly as possible, with the right sort of support being targeted at schools who needed it most. This framework is still in operation but a new framework is being developed taking account of experience and changes in the national framework. This new SI Framework is being worked on currently by the Interim Director of LL and will be implemented by the School Improvement Board which will report to the Strategic Board of Lewisham Learning.
- 8.4 Whilst schools (in particular their headteachers and governing bodies) have the first responsibility for school improvement, the key roles and responsibilities of the partnership will include:
- Ensuring strong and productive relationships across all schools and the local authority in pursuit of school improvement, benefiting children and young people in Lewisham
 - Using data and intelligence to identify schools that may require support and may need to be challenged as well as supporting those already identified as requiring support and challenge i.e. lead on the development and implementation of a Lewisham School Improvement Framework including categories for schools (to be updated during the period January 2018 to July 2018 ready for implementation from September 2018)
 - Developing, supporting and monitoring the effectiveness of school to school improvement support
 - Ensuring, when it is necessary to commission school improvement support from outside the borough, that it is coordinated and value for money
 - Supporting the development and commissioning of systems for peer review
 - Ensuring schools have access and signposting to the support they need to remain good or outstanding, move from good to outstanding and in particular taking shared cross-borough approaches to new challenges and national changes where this will be helpful
 - Developing and recognizing system leadership at all levels in our schools including identifying strengths, good practice as well as schools and leaders who have the ability and capacity to provide support to others
 - Identifying trends and CPD needs for schools and their Governing Bodies. Lewisham Learning will liaise with the Standards and Inclusion Managers, SEND team and LTSAP to coordinate commissioning or providing this.
 - Taking the lead in liaising with Headteachers, Deputy and Assistant Headteachers and School Business Managers to arrange annual conferences for these groups
 - Establishing a group of experienced headteachers (School Improvement Board) to support the Director in carrying out the above functions

9. The revised School Improvement Framework

The revised School Improvement Framework will broadly cover four key elements which will all need to be monitored by the Board to ensure timely impact and value for money:

9.1 Information gathering and analysis

- 9.1.1 Lewisham Learning will have to have a good grasp of data, both hard and soft, if it is to do its job well. It will need to identify need, risk and progress in an accurate and timely manner. Lewisham Learning will also have to identify expertise and capacity in the local system that be used to support development.
 - 9.1.2 Lewisham Learning will work with schools to create an approach to sharing the data outcomes of all schools across all phases with a key focus on the performance of key groups e.g. disadvantaged, LAC, SEND, EAL and ethnic groups.
 - 9.1.3 The Secondary Challenge is already developing this as part of their work. A new spreadsheet for Primary Performance outcomes has been developed and has been shared with all schools. Both systems enable the transparent sharing of all schools' data in order to allow Senior Leaders and Governors to review their school within the local and emerging national context.
 - 9.1.4 The data sharing mechanisms will allow the Director of LL and the LA officers and, in time, the School Improvement Board, to carry out an initial desktop triage of all schools to aid with initial categorization and targeting of support.
 - 9.1.5 Alongside this, a new risk profile spreadsheet has been developed with a focus on areas such as exclusions, safeguarding, governance, health and safety, finance, early years and SEND. This will support the desktop triage process and risk assessing of schools alongside the School Improvement Framework. This promotes a holistic view of school improvement and supports the accountability of governing bodies and the LA services that support them.
- ### **9.2 Brokerage**
- 9.2.1 Good information gathering is essential for brokering support for schools in need, or pre-empting needs that may arise. Having analysed the data, Lewisham Learning will set up a range of improvement programmes or opportunities - some targeted at specific schools or groups of schools, some bespoke programmes requested by individual schools or groups of schools and some universally available opportunities or programmes designed to meet needs or interests identified locally.
 - 9.2.2 The opportunities and programmes are likely to entail use of:
 - individuals (e.g. National Leaders of Education (NLEs); LLEs; SLEs; NLGs)

- individual schools
- the various partnerships groupings of schools in Lewisham
- local teaching schools' alliances
- accredited consultants and external providers

9.2.3 Schools that are identified as needing further support through the School Improvement framework will have support tailored to meet their specific needs. The School Improvement Board will be responsible for discussing and agreeing this with the school, supporting the brokerage of the support including clear agreements around outcomes, roles and responsibilities and then monitoring the effectiveness of the support put in place.

9.2.4 The Secondary Challenge Operational Board alongside the Director of Lewisham Learning and the LA's Service Manager for School Improvement and Intervention will continue to identify a variety of ways to support schools within the challenge.

9.3. Peer Review

9.3.1 One of the cornerstones of Lewisham Learning is that Peer Review is a proven way of ensuring that schools learn from one another. Our own experiences as school leaders, as well as international research, tell us it is a highly effective way of allowing Senior Leaders to learn from one another through being part of the review process of one another's schools. The school being reviewed then has an external view of its strengths and areas for development and those visiting the school learn from what they see and hear as well as benchmark their own practice.

9.3.2 Lewisham Learning will signpost and support schools to access Peer Review from a range of providers, as well as schools setting up their own systems. In the first year of Lewisham Learning it is the intention that the partnership subsidizes part of the cost of establishing peer review systems as well as offering practical support and advice to schools establishing a link with a Peer Review system.

9.4 Development work, CPD and innovation

9.4.1 Good information gathering, analysis and brokerage should result in development opportunities and programmes in Lewisham that improve practice. Lewisham Learning will work in partnership with LTSAP to support and develop an appropriate range of opportunities. These might include:

- a programme of support for schools in need. This could be a school identified at risk by an analysis of data or it might be a school that identified itself at risk if, for example, three key members of staff left at the same time
- linking schools for peer review
- linking a school looking for support or development in a particular area with one which had considerable expertise
- linking individuals in schools who wanted to collaborate to improve their practice

- a strong CPD offer such as conferences for governors or headteachers, networking opportunities for teachers or specialist staff in schools, courses and programmes
- kite-marking school improvement partners
- dissemination and celebration of good and interesting practice.

9.4.2 As well as this the Director of Lewisham Learning and the LA's Service Manager for School Improvement and Intervention will meet regularly with Lewisham Teaching Schools Alliance Partnership to share trends and areas for CPD identified by the School Improvement Panel and from feedback from schools themselves e.g. information from school visits.

9.4.3 This may well include being involved in bidding to sources of funding such as the Strategic School Improvement Fund (SSIF) or Education Endowment Fund (EEF) for all schools or phase groups.

10. How will Lewisham Learning be governed?

10.1 It is crucial that there is clarity about the accountability and monitoring of the work of Lewisham Learning. A Lewisham Learning Strategic Board has therefore been established.

10.2 The Board comprises headteachers and governors across school phases plus the Executive Director for Children and Young People and the Cabinet Member with responsibility for CYP. Heads and governors have been appointed through a transparent process of nomination and election. See Appendix A.

10.3 Under this board sits the structure set out in Appendix B

10.4 The Strategic Board has agreed that it will sit for 18 months and then review its structure to ensure that it is effective, genuinely representative and meets the needs of the partnership.

11. Evidencing progress and impact

11.1 Lewisham Learning will establish ways of monitoring its progress and evidencing the impact of its work.

11.2 In terms of broad goals, by 2020 Lewisham Learning will ensure that:

- All Lewisham schools will be good or better
- Performance at Early Years Foundation Stage will be maintained above both the London and national averages
- Performance at Key Stage 2 (age 11) will be above the national average and will be at least in line with the London average
- Performance at Key Stages 4 and 5 (age 16 and 18) will be at least at the London average

- Outcomes for the most vulnerable children i.e. disadvantaged, SEND, EAL, key ethnic groups and LAC are in line or better than the London average
- All Lewisham schools are schools of choice
- Young people have huge pride in their school

12. Financial Implications

12.1 The establishment of school led School Improvement partnerships across the country has been partly a reflection of the recognition that schools can best support each other, but has also been a response to the austerity affecting local authority services to support education, which have reduced greatly in all councils and have needed to be refocused on the most vulnerable pupils, with much less capacity for support of schools. All such partnerships require a level of pump priming to get started and also shared commitment from schools via the Schools Forum. The current funding for Lewisham Learning in 2018/19 is £600k and is comprised of the following:

- £300,000 from de-delegated funding from schools (Dedicated Schools Grant) as agreed by the Schools Forum
- £100,000 from the ring-fenced sum to support 'Red and Amber' schools (schools causing concern). This is part of the Dedicated Schools Grant.
- £200,000 from the LA School Improvement budget. This is a budget which had funded daily paid school improvement advisers to schools and which has been repurposed to support the partnership.

12.2 The Mayor should note that in its first year Lewisham Learning is not establishing itself as a legal entity. Therefore, the funding as set out above will remain in the council's accounts, being paid to staff, schools or school improvement providers under the council's rules and financial regulations and to a financial plan agreed by the board of Lewisham Learning. Lewisham Learning will work towards the establishment of a legal entity as a vehicle for bidding for funding (notably the DfE's Strategic School Improvement Fund). Furthermore, it would also provide the opportunity to sell services and contract on behalf of all schools in order to save money. This is an approach adopted by the improvement partnerships in other authorities across the country. The Board will work on a model which will work in the local context. It should also be noted that in agreeing the recommendations to this report, there is no impact on the council's general fund revenue budget.

12.3 All funding which has been identified to date in paragraph 12.2 above is either already school money as part of the Dedicated Schools Grant and agreed through Schools Forum or was already funding core school improvement activity and repurposed to support the partnership. There are, therefore, no other financial implications to this report.

13. Legal Implications

13.1 Local authorities should have regard to sections 13, 13A and 14 of the Education Act 1996 which require local authorities to: ensure that efficient

primary, secondary and further education is available to meet the needs of their population; ensure that their education functions are exercised with a view to promoting high standards ensuring fair access to opportunity for education and learning, and promote the fulfilment of learning potential; and secure that sufficient schools for providing primary and secondary education are available for their area.

- 13.2 Additional to those set out elsewhere in the report local authorities are required to provide primary, secondary and further education for 16 to 18 year olds and for people aged 19 or over who have an Education Health and Care Plan.(EHC Plan)
- 13.3 Section 14 of the Education Act 1996 requires local authorities to secure the provision of 'sufficient' schools (as amplified in sub-ss (2), (3) and (4)) for their areas. This function must be exercised with a view to securing diversity and increasing opportunities for parental choice. Local authorities must have regard to the need to secure primary and secondary education in separate schools, provision for children with special educational needs and boarding provision for those for whom it is desirable. The local authority is not itself obliged to provide all the schools required, but to secure that they are available. Section 18 enables an LEA to make arrangements for the provision of education at non-maintained schools.
- 13.4 The Lewisham Learning Partnership is a collaboration of various educational establishments within the borough and is an advisory body whose key roles and responsibilities are set out at paragraph 8.4. The Lewisham Learning Partnership has no separate legal identity and any formal decisions will have to be taken in accordance with the requirements of the various constituent bodies formal decision making powers. In relation to the Council's participation any decisions made on its behalf will require compliance with the Council's Constitution and Scheme of Delegation and Financial Regulations.
- 13.5 Any proposed change to the status and structure of the Lewisham Learning Partnership will be subject to a further report to Mayor and Cabinet. Until the formulation, consideration and establishment of a formal legal structure, all decisions of the Partnership are properly for the constituent bodies and in relation to the Council will ordinarily be a matter for the Executive Director subject to her having delegated authority under the Council's constitution to make such decisions.
- 13.6 The proposals and next steps set out in this report, developed as a result of the work of the School Improvement Partnership Steering Group and the recent consultation exercise and responses will assist the local authority in complying with its general statutory responsibilities in relation to school improvement and the promotion of high standards.

Equalities Legislation

- 13.7 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.

13.8 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.

13.9 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 10.8 above.

13.10 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.

13.11 The Equality and Human Rights Commission has 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 guidance can be found at:

www.equalityhumanrights.com/en/advice-and-guidance/equality-actcodes-practice

www.equalityhumanrights.com/en/advice-and-guidance/equality-acttechnical-guidance

13.12 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making

- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

13.13 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. Further information and resources are available at:

www.equalityhumanrights.com/en/advice-and-guidance/public-sectorequality-duty-guidance#h1

14 Equalities Implications

14.1 Education is the principal driver of equalities in an area of high deprivation such as Lewisham. Our schools have a large majority of pupils of BME origin and high proportions with special educational needs and disabilities. We also have disadvantaged pupils and those with different vulnerabilities. It is very important therefore that inclusiveness and equalities are at the core of the schools partnership for Lewisham and that the moral purpose of such a partnership is very clearly articulated and constantly re-emphasised. Equality and inclusion are key values which have been incorporated into the agreed vision and values for Lewisham Learning (see paragraph 7 above).

15 Environmental Implications

15.1 No specific environmental implications have been identified as arising from this report.

16 Crime and Disorder Implications

16.1 No specific crime and disorder implications have been identified as arising from this report.

Appendices

Appendix A - Membership of Lewisham Learning Interim Strategic Board

Appendix B – Lewisham Learning Governance Structure

Appendix C – Terms of Reference

Report Author

If you require further information about this report please contact Sara Williams (sara.williams@lewisham.gov.uk).

Membership of Lewisham Learning Interim Strategic Board

INTERIM STRATEGIC BOARD OF LEWISHAM LEARNING - FINAL MEMEBERSHIP

1 Secondary Governor

Pat Barber, Bonus Pastor GB and St Mathew Academy IEB

1 other Governor

Jean Branch, VC of Gordonbrock and Elliot Bank Federation GB

2 Nursery or Primary HTs

Mary Collins, HT Holy Cross and Julie Loffstadt, HT Horniman

1 Secondary HT

Mark Philips, HT Deptford Green

1 Special School / Alternative Provision HT

Lynne Haines, HT Greenvale School

1 Headteacher, Executive Headteacher or Chief Executive from a Multi Academy Trust

Adrian Percival, CEO Haberdasher Askes

1 Executive Headteacher from a federation

David Sheppard, EHT Leathersellers Federation

Executive Director for Children and Young People

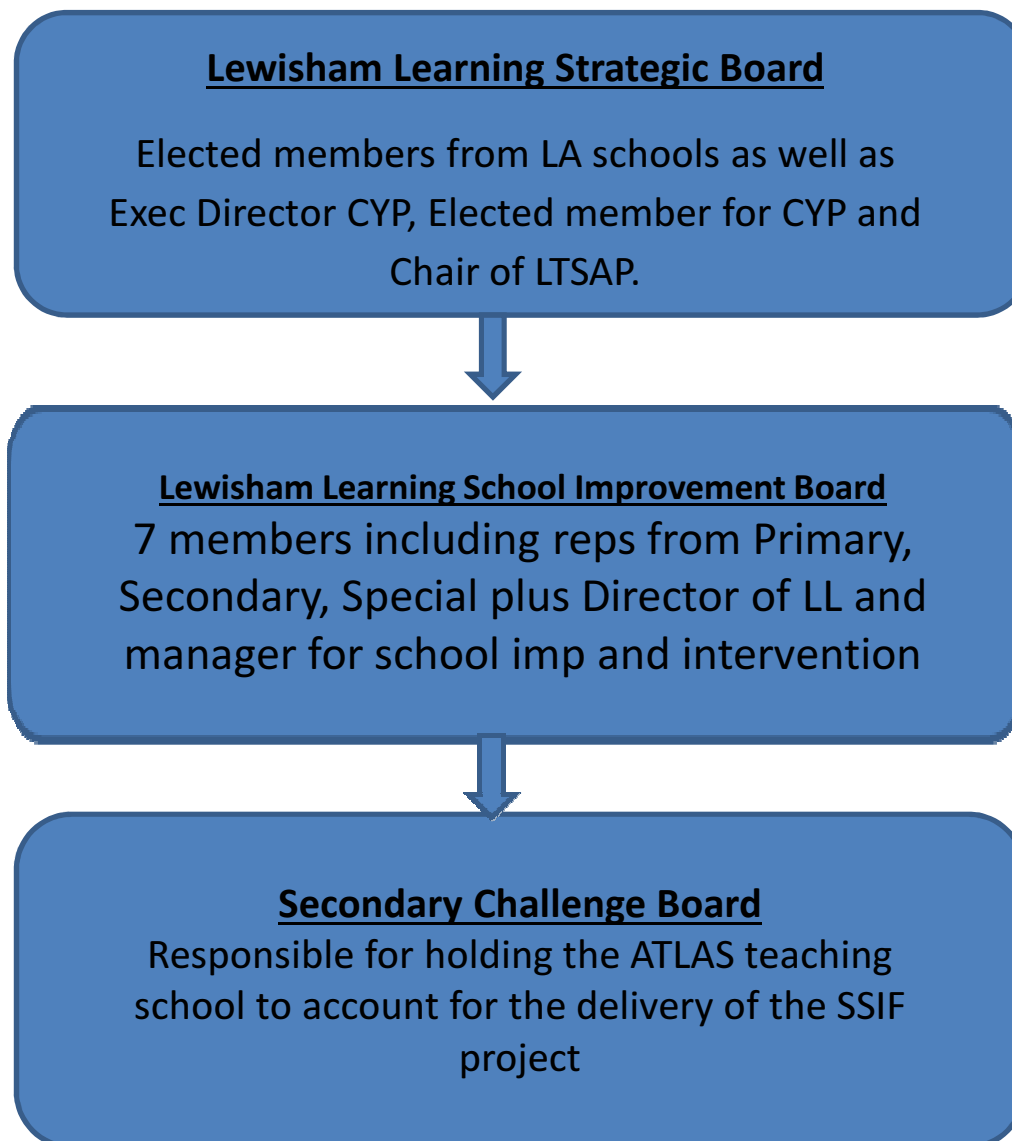
Sara Williams

Cabinet member with councillor responsibility for CYP

Cllr Paul Maslin

Chair of Lewisham Teaching Schools Alliance Partnership

Nikki Oldhams, Chair of LTSAP and HT Chelwood Nursery School



TERMS OF REFERENCE FOR THE STRATEGIC BOARD

The role of a Representative is to:

- Attend and contribute to the board to which they have been appointed and any other sub groups which may be appointed to meet
- Liaise with the other Representatives linked to their designated area
- Establish good relations with other members of the board
- Feedback the Strategic board's discussions and decisions to colleagues
- Abide by the local authority rules on committee procedure (Standing Orders)
- Act with due propriety according to standards laid down for conduct in public life government

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information

☐

Part 1

☒

Part 2

☐

Key Decision

☒

Date of Meeting

28th February 2018

Title of Report

Catford Regeneration Programme – Masterplan Brief

Originator of Report

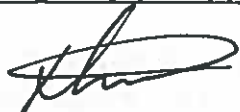
Kplom Lotsu

Ext. 49283

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

Category	Yes	No
Financial Comments from Exec Director for Resources	V	
Legal Comments from the Head of Law	V	
Crime & Disorder Implications		
Environmental Implications		
Equality Implications/Impact Assessment (as appropriate)		
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)	V	

Signed:



Executive Member

Date:

19/2/18

Signed:



Director/Head of Service

Date

20/2/2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

Mayor and Cabinet		
Report Title:	Catford Regeneration Programme – Masterplan Brief	
Key decision:	Yes	
Ward:	Rushey Green	
Contributors:	Executive Director for Resources and Regeneration Head of Law	
Class:	Part 1	Date: 28 February 2018

1. Purpose of paper

- 1.1. This paper seeks to update Mayor and Cabinet on progress in the development of the Catford Town Centre Masterplan brief. It seeks approval to the brief and asks Mayor and Cabinet to note the procurement approach for procuring a Masterplan architect to produce a Masterplan for the town centre using the draft brief attached as Appendix 1.

2. Recommendations

The Mayor is recommended to:

- 2.1 Note the content of the report;
- 2.2 Approve the draft Catford Town Centre Masterplan brief and note the procurement approach for engaging an architect to develop a masterplan for the Town Centre; and
- 2.3 Note that officers will provide an update to Mayor and Cabinet at an appropriate point during the development of the masterplan.

3. Policy context

- 3.1. Lewisham's overarching Sustainable Communities Strategy, 2008-2020, sets out a vision for the future of the borough. One of the priorities laid out in the strategy is to develop, build and grow communities that are dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.
- 3.2. Lewisham's latest Strategic Asset Management Plan (2015-2020) is an opportunity to optimise the use of assets to maintain the quality of service provision while further driving reductions in expenditure and exposure to costs; and to reframe the focus across the borough based on the evolving picture on housing, regeneration and development.
- 3.3. The Regeneration Strategy 'people, *prosperity and place*', 2008-2020, is also relevant and links the Council's corporate priorities to the development and

regeneration of Lewisham's communities, the local economy and the built environment.

- 3.4. Lewisham's new Housing Strategy for 2015 - 2020 identifies four priorities: helping residents at times of housing need; security and quality for private renters; improving our residents' homes; building the homes our residents need. The Council's assets can play a role in this, creating opportunities to develop new housing supply of all tenures, making land available for the construction of new homes and by using an understanding of the borough to improve the way service delivery connects with communities at a local level.
- 3.5. A number of other strategies and plans also support the need for this study from a planning policy perspective.
- 3.6. The focus of the National Planning Policy Framework (NPPF) is on a presumption in favour of sustainable development and positive growth. The NPPF provides a high level planning policy context for Catford, setting out the evidence base requirements for town centre uses and encouraging local authorities to meet town centre needs in full. This is particularly relevant for Catford, given the need to maximise opportunities for the regeneration of the town centre while responding to local needs.
- 3.7. The London Plan has identified opportunity areas across London in order to help meet the challenges of economic and population growth. These opportunity areas represent London's largest development opportunities. The Plan identifies Catford as a Major town centre within the London retail hierarchy and as an opportunity area where more intensive development is supported.
- 3.8. Locally, the adopted Core Strategy, the principal planning document for the borough, in particular, Spatial Policy 2 of the strategy designates Catford as a regeneration and growth area. This also provides an up to date policy framework to support the regeneration of the town centre. The Council is also in the process of developing a new borough wide local plan. The local plan will be the key planning document for the borough and will set out how the council will deliver new homes and related infrastructure needed over the next 15 years (2018 – 2033).
- 3.9. The new Local Plan is currently at the initial stages of development, with Regulation 18 Issues and Options consultation scheduled for Winter 2018, with adoption scheduled for 2020.
- 3.10. It is against this policy background that officers recommend the creation of a Masterplan as the most efficient means for delivering the Council's aspirations for the town centre. The proposed Masterplan will form an evidence base to inform the local plan and may be taken further as a supplementary planning document.

4. Background

- 4.1. Full background information, detailing the previous key decisions made by the Mayor & Cabinet to take a Masterplan approach in Catford, and to re-align the South Circular road through the town centre can be found in the November 7th 2016 Mayor & Cabinet report and the July 19th 2017 Mayor & Cabinet report.
- 4.2. The report to Mayor & Cabinet on 19th of July 2017 recommended re-aligning the A205 to the south of Laurence House. The road decision is an essential first step in developing a spatial plan and place-making strategy for Catford's regeneration.
- 4.3. The preferred option for the realignment of the A205 was in part informed by an Urban Integration Study of the Catford Stations and surrounds by a multi-disciplinary firm of architects. The purpose of the study was to inform a strategy to transform the arrival experience at the stations and also explore the relationship between the station hub and the Town Centre.
- 4.4. In December 2017, TfL's Healthy Streets Portfolio Board endorsed the outcome of the 'Pre-feasibility Design' work undertaken for the Catford town centre highway project. The Board approved the progression of the project to the next stage of design development, 'Feasibility', which will be managed by TfL's Transformational Schemes Sponsorship team through 2018. Feasibility design is jointly funded by TfL and LB Lewisham.
- 4.5. Since the road re-alignment approval by Mayor & Cabinet in July 2017, a masterplan brief has been prepared for Catford Town Centre setting out the purpose, objectives, requirements and scope of the study. It also sets the deliverables and outputs expected of a masterplanner. A summary of the aims and objectives is set out below and a copy of the full brief is attached as appendix 1.
- 4.6. The key aims of the masterplan are as follows, that it will:
 - form part of the evidence base for the emerging LB Lewisham Local Plan;
 - establish a framework for new development in the town centre in terms of its location, massing and potential function;
 - retain the intrinsic character of Catford as it grows in the future;
 - inform funding bids by LB Lewisham and its partners for a range of transport and regeneration initiatives;
 - be both aspirational and deliverable, commercially-based, and informed by a thorough understanding of the retail, residential and leisure market in Catford.
- 4.7. The core masterplan objectives include:
 - Promote the creation of high quality places, spaces and buildings of an appropriate form, scale and density that prioritise the user experience of the built environment.

- Set up the spatial layout and land use mix for the centre.
 - Secure a cohesive, permeable and well connected proposition for the whole of the town centre.
 - Provide greater clarity for landowners, developers, investors, operators, the Council and other public sector agencies as to the appropriate scale, location, mix and form of development which could be accommodated within the masterplan study area.
 - Deliver Council Office Accommodation efficiencies through facilitating the workforce to work at one location, reducing maintenance costs and enabling an overall improved masterplan as a result of a new office location.
 - Secure environmental improvements by enhancing the landscape assets and mitigating the impacts of traffic, particularly around the road bridge pinch points and key road junctions.
 - Improve the quality of the public realm with a particular focus on the interface between ground floor uses and new routes and open spaces.
 - Protect and enhance urban fabric of heritage value and the settings of Conservation Areas and Listed Buildings.
 - Improve the retail and leisure offer in Catford.
 - Improve the morning, daytime and evening experience of the town centre environment.
 - A clear delivery plan setting out, among other items, each project's phasing, timescales, delivery approach, funding and key parties to be involved.
 - Inform the development of the new Local Plan through the preparation of the masterplan/detailed study/implementation plan which can be incorporated into planning policy.
- 4.8. The attached draft brief (Appendix 1) has been developed with input from various sources including Sustainable Development Select Committee (SDSC), Council Directorates and services, Commonplace (the programme's publicly available online engagement platform), face-to-face / community engagement events and partners. It is also informed by external technical advice on Town Centre mixed-use regeneration from both property and regeneration professionals
- 4.9. The Masterplan programme has been designed to have a number of review points by Sustainable Development Select Committee and Mayor and Cabinet during its preparation. This is part of the wider engagement and

communications approach developed for the programme. To ensure that the Masterplan reflects the documented views and aspirations of the local community, 1400 comments submitted to Commonplace, a public online engagement platform, alongside feedback obtained at the various face-to-face public engagement events, will be given to the appointed Masterplanner to ensure the creation of a Masterplan that is truly rooted in the documented aspirations of the local community. To date, the engagement team, Team Catford, have delivered over 100 hours of engagement and held over 40 events. They have also recently launched www.catfordteam.com.

- 4.10. The Masterplan preparation process is programmed to last approximately 10 months and is expected to be completed in Spring of 2019. The completed masterplan will be subject to Mayor and Cabinet sign off prior to adoption. The table below summarises the process and timeline for the Masterplan.

January 2018	SDSC Catford Update: Masterplan Brief final review
February 2018	M&C Approve Masterplan Brief
March 2018	Procurement process for Masterplan begins
March 2018	SDSC Catford Update
June 2018	Estimated Contract award date for Masterplan
July 2018	SDSC – Masterplan Inception Update
October 2018	SDSC – Masterplan Mid-Point Review
November 2018	M&C – Masterplan Update
March 2019	SDSC – Masterplan Final Review
March 2019	Masterplan Completed
April 2019	M&C Approve Masterplan

5. Procurement:

- 5.1. The pre-tender estimate for the Masterplan development is approximately £150,000. This includes the provision of all the services and requirements as set out in the Brief. Accordingly, the contract will be tendered and awarded under delegated authority in accordance with the Mayoral Scheme of Delegation.
- 5.2. It is proposed to procure the service through an open single stage tender process using the London Tenders Portal. To ensure an extended reach of audience, it is also proposed to place adverts on specialist sites and media used by architects.
- 5.3. Tender submissions will be evaluated on 30% price and 70% quality. The weighting of 30% for financial and 70% quality/non-financial matters, reflect the need to secure a service which is economic whilst providing for the capability to deliver an overall high standard of service by setting a quality threshold in critical areas.

6. Financial Implications:

6.1. This report recommends that a procurement process is initiated for the Catford Masterplan on the basis of the Masterplan Brief attached as Appendix 1. The estimated cost of the Catford Masterplan is approximately £150k. The cost of the Masterplan commission and any additional external advice required would be met from the Catford Regeneration Programme budget.

7. Legal Implications:

7.1. There are no specific legal implications arising out of this report. Decisions in relation to the letting of the contract will be dealt with under existing delegated authority.

8. Equalities Implications:

8.1. There are no specific equalities implications arising out of this report. It is however expected that an equalities impact assessment will be produced to inform the adopted Masterplan prior to its implementation.

9. Environmental Implications:

9.1. There are no specific environmental implications arising directly from the recommendations set out in this report. However, the design stages will address environmental considerations through expertise brought in by the masterplanning team to advise on biodiversity assessments, energy strategies and air quality, wind and daylight studies or any other relevant impacts. This project will also contribute towards achieving a greener environment.

10. Crime and Disorder Implications:

10.1. There are no specific crime and disorder implications arising out of this report. However the final Masterplan will be designed to ensure that land use and spatial strategies lead to improved places in the town centre, including underutilised spaces, and links between them making them less susceptible to crime or disorder and increasing natural surveillance.

11. Human Rights Implications:

11.1. There are no specific human rights implications arising out of this report

Appendices:

Appendix 1: Draft Catford Town Centre Masterplan Brief

Background Documents:

Short Title of Document	Date	Contact
Catford Regeneration Programme – Update (Mayor & Cabinet)	9 th Nov 2016	Kplom Lotsu
Catford Regeneration Programme Update and A205 Realignment Options	19 th July 2017	Kplom Lotsu

For further information please contact Kplom Lotsu, SGM Capital Programme Delivery on Ext: 49283 or Sarah Walsh, Regeneration and Urban Design Programme Manager (sarah.walsh@lewisham.gov.uk)

Appendix 1

Catford Town Centre Masterplan Brief

DRAFT VERSION

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Catford Town Centre Masterplan Brief

1.0 INTRODUCTION

1.1 Context

The London Borough of Lewisham (The Council) seeks the appointment of a consultant team to undertake a masterplanning study for Catford Town Centre and identified hinterland (the 'study area'). The key output will be a Catford Town Centre Masterplan.

The Council has an ambition to make the borough the best place to live, work and learn in London. Lewisham is the capital's fastest growing borough by population and is London's biggest opportunity for the next decade. With a confirmed pipeline of infrastructure, housing and commercial delivery, the borough will be one of the fastest growing parts of the London economy by 2027 despite having one of London's smallest economies currently. It is a south London borough with a resident population of c302,000 and forms part of Inner London. Its largest town centre is Lewisham which is poised to gain Metropolitan status in the next plan period and retain its status as a primary retail destination.

Catford is a district located approximately 1.5 miles southwest of Lewisham town centre. Catford town centre is the second largest in the borough and acts as the civic centre of the borough, provides shopping, cultural and leisure activities and is located at a strategic crossroad, well served by public transport. Catford's two rail stations offer Zone 3 travel with journey times to Cannon Street, London Bridge, Charing Cross, Blackfriars, Victoria and St Pancras in 17-31 minutes.

A series of factors, including the Mayoral decision on 19th July 2017 to re-align the south circular, has positioned Catford for opportunities seen once in a generation. The level of investment in housing, regeneration and new business space in the borough will be greater than at any time in the last 40 years – combined with Lewisham's London connections, this presents an opportunity for residents and local businesses to benefit from economic growth and physical regeneration.

At the civic heart of Catford on a peninsula site stands the grade II listed Broadway Theatre which was built as a concert hall and offices in 1932 as an extension to the old Town Hall of 1875. Today it is a cherished remnant of a number of public buildings that had shaped the town centre's sense of place but were replaced in the 1960s. The Council's vision for the site is to re-establish the Broadway Theatre as the social hub of Catford and to secure a sustainable future for its ongoing operation as a vibrant cultural entertainment and performance venue.

In 2010, Lewisham Council seized the opportunity to buy the Catford 1960s Shopping Centre. Alongside the need to redevelop the Council's nearby Offices, the core town centre presents large scale development opportunities much of which will be in control of the council. The vision is to deliver cultural, educational, leisure, workspace and retail uses that would create an engaging civic place where new ways of living, working and learning are enabled.

Catford is one of the largest town centre redevelopment opportunities in the UK.

1.2 The Commission

This invitation to tender (ITT) seeks the appointment of a consultant team to produce the following Masterplan Final Outputs:

- i. A strategic masterplan study for Catford Town Centre and wider area that identifies the existing character of the area, establishes a vision for its future development, and illustrates opportunities for growth and transformation.
- ii. A detailed masterplan study for the identified key regeneration sites that is informed by a high level vision for the town centre as a whole.
- iii. An implementation plan that details individual projects, sites and interventions contained within the study, and identifies potential timeframes, partners and funding opportunities, in conjunction with the Council's appointed Property Advisor.

The masterplan will also incorporate:

- TfL's new road layout design for the realignment of the South Circular A205 road in the town centre
- The high level vision for Catford Stations and surrounds that was produced by Gensler Architects in 2017. It considers how a new station hub might benefit Catford in the future, opportunities for public realm improvements, and explores how future development can be directed to accommodate growth and the potential Bakerloo Line Extension (BLE).
- A strategy for the new council offices and civic uses.

1.3 Skill requirements

The consultant team should have access to a number of skills including but not limited to:

- Masterplanning
- Urban design
- Planning
- Architecture
- Service or Retail Design
- Landscape and public realm design
- Transport and highways planning and design
- Environment/ Sustainability
- Heritage
- Professional stakeholder engagement with a range of stakeholders including land owners, statutory consultees including Network Rail, and local authority officers

The Council already have in place consultants with the following skills who the appointed tenderer would be expected to work alongside:

- Development and Viability Advice
- Public Engagement and Communications

The Council's appointed property advisors will provide property market advice, undertake a viability assessment of the masterplan, feed into the delivery and implementation strategy and generally assist with steering the evolution of the masterplan.

The appointed masterplanner will be responsible for leading stakeholder engagement with landowners and for leading a number of formal public events on the masterplan proposals. The Council's appointed public engagement and communications team will support the programme with regular broad public consultation. See section 7.4 for more information.

2.0 PURPOSE OF THE STUDY

2.1 Regeneration

The Council is seeking to regenerate Catford town centre. There have been longstanding proposals to address buildings which are no longer fit for purpose and to address poor environmental qualities which negatively affect the daily experience of residents and visitors in the town centre.

There are clear reasons for regenerating Catford town centre:

- The current shopping mall is no longer fit for purpose and the Milford Towers are subject to dilapidations.
- The environmental quality of the town centre could be improved.
- The dominance of the current surrounding road network does little to assist in placemaking.
- Lewisham Council, the town centre's main employer, has a pressing need to relocate from Laurence House to modern office space.

Catford too has a number of strong and positive town centre features, including:

- The Grade II Listed Broadway Theatre
- Excellent accessibility due to the presence of two rail stations
- An established town centre with a history of entertainment
- A strong and significant public sector presence

The Council acknowledges the inherent qualities of Catford that distinguish it as a vibrant place. A town centre wide masterplan will be key to setting a placemaking vision as well as shaping and defining the development projects further contained within it.

Together, and subject to more detailed masterplanning, these sites could yield approximately 2,500 units alongside significant and substantial retail, leisure and employment space. The expectation is that there will be a number of clear, defined site specific projects that the town centre masterplan will illustrate. The regeneration of Catford will also contribute to the Council's overarching vision for the borough '*to make Lewisham the best place in London to live, work and learn*', and it will support meeting the aims of the borough's key economic and business strategy including '*capitalising on major physical regeneration in the borough to create the right environment for business growth*'.

The Masterplan will form part of the evidence base for the emerging LB Lewisham Local Plan. It will establish a framework for new development in the town centre in terms of its location, massing and potential function that can inform discussions with developers and designers and help retain the intrinsic character of Catford as it grows in the future. The masterplan will inform funding bids by LB Lewisham and its partners for a range of transport and regeneration related initiatives. The plan will be both aspirational and deliverable, commercially based, and informed by a thorough understanding of the retail, residential and leisure market in Catford.

2.2 Masterplan Objectives

The objectives of the Catford Town Centre Masterplan study include:

- Promote the creation of high quality places, spaces and buildings of an appropriate form, scale and density that prioritise the user experience of the built environment.
- Set up the spatial layout and land use mix for the centre.
- Secure a cohesive, permeable and well connected proposition for the whole of the town centre.
- Provide greater clarity for landowners, developers, investors, operators, the Council and other public sector agencies as to the appropriate scale, location, mix and form of development which could be accommodated within the masterplan study area.
- Deliver Council Office Accommodation efficiencies through facilitating the workforce to work at one location, reducing maintenance costs and enabling an overall improved masterplan as a result of a new office location.
- Secure environmental improvements by enhancing the landscape assets and mitigating the impacts of traffic, particularly around the road bridge pinch points and key road junctions.
- Improve the quality of the public realm with a particular focus on the interface between ground floor uses and new routes and open spaces.
- Protect and enhance urban fabric of heritage value and the settings of Conservation Areas and Listed Buildings.
- Improve the retail and leisure offer in Catford.
- Improve the morning, daytime and evening experience of the town centre environment.
- A clear delivery plan setting out, among other items, each project's phasing, timescales, delivery approach, funding and key parties to be involved.
- Inform the development of the new Local Plan through the preparation of the masterplan/detailed study/implementation plan which can be incorporated into planning policy.

2.3 Status of the document

The masterplan is likely to be a material consideration in planning decisions and will be used to inform the new Local Plan and site specific planning briefs. The study may be taken further as a Supplementary Planning Document (SPD).

3.0 THE STUDY AREA

The masterplan study area is anticipated to cover an area of approximately 800m radius from Catford Town Centre – with a focus on the town centre area, the stations and key regeneration sites – and reflect its relationship with the wider area and the main routes leading there.

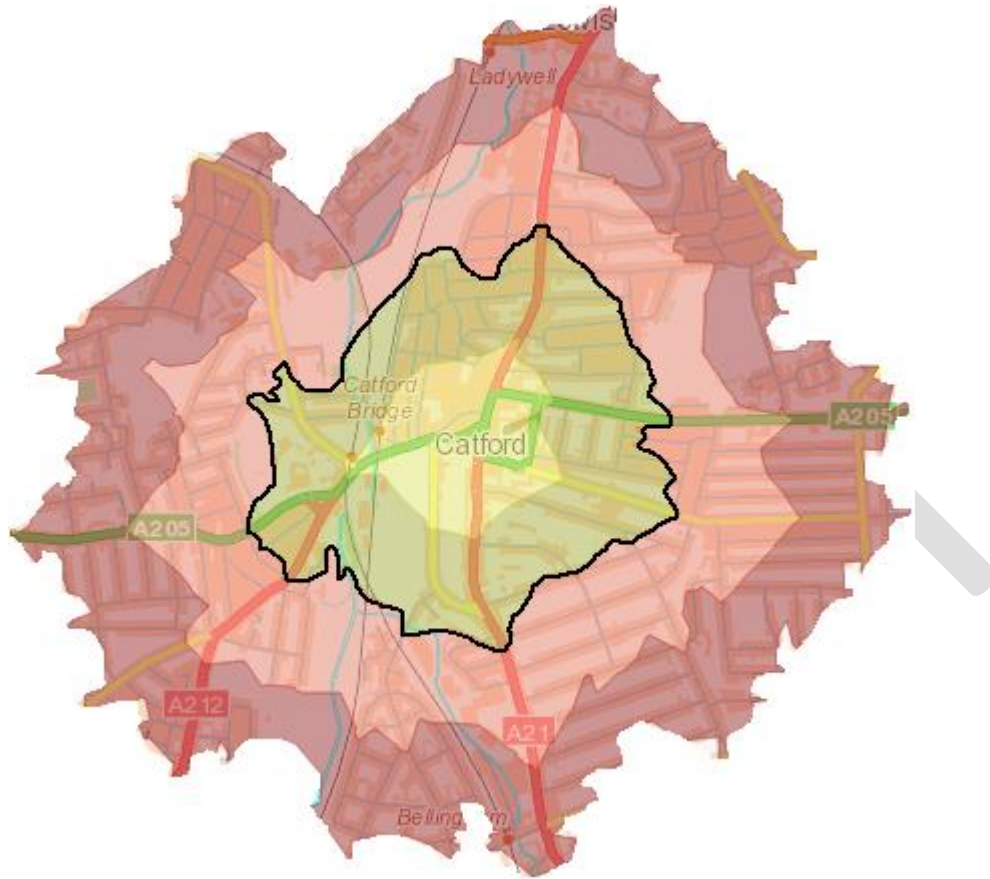


Figure 1. The black outline represents a 10 minute walk from the centre of Catford.

The key regeneration sites (Fig.2) are located within a 5 minute walk of the town centre core.

4.0 KEY REGENERATION SITES

4.1 Five sites are earmarked for development in Catford. There is a high level of public transport accessibility, with PTALs of 6a across all sites. See Figure 2.

1. Catford Shopping Centre and Milford Towers Site
2. Laurence House Site
3. Civic Centre and Theatre Site
4. Plassy Road Island Site
5. Wickes and Halfords Site

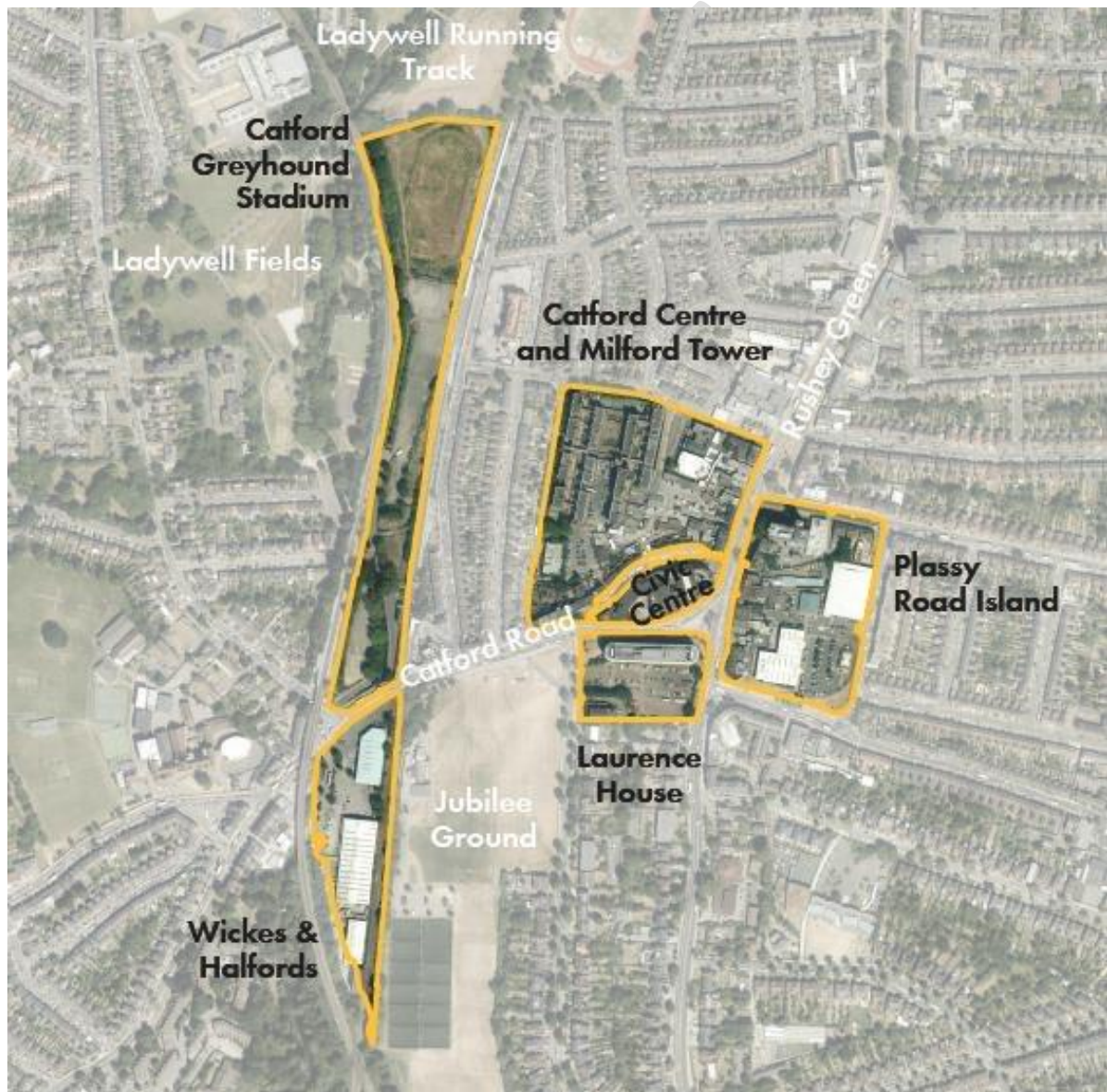


Figure 2. Key Regeneration Sites

4.2 The Council and the Catford Regeneration Partnership Ltd (CRPL) own Freeholds of the Catford Centre and Milford Tower site, the Civic Centre and Laurence House sites.

4.3 A brief description of each of these sites is set out below.

Catford Centre and Milford Towers Site:

The Catford Centre site is largely covered by a 1970s shopping centre with a Tesco store acting as the main retail anchor, a considerable number of known high street names have left the centre in recent times and relatively poor quality retail now dominates the mix. Milford Towers, a 276 unit council estate is built over some parts of the shopping centre making redevelopment complex. The remainder of the site includes surface and multi-storey car parking, an outlying council office and disused warehouse space. More than a decade ago, the Council decided as part of its Decent Homes Strategy that Milford Towers should be comprehensively redeveloped. The Council acquired the freehold of the shopping centre from St Modwen in 2011. The decant of Milford Towers began in 2012. The site totals 4.3 hectares.

Laurence House Site:

The Laurence House site is currently home to the Council's main office and provides a base for up to 1,300 staff. The 13,000 m² office occupies only a small proportion of the 1.3 hectare site and was constructed in the 1990s as a temporary building to keep open the option of rerouting the A205 south circular across the south of the site. Most of the site is used as car parking for council staff and as an overnight lorry park.

The site is wholly owned by the Council and redevelopment is relatively uncomplicated, but replacement office accommodation would have to be provided. With the planned re-routing of the A205 to the south of the Council's main office building on this site, the site will effectively be divided and the area to the north of the realigned road will become part of the Civic Centre and Theatre site development area.

Civic Centre and Theatre Site:

The Civic Centre site is home to our old offices, which we vacated in order to achieve efficiency savings, and these are in use on an interim basis as creative work spaces and by our ALMO Lewisham Homes. The civic centre remains in use and its suite of meeting rooms and council chamber, together with office space for elected members are critical to the interface between elected members and the public.

The site totals 0.7 hectares and our recent capacity study suggests the site could accommodate replacement office and civic facilities for the Council totaling 13,500m² with public facing ground floor uses. A new office at this scale is a more than 50% reduction in floor space for the Council's Catford complex and reflects efficiencies that the Council has already achieved and wishes to continue to pursue. The adjacent Grade II Listed Broadway Theatre will remain as a central point for any new development of this site.

Plassy Island and Wickes and Halford Sites:

Two other sites - Plassy Island and the Wickes and Halfords site - with potential for redevelopment also sit within the wider town centre but do not belong to the council. The two totaling approximately 5 hectares currently have out of town format retail and leisure uses. Both sites together have potential for approximately 1,200 homes with some retail and leisure uses. The sites comprise fragmented or complex ownerships and leaseholds.

The Wickes and Halfords site sits in the middle of a 2 mile long green corridor running through the centre of the borough and with the completion of Barratt Homes' Catford Green development, it is the missing link in an important part of the borough's sustainable transport

network. Due to a number of local factors the site is considered an appropriate setting for taller buildings.

The site sits in a flood risk area and we are currently working with the Environment Agency on detailed design for a major flood alleviation scheme for the River Ravensbourne which will significantly reduce the risks to this site and open up new development opportunities, including continued potential enhancements to the river corridor.

5.0 BACKGROUND AND STRATEGIES

5.1 The history of Catford

Catford used to be a thriving centre whose growth was spurred by the development of the railways in the 19th century. The town centre sat in the middle of a network of high quality Victorian streets and was served by excellent transport connections due to the presence of two railway stations and a highly effective tram system. In addition to a high quality retail offer the centre was a well-known entertainment destination boasting a host of attractions including several cinemas, skating rink, dog track and theatre.

Of those attractions only the Grade II listed Broadway theatre remains and it sits adjacent to the old town hall and civic centre, opposite Laurence House (the Council's current offices) and near to the underwhelming 1970s Catford Centre which disrupts the urban grain. These three sites totaling 6.3 hectares, form the core of the redevelopment area and following the acquisition of the freehold of the shopping centre in 2011 they are largely in Council ownership.

Catford has seen a new wave of housing close to the railways in recent years, and works have started on site for Catford Green Block A on the land between the two stations. This is the final phase of the redevelopment of the former Catford Catford Greyhound Station site by Barratt London and would provide 92 residential units and two commercial/retail units (508 sqm GEA total) in a part four/ six/eight storey building.

The whole Barratt scheme, consented in 2014, comprises 13 blocks up to a maximum of eight storeys in height to deliver 635 new homes, commercial floor space and a community centre, along with associated landscaping, including naturalization of the River Ravensbourne and the pedestrianization of Adenmore Road between the stations, plus a footbridge to Doggett Road. The Catford Greyhound site is the first of a number of sites in Catford identified for regeneration to have undergone large scale development, breathing new life into the western edge of the town centre.

A renewed focus around 'Good Growth' and the proactive management of Council assets has led to a number of studies prior to the commission of a town centre masterplan, to ensure strategies are in place to support coherent plan making.

5.2 Removal of the A205 and A21 Gyratory

On 19th July, 2017 the Mayor of Lewisham made the historic decision to endorse a road move to positively transform the town centre environment associated with the junction where the A21 (Rushey Green) meets the A205 (South Circular). The Council is currently working with Transport of London (TfL) to progress a preferred option that relocates the south circular road to the south of Laurence House to align with Sangley Road, with a focus on the removal of the gyratory. Construction of the new road is scheduled to commence in 2021, with works completed by 2022, based on current programme timeframes.

The boundaries of some key regeneration sites will change as a result of the South Circular A205 road realignment to the south of the Laurence House building. See Figure 3 below.

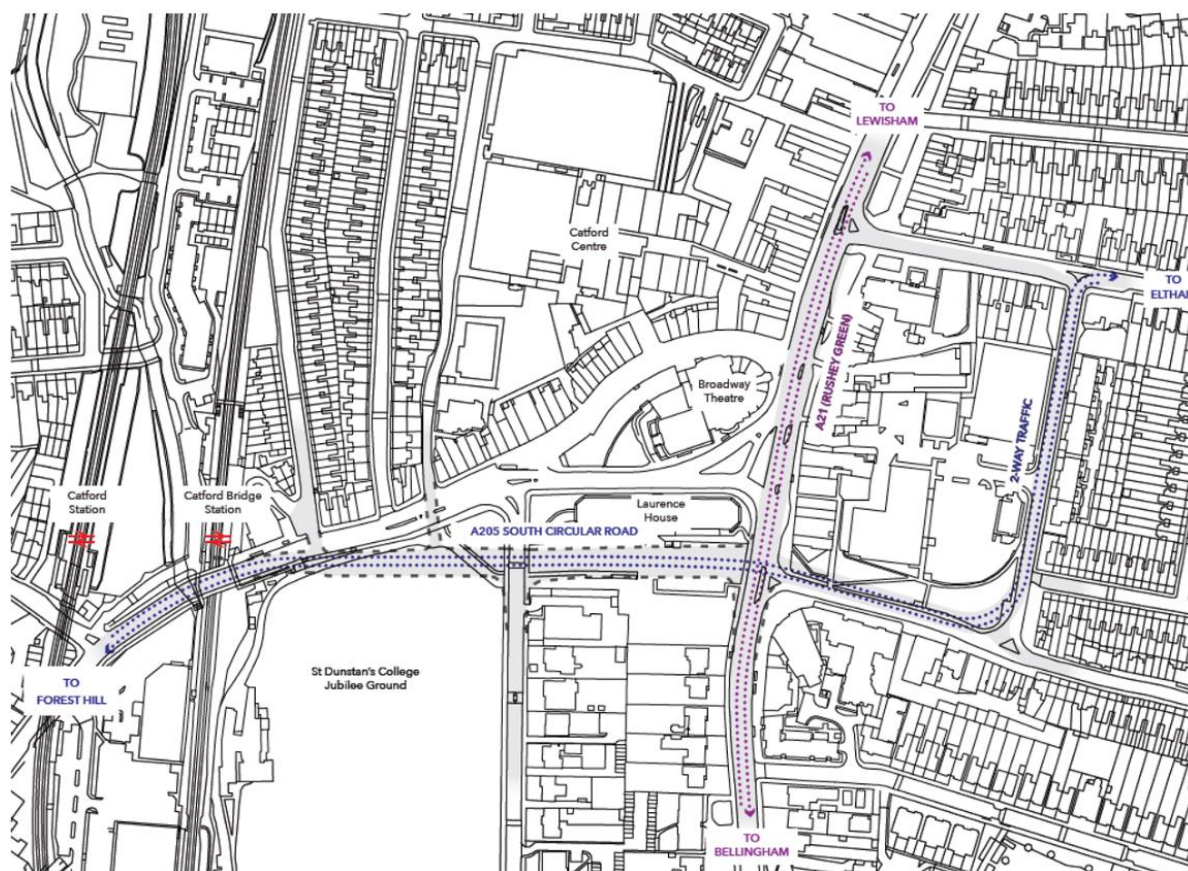


Figure 3. The proposed realignment of the A205 and the removal of the gyratory.

5.3 The Bakerloo Line Extension (BLE)

TfL is consulting on Phase 1 of the proposed Bakerloo Line Extension (BLE) to extend the Bakerloo line beyond Elephant & Castle to Lewisham, serving Old Kent Road and New Cross Gate. There is also the potential to extend the network from Lewisham to the major centre at Catford (sharing the line at Catford Bridge Station) and Lower Sydenham via Ladywell in a Phase 2 of the BLE. The BLE will support Lewisham's productivity by providing homes for people within easy reach of central London, and by better connecting the business community. For residents it will mean much improved access to the central London employment market and a wider sales market for LB Lewisham's existing businesses.

5.4 Catford Urban Integration Study

The Council commissioned an urban integration strategy seeking to improve the experience for people in the station environs and to positively integrate the A205 road with the sites around it, in order to greatly improve connections to local bus stops, to public open green spaces, to the Ravensbourne River, and to the town centre, leading to greater urban integration and enhanced place-making. The study was completed by Gensler Architects in 2017 and sets a vision for accommodating the A205 realignment and potential BLE; it sets a vision for town centre growth that is supported by significant planned improvements to the area's transport infrastructure and public realm. The strategic work undertaken on transport and public realm issues in the town centre forms a basis for further master planning to commence.

5.5 The Broadway Theatre Conservation Management Plan

The Council commissioned Purcell, in July 2017, to produce a Conservation Management Plan (CMP) for the Broadway Theatre. The Grade II listed building has been owned and managed by the Council since its construction in 1932 and currently operates as a theatre and council offices in the heart of the town centre. The CMP aims to assess the heritage significance of The Broadway Theatre and its immediate setting through the understanding of its historical development and associations. The research will highlight the present issues the structure is facing and will inform opportunities for its development through a set of conservation policies to guide the future operational strategy of the asset over the short, medium and long-term. The information in the CMP will contribute to the design of new work, plan conservation and restoration works and improved public access. It will support the council in submitting funding bids for the conservation and repair of the building and in securing external funding through partnership working with unidentified partners for future management of the building. It will specifically support the council in securing external grant from the Heritage Lottery Fund (HLF) as well as support applications for statutory Listed Building Consent.

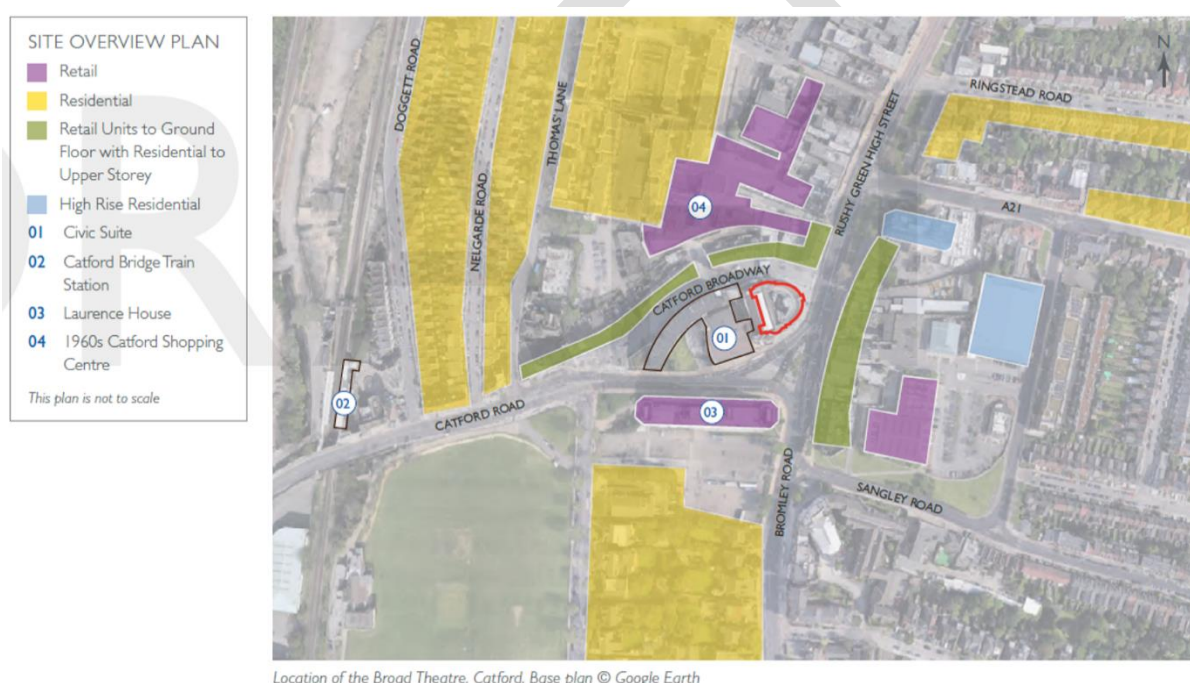


Figure 4. The current townscape context of the Grade II listed theatre in red. (Image Credit: Purcell)

5.6 Smarter Working Programme – Better Office Space

Currently council staff work in a number of buildings across the estate: Laurence House, Town Hall Chambers, Civic Suite, Eros House, Holbeach, Kaleidoscope and Wearside. We have an ambitious strategy to develop a new Town Hall Campus over the next 5-10 years as part of the broader regeneration programme. The Town Hall Campus will provide a very different workspace, delivering a 'modern' rather than 'traditional' place of work. Alongside this long-term regeneration, the Smarter Working Programme will explore short to medium term options. This will cover consolidation of offices, co-location and will release sites for redevelopment. It will improve the use of existing space, enable new working practices and deliver cost savings. Laurence House will be redesigned and refurbished to deliver a modern, flexible workspace that encourages collaboration, agility and new ways of working, for the short to medium term. This will act as a blueprint for the design of future council offices.

6.0 PROJECT REQUIREMENTS

The Catford Town Centre Masterplan study will:

- Undertake analysis to identify and reinforce the distinct identity of Catford, in conjunction with the Council's appointed Consultation Advisors.
- Develop a place-based approach to demonstrate the nature, layout and quantum of development on identified regeneration and development sites
- Identify opportunities to positively shape the character of new interfaces and spaces associated with the planned physical infrastructure improvements
- Develop scenarios in parallel with TfL's design feasibility study of the relocation of the south circular (A205) to the South of Laurence House.
- Identify the opportunities for improved transport and access, having regard to the planned improvements associated with the A205 South Circular road and the potential BLE, along with the need to improve linkages that encourage people to make more journeys on foot, as well as by bicycle and public transport, within the wider study area and beyond. These may include:
 - Strengthening connections between the town centre and existing neighbourhoods
 - Strengthening connections between Catford and neighbouring centres
- Understand the local economy with a view to consolidating and improving employment opportunities in future development scenarios, with particular focus placed on the role of the Borough's civic function in Catford.
- Explore development opportunities and land-use synergies that would enable impactful place-making and a significantly improved retail and leisure offer
- Establish the appropriateness and sensitivities of developing "tall" buildings within the Catford study area with reference to Planning and Townscape Guidance
- Drive the aspirations for local institutional assets within the area as well as any other significant stakeholders
- Demonstrate how Catford can contribute to LB Lewisham's housing need target
- Review the currently defined town centre boundary
- Provide the foundation for sustainable initiatives and development
- Articulate the Council's vision for the future development and transformation of Catford Town Centre in the short, medium and long term when the A205 road has been completed and the BLE potentially arrives.

A high level strategy for new Council Offices and civic uses will be developed in parallel with the strategic town centre masterplan study and will:

- Strengthen the role of Catford as a major civic centre and key focus for the surrounding neighbourhoods.
- Consider and evaluate options for their location and how they will be an anchor and generate footfall
- Explore synergies with other town centre functions and land-uses that could amplify civic and community experiences and support participatory spaces.
- Address the challenges of phasing including the decant of Council staff
- Prioritise value creation and flexibility in the design strategy for buildings
- Identify opportunities to significantly improve the quality of the public realm and arrival experience to the building(s) so that key interfaces engage the public.

Findings must be presented clearly within written reports, with supporting tables, graphics, maps, and illustrations. See Section 10.2 for more detail.

7.0 PLACE-MAKING

7.1 The Lewisham Way

The vision of the Council is to together make Lewisham the best place in London to live, work and learn (Shaping our future, Lewisham's Sustainable Community Strategy 2008-2020).

People are the starting point - the human scale

"...Places like Lewisham have one critical resource – their people: their cleverness, ingenuity, aspirations, motivations, imagination and creativity."

Charles Landry, Creative Lewisham Report, 2001

In an increasingly competitive and mobile London, LB Lewisham recognises that we must go beyond improved transport connectivity to reinforce our uniqueness, attractiveness and desirability for both existing and future residents, businesses, jobs, and visitors.

Irrespective of culture, climate, governance or scale, empirical evidence from cities around the world reveals that successful places are focusing on a people-centred place-making approach as a mechanism to generate competitive advantage. Cities that consistently feature at the top of quality of life and sustainability indices all employ a 'human scale' approach in their planning, design and management of urban space.

With changes in the way people live there is another approach that adds value to the design product: User Experience design. Whilst the 'human scale' approach puts people and their needs, wants and preferences at the centre of place-making, user experience design goes further. It identifies the pains people currently face and arrives to a design proposal that focuses entirely on meeting the identified needs of the user.

7.2 The Approach

The human scale approach is used:

- to optimise quality of urban life/standard of living,
- to retain existing residents, businesses, jobs and visitors,
- to attract new residents, businesses, jobs, and visitors, and
- to underpin desirability, productivity and economic growth.

The user experience design approach is used:

- to create key features that will increase convenience,
- to enhance the perception of an activity,
- to make ordinary tasks delightful, and
- to enable innovation or social connectivity.

To make a high quality environment for Catford's residents, businesses, jobs, and visitors, we must deliver places that respond to the 'human scale'. Places should be coherent; well-proportioned and dimensioned; appropriate for walking; attractive and appealing to the human senses; and enable and encourage social interaction. More importantly, we must make places that enable new and enhanced experiences that truly transform the quality of lives so that people in Catford may live, work and learn in ways that are uniquely enriching for them.

7.3 Civic Catford

There is currently little civic ceremony conducted in and around the town hall but this could change in the future. Civic facilities such as meeting spaces should be open for use by all sections of the community, including charities, clubs and societies, and offer a focus for

citizenship ceremonies, weddings and graduations. Although there will be an increasing demand for online services the need for public-facing council services will remain, including new types of services offered by the library. Changes in working styles such as home working is likely to continue to grow and this will give rise to a need for more flexible meeting space and workspace in accessible centres. There is an opportunity for the civic life of Catford to be more visible to the community from public spaces and feel more dynamic and welcoming, with transformed services and spaces that meet public needs and drive local business. New residential developments that are carefully integrated into connected public spaces can further enrich and support civic life, by comprising diverse accommodation types to meet the demand for student residences, housing for key workers, for the elderly and a range of tenures to suit all parts of the existing and future community.

7.4 Stakeholder Engagement

Stakeholder engagement is the foundation for effective master-planning. It is imperative that the masterplan is truly rooted in the documented aspirations of the local community.

LB Lewisham launched a comprehensive engagement and place-making strategy to begin this process. Team Catford, a team of consultants specialising in engagement, place-making and urban regeneration, have been pro-active in gathering views from a wide range of stakeholders to support this work.

The key objectives of the strategy include:

- ensure community engagement is clear, concise, open and two-way.
- create realistic expectations and reduce misperceptions
- be inclusive, setting ourselves targets for engagement.
- engage the wider community in the bigger picture for Catford
- raise the profile of Catford and enhance the Council's reputation

Since the launch of the strategy in August 2016 Team Catford have received over 1500 comments from stakeholders including members, businesses, shoppers and residents. Examples can be seen here at <https://catfordtowncentre.commonplace.is> and at <https://vimeo.com/248510736>.

The data compiled from the public online engagement platform Commonplace alongside the feedback obtained at the various face-to-face public engagement events, will be provided to the appointed master-planner.

The key issues raised include:

- building height
- gentrification
- moving the A205
- traffic and congestion
- improving the retail offer

The appointed masterplanning team will be expected to integrate their work with Team Catford's engagement process to inform the development of the town centre plan.

8.0 PLANNING POLICY

8.1 Opportunity Areas and Intensification

London has limited opportunities for accommodating large scale development; These are set out in the Mayor's London Plan 2015: 38 Opportunity Areas and seven Intensification Areas. In this Opportunity Area Planning Framework (OAPF), Catford is identified as Opportunity Area 20 *Lewisham, Catford and New Cross*.

The borough has one of London's smallest economies, however, the number of active businesses has increased by 23.2% between 2003-2012. Business growth in Lewisham has been centred around micro businesses. The Council is seeking to encourage a mix of business sizes and types that reflect the diversity of the borough and its citizens in order to create a dynamic, prosperous and sustainable economy in Lewisham. We are also seeking to retain talent from Goldsmiths and Lewisham College within the borough and St Dunstan's are seeking to retain and attract faculty and student talent to their campus.

The Mayor of London's draft London Transport Strategy published in June 2017 sets out spatial policies that will reshape the transport experience in the capital in order to accommodate good growth and better connected places.

8.2 "Good Growth"

The vision of the Mayor of London's draft Transport Strategy is to facilitate good growth and central to this 25 year plan – over which London's population is expected to rise to 10.5M – is the Healthy Streets Approach to planning. It aims to prioritise human health and experience in planning the city so London's transport mix is changed, with a shift away from car dependency, to provide the greatest benefit for everyone. Its three key themes are: Healthy streets and healthy people, A good public transport experience, and New homes and jobs.

The draft Strategy states that transport has a role to play in delivering growth that satisfies the following principles:

- Good access to public transport
- High-density, mixed-use developments
- People choose to walk and cycle
- Car-free and car-lite places
- Inclusive, accessible design
- Carbon-free travel
- Efficient freight

New development should be designed so that walking and cycling are the most appealing choices for getting about locally, in Inner London locations such as Catford. Accessible 'strategic interchanges' will make it easier to switch between rail, bus, walking and cycling, thus further reducing car dependency.

8.3 LB Lewisham Core Strategy

Catford is identified within Spatial Policy 2 of the LB Lewisham Core Strategy 2011 as a Regeneration and Growth Area.

LB Lewisham Core Strategy 2011 sets out a vision for the borough up to 2026, with a Spatial Strategy that focuses growth and larger scale development in the north of the borough in the localities of Lewisham, Catford, Deptford and New Cross/New Cross Gate. Benefiting from

higher levels of public transport accessibility and land that is available and deliverable, these Regeneration and Growth Areas will accommodate substantial new jobs, homes and supporting facilities and infrastructure.

The Council, working with its partners, will secure the necessary infrastructure to support the planned levels of growth and will maximise the physical, social and environmental regeneration opportunities new development will bring for the benefit of existing and future residents, to address deprivation issues, particularly health inequalities, to improve well-being.

8.4 The New Local Plan

The new Local Plan is currently at the initial stages of development, with Regulation 18 Issues and Options consultation scheduled for winter 2018, with adoption scheduled for 2020. As such LB Lewisham will be working to understand the implications of the BLE in partnership with existing local communities, delivery partners and statutory consultees.

Lewisham's new Local Plan will build on the existing growth strategy contained within the Core Strategy 2011, which identifies a growth corridor extending from New Cross and Deptford to Catford, as well as planning for the BLE and the possibilities for growth and development in both Phase 1 and 2. It is known that the new Local Plan will be required to continue to positively deliver a greater number of homes and jobs than the current Core Strategy.

8.5 Catford Policy Profile

Catford will be a vibrant place of significant urban renewal. Figure 3 shows the extent of the town centre boundary. As a recognised civic and cultural activity centre, Catford and surrounds will actively capitalise on opportunities created by the growth of Inner London and major transport infrastructure improvements including;

- the imminent realignment of the South Circular; and
- the southern Bakerloo Line Extension Phase 2 (Lewisham via Catford to Hayes) beyond 2030.

Redevelopment will be:

- commensurate with Catford's status as a Major Town Centre
- sequenced and focused around five key development sites of Catford Shopping Centre and Milford Towers, Laurence House, Town Hall and Civic Centre, Plassy Island, Wickes and Halfords within the Town Centre and its immediate surroundings.

Current quantum:

- Catford has 242 shops and an existing retail floorspace of 58,176 m²
- c10,000 people live within a 10 minute walk of Catford Town Centre

Growth potential:

- Accommodate up to 22,000 m² of additional retail floorspace by 2026
- Accommodate up to 2,600 m² net additional comparison goods floorspace
- Accommodate up to 1,100 additional new homes by 2026, and up to 2,700 by 2041 (London Plan)

- Be one of the borough's preferred locations for new office development

Housing targets

There is a need to plan for up to 2,582 more homes in Catford between 2020 and 2041. A total of 281 units is in the current pipeline supply. Through the London-wide Strategic Housing Land Availability Assessment (SHLAA) (2017) an additional future supply of new homes has been identified with potential to develop a total of 2,301 units across the four housing/mixed use development sites in Catford Town Centre as set out below:

Catford Centre and Milford Towers Site	878
Plassy Island Site	660
Wickes and Halfords Site**	513
Laurence House Site	250

** Note: This site is located outside but near to the Catford town centre current boundary. An overall total of 2,582 units is expected to be accommodated within the town centre and its immediate surroundings.

Existing civic and cultural facilities will be rejuvenated, with improvements to the public realm and conservation of local historic assets, along with improved retail, employment, and leisure opportunities in a consolidated Town Centre.

Movement and connections between the town centre, rail stations, Ladywell Fields and surrounding residential communities will be improved. Walking and cycling ease and safety will be prioritised in a simplified and integrated local transport network. By 2041, c18,500 people could be living within a 10 minute walk



Figure 5. The Extent of Catford Town Centre in current policy

8.6 Alterations to MOL boundary through the Local Plan

The proposal for the realignment of the South Circular was approved by the council's Mayor and Cabinet on the 19th July 2017. Under the proposal, the South Circular Road (A205) at Catford will be moved to the south of Laurence House, with a part of the new route going through St Dunstan's Jubilee Sports Ground - northern edge of the ground, currently designated as Metropolitan Open Land ("MOL") in the development plan.

9.0 PREVIOUS STUDIES AND DATA

9.1 Background data

The successful consultant will be provided with a pack of information that will include:

- Base mapping in digital format
- GIS layers of relevant planning designations
- Information on significant planning applications
- LB Lewisham Employment Land Study (2015)
- Retail Capacity Study (2017) - Catford Town Centre
- Strategic Housing Land Availability Assessment (SHLAA) (2017)
- Land ownership data
- TfL Catford Town Centre Outcome Plan (2017)
- TfL South Circular Pre Design Feasibility Study
- A technical brief from TfL including transport modelling

Early housing capacity work for a number of sites has also been undertaken in the last few years. This includes:

- Allies and Morrison Architects: covering Plassy Island and the core Catford town centre
- Matter Architects: focusing on Plassy Island, and in respect of the implications of various options considered by TfL and the Council for the south circular study
- Gensler Architects: focusing on the stations and Wickes / Halfords site to introduce environmental and public realm improvements alongside residential and mixed uses

Any other relevant prior studies of the area in the Council's possession will also be made available.

10.0 STUDY METHODOLOGY

10.1 Scope

The bidders will need to identify an appropriate methodology and programme for completion of the study. In doing so prospective bidders should have regard to the guidance set out under the project stage headings below and the key milestones set out in Table 1.

In submitting their fee proposals for this study, consultants will be required to provide a detailed project timetable and work programme which sets out milestones for achievement of each study stage. It will be necessary for the consultant to make appropriate assumptions on the nature, timing and delivery of any additional viability, transport, infrastructure and planning inputs and outputs required for the successful delivery of the study. Requirements for additional resources should be identified in responses to the ITT, including the use of specialist sub-consultants.

In their proposed programme, the consultants will need to accommodate two waves of public consultation - for the stage 2/3 transition and for stage 3/4 transition - and will be expected to help the Stakeholder Engagement team to develop narratives, materials and visuals. The Stakeholder Engagement team will be managing a series of events (TBC) that will allow the community to explore themes and give qualitative feedback as the conceptual plans progress.

Stage 1 - Inception

An Inception Meeting will be held on 6th June 2018 and will be attended by the full client team from LB Lewisham and TfL to agree co-ordination, governance and integration of the various workstreams that will be required to inform the completion of the Catford Town Centre Masterplan Study, after which there will be a period for the team to mobilise and undertake a programme review, site visit and walking tour of the study area, and a meeting with the Stakeholder Engagement team. A public Masterplan Launch event is scheduled to take place on 21st June 2018 for leaders of the Council to introduce the appointed Consultant team to the public. At the conclusion of the inception stage the Consultant will be required to produce a brief Inception Report to cover their understanding of the brief and acknowledge the programmes of the wider consultant team.

Stage 2 - Baseline Studies

It is anticipated that the Consultant will in this stage undertake a full review of all relevant existing information sources, including documents and reports identified elsewhere in the Project Specification. TfL will provide updates on the south circular Design Feasibility Study. Any issues arising from this review, including gaps in evidence base, together with an appreciation of their potential implications for the completion of the Catford Town Centre Masterplan Study should be communicated to the Client as soon as practicable.

It is expected that the Baseline and Appraisal Studies will look at Catford from a number of perspectives, including:

- The history and heritage of Catford
- The local economy
- The socio-demographic and distinct cultural profile of the area
- Topography, biodiversity and landscape assets
- Baseline real estate market assessment for the 800m study area
- A thorough biodiversity assessment of the entire study area
- Transport and movement incorporating TfL's pre-feasibility design for the A205/A21
- Urban design appraisal including street network and building heights

Should the Consultant upon review of existing studies determine that certain investigations have been sufficiently covered will still be expected to draw conclusions on what they feel is important and form a comprehensive baseline to inform the design going forward.

At the conclusion of the Baseline and Appraisal Studies stage, the Consultant will be required to provide a presentation to the Client Group setting out preliminary findings, conclusions, and recommendations for the next steps of the project. A Baseline and Appraisal Study Report will be issued to conclude this stage.

Stage 3a - Developing the Vision and Masterplan

The strategic objectives for the 800m study area will be developed in advance of more detailed studies of the key regeneration sites contained in the Catford Town Centre Masterplan Study.

The strategic study may include:

- Character areas
- The local economy
- Local and strategic connections
- Land uses
- Key themes from economic and employment research, including growth sectors and spatial implications
- Key insights from baseline real estate market assessment
- Key insights from understanding the needs of the community and local businesses
- Development opportunities in the short, medium and long term

Stage 3b – Key Regeneration Sites Study

The strategy for the key regeneration sites in Catford Town Centre should begin to define the approach to mixed-use development and set out key spatial planning requirements for each site with regards to its function in the town centre.

Stage 3c – Office Accommodation and Civic Functions Study

The draft Council Offices study should be developed in parallel with the Catford Town Centre Masterplan. It should investigate the possible locations for new Council Offices and indicate a preferred option in terms of its location, volume and potential ground floor programme in terms of access and uses.

Stage 4 - Draft Catford Town Centre Master Plan Study

Stage 5 - Final Reports

10.2 Programme and timescales

The Consultants will be required to provide the following programme outputs:

- Stage 1 – Technical note to cover inception meeting and stakeholder consultation
- Stage 2 – Baseline note to cover study context, site analysis, review of previous studies and technical data.
- Stage 3a/3b/3c - Interim Masterplan and Council Offices Study Papers and PowerPoint Presentations as required
- Stage 4 –Draft Masterplan and Office Study report
- Stage 5 – Final Masterplan, Council Offices Study, and Implementation Plan report – 2 x hard copies; PDF file; plans in DXF and shape file format; 5 x CGI renderings to include preferred masterplan options and perspective views of town centre; Consultation and Exhibition Material including Display Boards and 3D Physical Models, Summary Documents and Promotional Pamphlets/Leaflets.

A summary of the key preliminary project milestones is set out below:

Milestone	Date
Stage 1 – Inception meeting and finalise brief	To commence on the 6 th June 2018
Stage 2 – Consultant to issue combined stage 2 note covering the study context, site analysis, demand and capacity analysis	Jul –Aug 2018
Stage 3 – Consultant to issue masterplan options	Sep - Oct 2018
Stage 4 – Consultant to issue Draft Report (and allow for 3 weeks for Client review)	Jan 2019
Stage 5 – Consultant to conduct a presentation to Client team and other stakeholders based on Draft Report (and allow for 2 weeks for Client review)	Feb 2019
Final Masterplan Report submission	March 2019

Table 1 Preliminary project milestones and timescales

10.3 Governance

The contract for this commission will be administered by LB Lewisham. The Councils Project Leads for the Catford Town Centre Masterplan Study will be a Senior Programme Manager and an Urban Design Programme Manager from the Capital Programme Delivery team. They will form the core Client team along with the TfL Project Lead for the south circular design feasibility study and the Council's appointed Property Advisor.

The Consultants are to engage with all relevant partners and reach agreement on key matters at the earliest opportunity (including GLA's London Plan Development Team, LBL Planning Majors / Strategic Planning Team, LBL Housing Strategy Team, TfL) during the production of the masterplan.

DRAFT

Agenda Item 7

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☐

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Date of Meeting	28 th February 2018		
Title of Report	Amalgamation of Torridon Infant and Nursery School and Torridon Junior School – feedback from consultation and permission to move to next stage		
Originator of Report	Matt Henaughan	Ext. 48034	

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications	√	
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed:

Executive Member

Date: 19th February 2018

Signed:

Director/Head of Service

Date 20th February 2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Amalgamation of Torridon Infant and Nursery School and Torridon Junior School – Feedback from consultation and permission to move to next stage		
Key Decision	Yes	Item No.	
Ward	Catford South		
Contributors	Executive Director for Children and Young People		
Class	Part 1	Date:	28 February 2018

1. Summary

- 1.1 This report follows on from the Mayor and Cabinet report from 6 December 2018 requesting permission to conduct an initial consultation on the proposal to amalgamate Torridon Infant and Nursery School and Torridon Junior School by closing Torridon Junior School and extending the age range of Torridon Infant and Nursery School.
- 1.2 This report provides the results of that consultation and then goes on to seek permission to commence the formal statutory process, specifically the Publication and Representation phases.

2. Purpose

- 2.1 The report feeds back on the consultation and requests the Mayor's permission to move forward with the formal statutory process on the proposal to amalgamate Torridon Infant and Nursery School and Torridon Junior School by way of closing the Junior School and extending the age range of the Infant School, with effect from 1 September 2018.

3. Recommendations

- 3.1 The Mayor is recommended:
- 3.2 to note the results of the consultation on the proposal to amalgamate Torridon Infant and Nursery School and Torridon Junior School with effect from 1 September 2018.
- 3.3 to note the tight timescale that officers and the Governing Bodies are working to, to enable a decision in April 2018 allowing Governing Bodies to conduct the necessary recruitment process for headship of the school(s) for the Autumn term.
- 3.4 to agree that officers commence the formal statutory process to consult on the proposal to amalgamate Torridon Infant and Nursery School and Torridon Junior School, by way of conducting the following Publication and Representation phases in parallel;
 - Closure of Torridon Junior School

- Change of age range of Torridon Infant and Nursery School
- That officers report back to Mayor and Cabinet at the meeting of 18 April 2018 with the results of both 'Representation' periods requesting Mayoral decisions as the statutory decision maker

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- **Ambitious and achieving** – where people are inspired and supported to fulfil their potential.

The proposed recommendations are also in line with the Council's corporate priorities:

- **Young people's achievement and involvement** – raising educational attainment and improving facilities for young people through partnership working.
- **Protection of children** – better safeguarding and joined up services for children at risk
- **Inspiring efficiency effectiveness and equity** – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community

- 4.2 The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 4.3 In aiming to improve on the provision of facilities for education in Lewisham which are appropriate for the 21st century, the implementation of a successful school places strategy will contribute to the delivery of the corporate priority *Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working.*
- 4.4 It supports the delivery of Lewisham's *Children & Young People's Plan* (CYPP), which sets out the Council's vision for improving outcomes for all children and young people, and in so doing reducing the achievement gap between our most disadvantaged pupils and their peers. It also articulates the objective of improving outcomes for children with identified SEN and disabilities by ensuring that their needs are met.

Place Planning Strategy 2017-22

- 4.5 A recommendation of the 2016 Lewisham Education Commission Report was for the Council to develop a new 5 year Place Planning Strategy that succeeded the Primary Strategy for Change. Officers reviewed what had gone on before and what needs to be achieved in the future, and the draft strategy went through a public consultation process. The strategy was approved by Mayor and Cabinet on 22 March 2017.

- 4.6 Within the new strategy the council committed to constantly review its forecasting to ensure that the supply of school places met need as accurately as possible, as both undersupply and oversupply can have knock on effects on school standards and finances.
- 4.7 Indeed the strategy highlights the need for schools to work more collaboratively, identifying synergies, economies of scale and striving for better outcomes for our children and young people.

School Organisation Requirements

- 4.8 There are two ways to amalgamate two (or more) existing maintained schools:
- 4.9 The LA can publish a proposal to close two, or more, schools and the LA can publish a proposal for the establishment of a new school or invite proposals under the free school presumption. This results in a new school number being issued.
- 4.10 The LA can publish a proposal to close one school (or more) and change the age range (following the statutory process) of an existing school to accommodate the displaced pupils. The remaining school would retain its original school number, as it is not a new school, even if its phase has changed.
- 4.11 Proposals to close a school and to change the age range must comply with the provisions set out in *The Education and Inspections Act 2006 (EIA 2006)* and *The School Organisation (Establishment & Discontinuance of Schools) Regulations 2013* and *The School Organisation (Prescribed Alterations to Maintained Schools)(England) Regulations 2013*. These set out the statutory process for making changes to a school, and statutory guidance on making changes to a maintained school indicates 4 stages to making a prescribed alteration to a maintained school. These are:
- 1) Publication of a Statutory Notice
 - 2) Representation period
 - 3) Decision making
 - 4) Implementation
- 4.12 However, when a proposer is seeking to close a school then there should must first be a period of informal consultation before publishing a statutory notice.
- 4.13 In this instance, the Governing Bodies of both schools have agreed that their preference is to close the Junior School and extend the age range of the Infant School. These are two separate but related processes, and will be run in parallel, including an informal consultation for the extension of age range, as whilst for this element it is not statutory it is best practice, and the two parts are inter-related.

5. Background

- 5.1 There are currently 3 remaining separate Infant and Junior phased schools in Lewisham: Sandhurst, Stillness and Torridon. The Governing Bodies of Sandhurst Infant and Junior Schools have already taken the decision to pursue amalgamation, and are indeed a step further ahead through that statutory process.

- 5.2 Officers were approached by both Torridon Infants and Torridon Juniors Governors during 2017 to help provide them with information regarding the amalgamation process.
- 5.3 Since that time, officers have continued to engage with both schools and their governing bodies to assist with any questions regarding the benefits of amalgamation and the process.
- 5.4 The governing bodies of both schools have separately come to the decision that they wish to amalgamate, stating the following reasons:
- 5.5 The Torridon Junior School Governing Body feel strongly that amalgamation is in the best interests of the children of both schools as they feel that amalgamation will provide:
1. Greater consistency across both Key Stages, sharing knowledge of pupils and pedagogy across the Year groups
 2. Improved safeguarding, particularly around SEN children
 3. The opportunity for Junior staff to get to know the children and families at a much earlier stage and identify when help and support may be needed earlier
 4. Staff unity, the opportunity for staff to share expertise and resources and greater professional development opportunities across both Key Stages
 5. Continuity of care and development for our children meaning, for example, less anxiety for them as they move from Key Stage 1 to Key Stage 2
 6. A better staff understanding of curriculum challenges and the demands of each phase
 7. Greater opportunity for the older and younger children to mix leading to, for example, increased mentoring and support for the younger children by the older ones
 8. Potential for significant financial savings through efficiencies and resource sharing
 9. Better continuity in progress for all pupils
 10. A more attractive proposition to recruit both a head teacher and other staff members with more options for development and retention
 11. A more effective use of premises
- 5.6 The Torridon Infant & Nursery School Governing Body feel strongly that amalgamation is in the best interests of the children of both schools as they feel that amalgamation will provide:
1. Greater consistency in teaching and learning across primary key stages
 2. Smooth transition and less disruption for children (and families/carers) moving from Infants to Juniors
 3. Increased professional development opportunities for teachers and all staff and sharing of good practice and expertise
 4. Long-term financial and resource efficiency and savings
 5. More effective use of premises
 6. Increased likelihood of recruiting a new Head teacher by offering a position of leadership to take forward a vision for an amalgamated primary school.
- 5.7 As a result both governing bodies have requested officers to commence the amalgamation process. Their aspiration is that the proposed amalgamation can be implemented in September 2018.

- 5.8 Officers support the proposed amalgamation for the following reasons:
- 5.9 It would provide an uninterrupted transition from year 2 to year 3, allowing for a better continuation of education and helping to prevent pupils taking a backwards step in their learning and progress.
- 5.10 It would allow for a greater oversight of collective school improvement and allow a better use of a wider pool of collective resources and skills to ensure that pupils receive the best education possible.
- 5.11 It would provide more opportunity for staff development and career progression as the result of a larger workforce and wider skill set. As a consequence it would also therefore make it easier for the school to retain and attract staff as more career and learning opportunities would be available.
- 5.12 It would allow the school site(s) to be used more effectively and to the collective good of all pupils and staff, creating a more engaging and enriching environment in which to work and learn.
- 5.13 It would also allow for the school to achieve economies of scale regarding procuring services and resources, as well as allowing the school to be collectively more financially viable due to a larger pupil base.
- 5.14 It would allow greater opportunity for the recruitment of a substantive head teacher to lead the new school.
- 5.15 It would also provide a better environment for children in the Autism Spectrum Disorder (ASD) Resource Base (The Lighthouse), further supporting the councils provision of services to children with Special Educational Needs and Disability (SEND)
- 5.16 Officers draw attention to the following potential negative issues relating to amalgamation;
- 5.17 It will result in the amalgamated school only receiving one lump sum of £130k, whereas currently each school receives £130k lump sum. For the schools, there will however be economies in operating as a larger school.
- 5.18 The public perception of creating a larger school, particularly in relation to those parents of infant school pupils who may see their school as being consumed by the larger junior school.
- 5.19 However, on balance, officers believe that the arguments for amalgamation vastly outweigh the arguments against, particularly when economies of scale are taken into account regarding finances, and the governing bodies proposed approach of closing the junior school and extending the age range of the infant school regarding public perception. Officers also believe that this approach will help the school to attract a permanent head teacher.

6. Consultation Results

- 6.1 The consultation was held over a six week period from 2 January 2018 through to 13 February 2018. Local residents in the neighbouring streets as well as parents and staff from the school all received letters alerting them to the consultation, inviting them to comment.

- 6.2 A public meeting was held at the school on the evening of the 17 January 2018 at which a small group of parents, teachers and local residents attended to hear more about the amalgamation proposal from both sets of Governors, Head Teachers and Lewisham officers. Additionally, both sets of Governors have conducted numerous extra sessions with staff, parents and children within both schools.
- 6.3 During that period we received 19 responses, of which, 18 were in support and 1 was against.
- 6.4 Those responses that were in support highlighted the continuity of education that children would receive – eliminating the transitional issues. The fact that the school sites could be better used and synergies maximised. That parents didn't understand why the two schools were separate given that they are next to each other, and separated by a single fence. And that a larger school would help with attracting a strong head teacher for the amalgamated school.
- 6.5 The responder that was against highlighted that they believed an amalgamated school would create more congestion resulting in more parents blocking resident's drives.
- 6.6 In response, officers wish to highlight that given the size of the amalgamated school will be no bigger than the two schools at present, then it is unlikely that amalgamation would lead to an increase in congestion and related issues.
- 6.7 As such, given the overwhelmingly positive response, officers recommend that the statutory process is continued to amalgamate Torridon Infant and Nursery School and Torridon Junior School by way of changing the age range of the Infant and Nursery School and closing the Junior School, aiming for an implementation date of 1 September 2018.

7. Financial Implications

Capital Financial Implications

- 7.1 There are no capital financial implications as a result of this report.

Revenue Financial Implications

- 7.2 All on-going revenue costs of running the amalgamated school will be met from the resources of the Dedicated Schools Grant. However it should be noted that as a result the amalgamation the new school will only receive a single lump sum allocation of £130k in the long term. This reduction will be phased in with the amalgamated school retaining 80% of the two schools' total lump sum in the 2019/20 financial year before falling to the single lump sum in 2020/21.
- 7.3 When a school closes, the balance of that school reverts to the local authority. Past practice has been to pass the balance of any predecessor school to the newly established school and this is the intent in the case of the Torridon amalgamation. There is a risk that a school will close with a deficit balance, leaving that deficit to be covered by the local authority. Torridon Juniors is currently forecasting a £90k revenue surplus for the end of the 2017/18 financial year and officers will work with the school to ensure that the school's 2018/19

spend and any contractual obligations are covered by the school's available funds.

8. Legal Implications

- 8.1 The Human Rights Act 1998 safeguards the rights of children in the borough to educational provision, which the local authority is empowered to provide in accordance with its duties under domestic legislation.
- 8.2 Section 14 of the Education Act 1996 obliges each local authority to ensure that there are sufficient primary and secondary school places available for its area i.e. the London Borough of Lewisham, although there is no requirement that those places should be exclusively in the area. The Authority is not itself obliged to provide all the schools required, but to secure that they are available.
- 8.3 In exercising its responsibilities under section 14 of the Education Act 1996 a local authority must do so with a view to securing diversity in the provision of schools and increasing opportunities for parental choice.
- 8.4 The Education and Inspections Act 2006 places requirements on local authorities to make their significant strategic decisions concerning the number and variety of school places in their localities against two overriding criteria:
- to secure schools likely to maximise student potential and achievement;
 - to secure diversity and choice in the range of school places on offer.
- Section 19 of the Education and Inspections Act 2006 provides that where a local authority or the governing body of a maintained school proposes to make a prescribed alteration to a maintained school and it is permitted to make that alteration, it must publish proposals.
- 8.5 The School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 provide that changes to the age limit of a school are prescribed alterations which means that statutory proposals have to be published, and there must be a period of four weeks for representations before a decision is made. Similarly, The School Organisation (Establishment and Discontinuance of Schools) Regulations 2013 requires that where there is a proposal to close a school these will require statutory proposals to be published and there must be a period of four weeks from the date of publication for objections or comments to be received. Proposals to close a school and to change the age limit of a school will be determined by the local authority as decision maker, as related proposals.

Equalities Legislation

- 8.6 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.
- 8.7 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.
- 8.8 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 8.7 above.
- 8.9 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.
- 8.10 The Equality and Human Rights Commission has 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 guidance can be found at:
- www.equalityhumanrights.com/en/advice-and-guidance/equality-actcodes-practice
- www.equalityhumanrights.com/en/advice-and-guidance/equality-acttechnical-guidance
- 8.11 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty: A guide for public authorities
 - Objectives and the equality duty. A guide for public authorities
 - Equality Information and the Equality Duty: A Guide for Public Authorities
- 8.12 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. Further information and resources are available at:
- www.equalityhumanrights.com/en/advice-and-guidance/public-sectorequality-duty-guidance#h1

- 8.13 A further report will be brought to the Mayor by the end of Spring 2018 detailing the results of the consultations and full legal implications associated with any future proposals will be set out in future reports.

9. Crime and Disorder Implications

- 9.1 There are no crime and disorder implications.

10. Equalities Implications

- 10.1 This report supports the delivery of the Council's Equalities programme by ensuring that all children whose parents/carers require a place in a Lewisham school will be able to access one.
- 10.2 The Council's Comprehensive Equality Scheme for 2016-20 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.

11. Environmental Implications

- 11.1 Every effort will be made to enhance rather than detract from school environments in the solutions to providing additional school places.

12. Background documents

Appendix 1 – Anonymised Consultation responses

Mayor and Cabinet Report – 6 December 2017

<http://councilmeetings.lewisham.gov.uk/documents/s53921/Amalgamation%20of%20Torridon%20Infant%20School%20and%20Torridon%20Junior%20School.pdf>

If there are any queries on this report, please contact Matt Henaughan, SGM Strategic Service Planning and Business Change matt.henaughan@lewisham.gov.uk

Appendix 1 – Torridon Amalgamation Responses

How would you best describe yourself?	Do you support the proposal to amalgamate Torridon Infant and Nursery School and Torridon Junior School?	What are the reasons for your views?
I am a parent/carer	Yes	Reduction of disruption to pupils as they transition from year 2 to 3
I am a parent/carer	Yes	I think it would be much better for our children's education to continue through one school without the upheaval of a change for Year 3 and to reap the benefits of a bigger site.
I am a local resident	No	We believe this will cause more congestion with parents continually blocking residents drives.
I am a parent/carer	Yes	This would be the best thing for both schools and should have happened years ago.
I am a parent/carer	Yes	<p>I just wanted to write to say I am pleased that the infant and junior school will be merging, but I wanted to write just to explain how important I feel it is that we do not lose the unique and amazing qualities that the infant school brings. As a parent I have to place my trust in the governors of the school and so I think it is important as a parent to share my experiences of having children at both schools. Before having children I taught for 10 years at a lovely school and was pleased when my son attended Torridon infants to see that he was receiving a caring, creative and inspiring education just like I would give any child I was teaching. However my eldest is now at the juniors and I have to say that each year at the juniors has been a disappointment. Although Mrs Hawthorne as an interim head teacher has given us hope and a vision forward this is much appreciated. The point of this letter is not to moan about the junior school but to say that please when you appoint the head for both schools- please do take into account that the infants school is amazing – the staff are fantastic, they care about the children so much, the curriculum is beautifully creative, the homework and out of school activities are fantastic. So please when you interview, remember that it would be disastrous to lose what the infant school has spent years building. Just things as simple as homework - the homework that Mrs Pope put together is wonderfully creative and so encourages parent and child doing activities together, it is such a delight to take part in creative activities with my child. We mustn't lose this in the merge; rather, hopefully the good practice of the infants will be spread rather than diminished. I know that the merge is generally a positive step but only if the right person is appointed. I believe the new head will need to understand the holistic, fun and creative approach to learning in the infant school and be prepared to acknowledge what is good /outstanding in the school and work with it. I believe without this approach what we have with the infants will be lost and that would be really sad.</p>

I am a local resident	Yes	Improved care and teaching. Less management
I am a parent/carer	Yes	I think under one management the school will get a good results
I am a parent/carer	Yes	It's a great idea to bring the school together, financially and for the benefit of the students
I am a parent/carer	Yes	I believe it will give my daughter a better transition from the infants and allow for a consistent teaching approach across the years. Also believe one primary school would be a more attractive option for recruiting the best candidate for the vacant headteacher role.
I am a parent/carer	Yes	
I am a parent/carer	Yes	I think that the amalgamation will bring positive changes and that the children will benefit from these changes
I am a local resident	Yes	I am a prospective parent. I support the amalgamation because it will provide continuity for the children going from the Infants to the Juniors as one school. Both schools will see benefits by amalgamating as a lot of the services can be used for both schools which will have a financial benefit as well
I am a parent/carer	Yes	i am a former governor. This is a fantastic opportunity for both schools - efficiency of resourcing, career progression for staff / easier to recruit, continuity
I am a parent/carer	Yes	I think it is a brilliant decision that will make the full primary experience for the children better. The schools are right next to each other and all the children move from Infants to Juniors, so having them all in one, sharing resources, ideas, learning. Governing body, head, etc will be able to do joint initiatives and projects. I can't wait! It's exciting to move ahead. Good luck with finding a head.
I am a parent/carer	Yes	To improve the school, not like the school need to improve , is already a fantastic school and looking forward for a better and best school. We can all take this great opportunity and be part of it.
I am a school governor	Yes	The amalgamation will ensure continuity for all our children, The school leadership can ensure that the pace is maintained between Years 2 & 3 and ensure appropriate differentiation for each pupil. The amalgamation should offer greater career development for staff within the school. Contracts can be streamlined ensuring that the money is focused on the classroom. The use of the site can be reviewed. It is the right thing to do.
I am a parent/carer	Yes	
I am a parent/carer	Yes	
I am a local resident	Yes	Nieces in the school

Agenda Item 8

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☐

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Date of Meeting	28 th February 2018	
Title of Report	Sandhurst Amalgamation – decision to close Sandhurst Junior School and change the age range of Sandhurst Infant School	
Originator of Report	Matt Henaughan	Ext. 48034

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications	√	
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed:

Executive Member

Date: 19th February 2018

Signed:

Director/Head of Service

Date 20th February 2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Sandhurst Amalgamation – Decision to Close Sandhurst Junior School and Change the Age Range of Sandhurst Infant School		
Key Decision	Yes	Item No.	
Ward	Catford South		
Contributors	Executive Director for Children and Young People		
Class	Part 1	Date:	28 February 2018

1. Summary

- 1.1 This report follows on from the Mayor and Cabinet report of 6 December 2017 which reported back on the initial consultation on the proposal to amalgamate Sandhurst Infant School and Sandhurst Junior School by closing Sandhurst Junior School and extending the age range of Sandhurst Infant School, and requested permission to move to the next stage.
- 1.2 This report provides the results of that period of statutory representation and then goes on to seek decisions from the Mayor (as LA Statutory Decision Maker) to enable the amalgamation of Sandhurst Infant School and Sandhurst Junior School by closing Sandhurst Junior School and extending the age range of Sandhurst Infant School.

2. Purpose

- 2.1 The report feeds back on the representation period for both interlinked proposals and seeks a decision from the Mayor regarding both the proposal to change the age range of Sandhurst Infant School and to close Sandhurst Junior School with effect from 1 April 2018, thus effectively amalgamating the two schools.

3. Recommendations

- 3.1 The Mayor is recommended:
- 3.2 to note the results of the period of representation on both the proposal to close Sandhurst Junior School and the proposal to change the age range of Sandhurst Infant School, with effect from 1 April 2018.
- 3.3 to note that if decisions are taken to close Sandhurst Junior School and change the age range of Sandhurst Infant School, a new Instrument of Government of the remaining school will need to be developed and brought back to the Mayor for approval.
- 3.4 to agree that Sandhurst Junior School is closed as of 1 April 2018.
- 3.5 to agree that the age range of Sandhurst Infant School is changed to include

Key Stage 2 as of 1 April 2018.

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
- **Ambitious and achieving** – where people are inspired and supported to fulfil their potential.

The proposed recommendations are also in line with the Council's corporate priorities:

- **Young people's achievement and involvement** – raising educational attainment and improving facilities for young people through partnership working.
 - **Protection of children** – better safeguarding and joined up services for children at risk
 - **Inspiring efficiency effectiveness and equity** – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community
- 4.2 The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 4.3 In aiming to improve on the provision of facilities for education in Lewisham which are appropriate for the 21st century, the implementation of a successful school places strategy will contribute to the delivery of the corporate priority *Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working*.
- 4.4 It supports the delivery of Lewisham's *Children & Young People's Plan* (CYPP), which sets out the Council's vision for improving outcomes for all children and young people, and in so doing reducing the achievement gap between our most disadvantaged pupils and their peers. It also articulates the objective of improving outcomes for children with identified SEN and disabilities by ensuring that their needs are met.

Place Planning Strategy 2017-22

- 4.5 A recommendation in the recent 2016 Lewisham Education Commission Report was for the Council to develop a new 5 year Place Planning Strategy that succeeded the Primary Strategy for Change. Officers reviewed what had gone on before and what needs to be achieved in the future, and the draft strategy went through a public consultation process. The strategy was approved by Mayor and Cabinet on 22 March 2017.
- 4.6 Within the new strategy the council committed to constantly review its forecasting to ensure that the necessary supply of educational places was as accurate as possible, as both undersupply and oversupply can have knock on effects on school standards and finances.

- 4.7 Indeed the strategy highlights the need for schools to work more collaboratively, identifying synergies, economies of scale and striving for better outcomes for our children and young people.

School Organisation Requirements

- 4.8 There are two ways to amalgamate two (or more) existing maintained schools:
- 4.9 The LA can publish a proposal to close two, or more, schools and the LA can publish a proposal for the establishment of a new school or invite proposals under the free school presumption. This results in a new school number being issued.
- 4.10 The LA can publish a proposal to close one school (or more) and change the age range (following the statutory process) of an existing school to accommodate the displaced pupils. The remaining school would retain its original school number, as it is not a new school, even if its phase has changed.
- 4.11 Proposals to close a school and to change the age range must comply with the provisions set out in *The Education and Inspections Act 2006 (EIA 2006)* and *The School Organisation (Establishment & Discontinuance of Schools) Regulations 2013* and *The School Organisation (Prescribed Alterations to Maintained Schools)(England) Regulations 2013*. These set out the statutory process for making changes to a school, and statutory guidance on making changes to a maintained school indicates 4 stages to making a prescribed alteration to a maintained school. These are:
- 1) Publication of a Statutory Notice
 - 2) Representation period
 - 3) Decision making
 - 4) Implementation
- 4.12 However, when a proposer is seeking to close school then there should must first be a period of informal consultation before publishing a statutory notice.
- 4.13 In this instance, the Governing Bodies of both schools have agreed that their preference is to close the Junior School and extend the age range of the Infant School. These are two separate but related processes, and will be run in parallel, including an informal consultation for the extension of age range, as whilst for this element it is not statutory it is best practice, and the two parts are inter-related.

5. Background

- 5.1 There are currently 3 separate Infant and Junior phased schools in Lewisham: Sandhurst, Stillness and Torridon.
- 5.2 Officers were approached by both Sandhurst Infants and Sandhurst Juniors Governors in Summer 2016 to help provide them with information regarding the amalgamation process.
- 5.3 Since that time, officers have continued to engage with both schools and their governing bodies to assist with any questions regarding the benefits of amalgamation and the process.

- 5.4 The governing bodies of both schools have separately come to the decision that they wish to amalgamate, stating the following reasons:
- 5.5 The Sandhurst Junior School Governing Body feels strongly that amalgamation is in the best interests of the children of both schools as it considers the two schools have a shared ethos and clarity of vision and amalgamation will provide:
- 1) Greater consistency across both Key Stages;
 - 2) Improved safeguarding;
 - 3) The opportunity for Junior staff to get to know the children and families at a much earlier stage and identify when help and support may be needed earlier;
 - 4) Staff unity, the opportunity for staff to share expertise and resources and greater professional development opportunities across both Key Stages;
 - 5) Continuity of care and development for our children meaning, for example, less anxiety for them as they move from Key Stage 1 to Key Stage 2;
 - 6) A better staff understanding of curriculum challenges and the demands of each phase;
 - 7) Greater opportunity for the older and younger children to mix leading to, for example, increased mentoring and support for the younger children by the older ones;
 - 8) Significant financial savings.
 - 9) Better continuity in progress for all pupils
- 5.6 The Sandhurst Infant School Governing Body feels strongly that amalgamation is in the best interests of the children of both schools as they consider the two schools have a shared ethos and clarity of vision and amalgamation will provide:
- 1) Security of having Headteacher in post
 - 2) Greater consistency across both Key Stages;
 - 3) Improved safeguarding;
 - 4) The opportunity for Infant staff to support children right through their primary experience
 - 5) Staff unity, the opportunity for staff to share expertise and resources and greater professional development opportunities across both Key Stages;
 - 6) Continuity of care and development for our children meaning, for example, less anxiety for them as they move from Key Stage 1 to Key Stage 2;
 - 7) A better staff understanding of curriculum challenges and the demands of each phase;
 - 8) Greater opportunity for the older and younger children to mix leading to, for example, increased mentoring and support for the younger children by the older ones;
 - 9) Significant financial savings.
 - 10) Better continuity in progress for all pupils
- 5.7 As a result both governing bodies requested officers to commence the amalgamation process. The aspiration was that the proposed amalgamation n be implemented in April 2018.
- 5.8 Officers recommend the proposed amalgamation for the following reasons:
- 5.9 It would provide an uninterrupted transition from year 2 to year 3, allowing for a better continuation of education and helping to prevent pupils taking a backwards step in their learning and progress.

- 5.10 It would allow for a greater oversight of collective school improvement and allow a better use of a wider pool of collective resources and skills to ensure that pupils receive the best education possible.
- 5.11 It would provide more opportunity for staff development and career progression as the result of a larger workforce and wider skill set. As a consequence it would also therefore make it easier for the school to retain and attract staff as more career and learning opportunities would be available.
- 5.12 It would allow the school site(s) to be used more effectively and to the collective good of all pupils and staff, creating a more engaging and enriching environment in which to work and learn.
- 5.13 It would also allow for the school to achieve economies of scale regarding procuring services and resources, as well as allowing the school to be collectively more financially viable due to a larger pupil base.
- 5.14 Officers draw attention to the following potential negative issues relating to amalgamation;
- 5.15 It will result in the amalgamated school only receiving one lump sum of £130k, whereas currently each school receives £130k lump sum however the two schools will be more financially resilient..
- 5.16 The public perception of creating a larger school, particularly in relation to those parents of infant school pupils who may see their school as being consumed by the larger junior school.
- 5.17 However, on balance, officers believe that the arguments for amalgamation vastly outweigh the arguments against, particularly when economies of scale are taken into account regarding finances, and the governing bodies proposed approach of closing the junior school and extending the age range of the infant school regarding public perception.

6. Initial Consultation

- 6.1 The initial consultation was held over a six week period from 8 September 2017 through to 20 October 2017. Local residents in the neighbouring streets as well as parents and staff from the school all received letters alerting them to the consultation and inviting them to comment.
- 6.2 A public meeting was held at the school on the evening of the 10 October 2017 at which a small group of parents, teachers and local residents attended to hear more about the amalgamation proposal from both sets of Governors, Head Teacher and Lewisham officers.
- 6.3 In total 8 responses to the consultation were received. All of which were in favour of the amalgamation of the two schools, seeing clear benefits for the children and education as a whole.
- 6.4 Officers recommended that given all of the consultation respondents are in agreement with the proposals, that the amalgamation of Sandhurst Infant School and Sandhurst Junior School should be pursued.

- 6.5 A report was produced for 6 December 2017 Mayor and Cabinet, at which the Mayor considered the recommendations and decided that officers should continue with the statutory process to close Sandhurst Junior School and change the age range of Sandhurst Infant School to enable the amalgamation of the two schools.
- 6.6 Officers were tasked with completing the Publication and Representation phases and report back to Mayor and Cabinet for final decision.

7. Publication and Representation

- 7.1 The statutory notices and proposals for both the closure of Sandhurst Junior School and the change of age range of Sandhurst Infant School were published on 12 January 2018, with the representation period running for 4 weeks until 9 February 2018.
- 7.2 During that period a single (duplicated) response was received which was in support of both proposals. Stating that the creation of a single primary school for ages 3-11 will offer important educational, community and financial benefits, which will in turn offer many benefits to the children and the local community.
- 7.3 As such, officers recommend that the amalgamation of Sandhurst Infant School and Sandhurst Junior School should be pursued by way of closure of the Junior School and changing (extending) the age range of the Infant School.

8. Factors relevant to a making a decision on school organisation proposals

When making a decision on a school organisation proposal the Decision Maker must consider the following factors:

8.1 Consideration of consultation and representation period

The decision-maker will need to be satisfied that the appropriate consultation and/or representation period has been carried out and that the proposer has had regard to the responses received. If the proposer has failed to meet the statutory requirements, a proposal may be deemed invalid and therefore should be rejected. The decision-maker must consider all the views submitted, including all support for, objections to and comments on the proposal.

The consultations have been undertaken in accordance with the statutory requirements. Stakeholders have been involved in the development of the proposals. The notices have been published as required (See appendix 2, 3, 4 & 5). Views submitted, including all support for, objections to and comments on the proposals have been reported to the decision maker.

8.2 Education standards and diversity of provision

Decision-makers should consider the quality and diversity of schools in the relevant area and whether the proposal will meet or affect the aspirations of parents, raise local standards and narrow attainment gaps.

The decision maker has received information on the schools in the relevant areas, including the aspirations of parents.

The decision-maker should also take into account the extent to which the proposal is consistent with the government's policy on academies as set out on the department's website.

The government's policy on academies does not apply to these proposals.

8.3 **Demand**

In assessing the demand for new school places the decision-maker should consider the evidence presented for any projected increase in pupil population (such as planned housing developments) and any new provision opening in the area (including free schools).

These proposals do not provide additional places and are in line with current forecasting.

The decision-maker should take into account the quality and popularity of the schools in which spare capacity exists and evidence of parents' aspirations for a new school or for places in a school proposed for expansion. The existence of surplus capacity in neighbouring less popular schools should not in itself prevent the addition of new places.

Again, these proposals do not seek to provide additional places

Reducing surplus places is not a priority (unless running at very high levels). For parental choice to work effectively there may be some surplus capacity in the system as a whole. Competition from additional schools and places in the system will lead to pressure on existing schools to improve standards.

The proposals do not cover the removal of surplus places

8.4 **School size**

Decision-makers should not make blanket assumptions that schools should be of a certain size to be good schools, although the viability and cost-effectiveness of a proposal is an important factor for consideration. The decision-maker should also consider the impact on the LA's budget of the need to provide additional funding to a small school to compensate for its size.

The decision maker has received advice about the financial impact on the school(s) and on the LA budget, and the positive impact that amalgamation will have.

8.5 **Proposed admission arrangements (including post-16 provision)**

In assessing demand the decision-maker should consider all expected admission applications, not only those from the area of the LA in which the school is situated.

Before approving a proposal that is likely to affect admissions to the school the decision-maker should confirm that the admission arrangements of the school are compliant with the School Admissions Code. Although the decision-maker cannot modify proposed admission arrangements, the decision-maker should inform the proposer where arrangements seem unsatisfactory and the admission authority should be given the opportunity to revise them.

The Decision maker has received information confirming that the two schools are community schools and that the amalgamated school will also be a community school. As such the LA's published Admissions arrangements apply.

8.6 **National Curriculum**

All maintained schools must follow the National Curriculum unless they have secured an exemption for groups of pupils or the school community.

The Decision maker has been advised of the outcomes of Ofsted inspections of both current schools which confirm that the schools follows the National Curriculum, and will continue to do so as an amalgamated entity.

8.7 **Equal opportunity issues**

The decision-maker must have regard to the Public Sector Equality Duty (PSED) of LAs/governing bodies, which requires them to have 'due regard' to the need to:

- ☐ eliminate discrimination;
- ☐ advance equality of opportunity; and
- ☐ foster good relations.

The decision-maker should consider whether there are any sex, race or disability discrimination issues that arise from the changes being proposed, for example that where there is a proposed change to single sex provision in an area, there is equal access to single sex provision for the other sex to meet parental demand. Similarly there should be a commitment to provide access to a range of opportunities which reflect the ethnic and cultural mix of the area, while ensuring that such opportunities are open to all.

The proposal does not have any adverse effect on equal opportunity.

8.8 **Community cohesion**

Schools have a key part to play in providing opportunities for young people from different backgrounds to learn with, from and about each other; by encouraging, through their teaching, an understanding of, and respect for, other cultures, faiths and communities. When considering a proposal, the decision-maker must consider its impact on community cohesion. This will need to be considered on a case-by-case basis, taking account of the community served by the school and the views of different sections within the community.

The Decision maker has received advice that providing an all-through primary school will in fact have a positive impact on community cohesion, allowing more cross phase collaboration between staff, pupils, parents and the local community.

8.9 **Travel and accessibility**

Decision-makers should satisfy themselves that accessibility planning has been properly taken into account and the proposed changes should not adversely impact on disadvantaged groups.

The decision-maker should bear in mind that a proposal should not unreasonably extend journey times or increase transport costs, or result in too many children being prevented from travelling sustainably due to unsuitable walking or cycling routes.

A proposal should also be considered on the basis of how it will support and contribute to the LA's duty to promote the use of sustainable travel and transport to school.

The Decision maker has received advice that due to current co-location of the schools that the continued use of the combined site will ensure no material changes to travel and accessibility..

8.10 Capital

The decision-maker should be satisfied that any land, premises or capital required to implement the proposal will be available and that all relevant local parties (e.g. trustees or religious authority) have given their agreement. A proposal cannot be approved conditionally upon funding being made available.

Where proposers are relying on the department as the source of capital funding, there can be no assumption that the approval of a proposal will trigger the release of capital funds from the department, unless the department has previously confirmed in writing that such resources will be available; nor can any allocation 'in principle' be increased. In such circumstances the proposal should be rejected, or consideration deferred until it is clear that the capital necessary to implement the proposal will be provided.

The Decision maker has been advised that the relevant land and premises are within the local authority's gift and that there are no capital costs associated with the proposal..

8.11 School premises and playing fields

Under the School Premises Regulations all schools are required to provide suitable outdoor space in order to enable physical education to be provided to pupils in accordance with the school curriculum; and for pupils to play outside safely. Guidelines setting out suggested areas for pitches and games courts are in place although the department has been clear that these are non-statutory.

The Decision maker has received advice that the amalgamation proposals will ensure that the remaining school will still retain sufficient space for physical education and play. The Decision maker is advised to note that, although Guidelines setting out suggested areas for pitches and games courts are in place, these are non-statutory.

- 8.12 The Mayor is recommended to agree both the proposal that Sandhurst Junior School should be closed with effect from 1 April 2018, and the proposal that Sandhurst Infant School should change its age range to include Key Stage 2 with effect from 1 April 2018.

9. Financial Implications

Capital Financial Implications

- 9.1 There are no capital financial implications as a result of this report.

Revenue Financial Implications

- 9.2 All on-going revenue costs of running the amalgamated school will be met from the resources of the Dedicated Schools Grant. However it should be noted that as a result the amalgamation the new school will only receive a single lump sum allocation of £130k.

10. Legal Implications

- 10.1 The Human Rights Act 1998 safeguards the rights of children in the borough to educational provision, which the local authority is empowered to provide in accordance with its duties under domestic legislation.
- 10.2 Section 14 of the Education Act 1996 obliges each local authority to ensure that there are sufficient primary and secondary school places available for its area i.e. the London Borough of Lewisham, although there is no requirement that those places should be exclusively in the area. The Authority is not itself obliged to provide all the schools required, but to secure that they are available.
- 10.3 In exercising its responsibilities under section 14 of the Education Act 1996 a local authority must do so with a view to securing diversity in the provision of schools and increasing opportunities for parental choice.
- 10.4 The Education and Inspections Act 2006 places requirements on local authorities to make their significant strategic decisions concerning the number and variety of school places in their localities against two overriding criteria:
- to secure schools likely to maximise student potential and achievement;
 - to secure diversity and choice in the range of school places on offer.
- Section 19 of the Education and Inspections Act 2006 provides that where a local authority or the governing body of a maintained school proposes to make a prescribed alteration to a maintained school and it is permitted to make that alteration, it must publish proposals.
- 10.5 The School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 provide that changes to the age limit of a school are prescribed alterations which means that statutory proposals have to be published, and there must be a period of four weeks for representations before a decision is made. Similarly, The School Organisation (Establishment and Discontinuance of Schools) Regulations 2013 requires that where there is a proposal to close a school these will require statutory proposals to be published and there must be a period of four weeks from the date of publication for objections or comments to be received. Proposals to close a school and to change the age limit of a school will be determined by the local authority as decision maker, as related proposals.
- 10.6 The relevant Guidance advises that the Mayor as decision maker will need to be satisfied that the appropriate consultation and/or statutory representation process has been carried out and that the proposer has had regard to the responses received. The Mayor must consider all the views submitted, including all support for, objections to and comments on the proposals.
- 10.7 Any decision to close Sandhurst junior School and to change the age range of Sandhurst Infant School should be taken in the light of the representations received to the statutory consultation and the DfE Guidance for Decision-Makers attached at Appendix 6
- 10.8 In the event that the Mayor is agreeable as the statutory decision-maker for the closure of Sandhurst Junior School and the change of age range at Sandhurst Infant School it will be necessary for a new Instrument of Government to be approved.

Equalities Legislation

- 10.6 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.
- 10.7 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.
- 10.8 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 10.7 above.
- 10.9 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.
- 10.10 The Equality and Human Rights Commission has 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 guidance can be found at:
- www.equalityhumanrights.com/en/advice-and-guidance/equality-actcodes-practice
- www.equalityhumanrights.com/en/advice-and-guidance/equality-acttechnical-guidance
- 10.11 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty: A guide for public authorities
 - Objectives and the equality duty. A guide for public authorities
 - Equality Information and the Equality Duty: A Guide for Public Authorities

- 10.12 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. Further information and resources are available at:

www.equalityhumanrights.com/en/advice-and-guidance/public-sectorequality-duty-guidance#h1

- 10.13 A further report will be brought to the Mayor by the end of Spring 2018 detailing the results of the consultations and full legal implications associated with any future proposals will be set out in future reports.

11. Crime and Disorder Implications

- 11.1 There are no crime and disorder implications.

12. Equalities Implications

- 12.1 This report supports the delivery of the Council's Equalities programme by ensuring that all children whose parents/carers require a place in a Lewisham school will be able to access one.
- 12.2 The Council's Comprehensive Equality Scheme for 2016-20 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.

13. Environmental Implications

- 13.1 Every effort will be made to enhance rather than detract from school environments in the solutions to providing amalgamations of schools.

14. Background documents

Appendix 1 – Closure of Sandhurst Junior School - Anonymised Representation responses, and Change of age range of Sandhurst Infant School – Anonymised Representation responses

Appendix 2 – Copy of Proposal to close Sandhurst Junior School

Appendix 3 – Copy of Proposal to change the age range of Sandhurst Infant School

Appendix 4 – Copy of Statutory Notice to close Sandhurst Junior School

Appendix 5 – Copy of Statutory Notice to change the age range of Sandhurst Infant School

Appendix 6 – Statutory Guidance for Decision Makers

Mayor and Cabinet Report – 6 December 2017

<http://councilmeetings.lewisham.gov.uk/documents/s53918/Amalgamation%20of%20Sandhurst%20Infant%20School%20and%20Sandhurst%20Junior%20School.pdf>

Mayor and Cabinet Report – 19 July 2017

<http://councilmeetings.lewisham.gov.uk/documents/s51403/Amalgamation%20of%20Sandhurst%20Infant%20and%20Junior%20Schools.pdf>

If there are any queries on this report, please contact Matt Henaughan, SGM Strategic Service Planning and Business Change matt.henaughan@lewisham.gov.uk

Appendix 1 – Closure of Sandhurst Junior School - Anonymised Representation responses, and Change of age range of Sandhurst Infant School – Anonymised Representation responses

Respondent Description - How would you best describe yourself? (Please select all that apply)	Do you support the proposal to change the age range of Sandhurst Infant School from 3-7 to 3-11 year olds as part of the proposed amalgamation of Sandhurst Infant School and Sandhurst Junior School?	Reason - What are the reasons for your views?
I am a local resident	Yes	The creating of a single primary school for ages 3-11 will offer important educational, community and financial benefits. I am convinced this will offer many benefits to the children and the local community

Respondent Description - How would you best describe yourself? (Please select all that apply)	Do you support the proposal to close Sandhurst Junior School as part of the proposed amalgamation of Sandhurst Infant School and Sandhurst Junior School?	Reason - What are the reasons for your views?
I am a local resident	Yes	The creating of a single primary school for ages 3-11 will offer important educational, community and financial benefits. I am convinced this will offer many benefits to the children and the local community.



PROPOSAL TO CLOSE SANDHURST JUNIOR SCHOOL
(related to the Proposal to change the age range of Sandhurst Infant School)

Notice is given in accordance with section 15 of the Education and Inspections Act 2006 and the School Organisation (Establishment and Discontinuance of Schools) Regulation 2013 that Lewisham Council intends close Sandhurst Junior School (Minard Road, London SE6 1NW). This proposal is related to the proposal to change the age range of Sandhurst Infant School to enable the amalgamation of both schools.

Name, address and contact details of proposer:

Lewisham Council, Laurence House, 1 Catford Road, London SE6 4RU

Name, address and category of school:

Sandhurst Junior School, Minard Road, London SE6 1RW
This is a community school.

Implementation:

The planned implementation of this proposal is April 2018, at which point the two schools will have amalgamated to create a single Primary School catering for 3-11 year olds.

The two schools operate on the same site at present and currently share the same head teacher, as such, the implementation of the proposal (and related Infant School proposal) is straight forward.

Reason for closure:

The proposal to close Sandhurst Junior School is to enable the amalgamation of Sandhurst Junior School and Sandhurst Infant School. In this instance the Junior school will close, and the Infant school will change its age range to accept the Junior pupils.

The amalgamation of the two schools would;

1. Provide an uninterrupted transition from year 2 to year 3, allowing for a better continuation of education and helping to prevent pupils taking a backwards step in their learning and progress.
2. Allow for a greater oversight of collective school improvement and allow a better use of a wider pool of collective resources and skills to ensure that pupils receive the best education possible.
3. Provide more opportunity for staff development and career progression as the result of a larger workforce and wider skill set. As a consequence it would also therefore make it easier for the school to retain and attract staff as more career and learning opportunities would be available.
4. Allow the school site(s) to be used more effectively and to the collective good of all pupils and staff, creating a more engaging and enriching environment in which to work and learn.
5. Allow for further realisation of economies of scale, thus aiding the financial position of the school

This proposal forms part of Lewisham Council's response to the statutory obligation to provide sufficient school places.

Pupil numbers and admissions:

The Junior School currently operates with 3 forms of entry (90 pupils per year group). These pupils will automatically become part of the Infant school at the point of Implementation.

Effect on other educational institutions in the area:

It is not anticipated that the proposed closure (and indeed amalgamation of Sandhurst Infant School and Sandhurst Junior School) will have any impact on other educational facilities within the local area. The proposal has been made to improve teaching and learning opportunities for both school cohorts.

Project Costs:

There are no costs associated with this proposal

Commenting on the proposal:

Within four weeks from the date of publication of this proposal (by 12 noon, 9 February 2018), any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018



**PROPOSAL TO CHANGE THE AGE RANGE OF SANDHURST INFANT SCHOOL
(related to the Proposal to close Sandhurst Junior School)**

Notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that Lewisham Council intends to change the age range of Sandhurst Infant School from 3-7 year olds to 3-11 year olds. This proposal is related to the proposal to close Sandhurst Junior School to enable the amalgamation of both schools.

Name, address and contact details of proposer:

Lewisham Council, Laurence House, 1 Catford Road, London SE6 4RU

Name, address and category of school:

Sandhurst Infant School, Minard Road, London SE6 1RW
This is a community school.

Description of alteration:

The Council proposes that Sandhurst Infant School's age range should change to accommodate children aged 3-11 from April 2018, to enable the amalgamation of Sandhurst Infant School and Sandhurst Junior School.

The proposal means that as of April 2018 Sandhurst Infant School would cater for pupils aged 3-11, specifically that would include all of Sandhurst Infant's current pupils and those that currently attend Sandhurst Junior School.

The two schools operate on the same site at present and currently share the same head teacher, as such, the implementation of the proposal (and related Junior School proposal) is straight forward.

Evidence of demand:

To amalgamate the two schools in this fashion means that the demand for the 'Junior' age places is already in existence. As of the date of implementation those pupils currently in the Junior School will automatically become part of Sandhurst Infant School.

Objectives:

The objective of the proposal is to amalgamate Sandhurst Infant School and Sandhurst Junior School to create a 3-11 year old Primary School.

The proposal would not have any negative impact on other schools, academies and educational institutions in the area. The proposal would also have a positive impact on teaching and learning within the school as there would be greater opportunity for CPD, training and the issues with 'transition' from Infants to Juniors would disappear.

Additionally, the amalgamated school would be able to realise economies of scale and would be more secure financially as a result.

This proposal forms part of Lewisham Council's response to the statutory obligation to provide sufficient school places.

Implementation and any proposed stages for implementation:

The change in age range proposed would be implemented on 1 April 2018 at which point all pupils from the Junior School would become part of the Infant School.

Effect on other educational institutions in the area:

It is not anticipated that the proposed change in age range of Sandhurst Infant School will have any impact on other educational facilities within the local area. The proposal has been made to improve teaching and learning opportunities for both school cohorts.

Project Costs:

There are no costs associated with this proposal

Commenting on the proposal:

Within four weeks from the date of publication of this proposal (by 12 noon, 9 February 2018), any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018



**PROPOSAL TO CLOSE SANDHURST JUNIOR SCHOOL
(related to the Proposal to change the age range of Sandhurst Infant School)**

Notice is given in accordance with section 15 of the Education and Inspections Act 2006 and the School Organisation (Establishment and Discontinuance of Schools) Regulation 2013 that Lewisham Council intends close Sandhurst Junior School (Minard Road, London SE6 1NW). This proposal is related to the proposal to change the age range of Sandhurst Infant School to enable the amalgamation of both schools. The anticipated implementation date of this closure is April 2018.

This Notice is an extract from the complete proposal, copies of which can be obtained via the Lewisham website www.lewisham.gov.uk/myservices/education/schools/Pages/School-statutory-notice.aspx or direct from Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Within four weeks from the date of publication of this proposal, any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan at the address or email above.

The closing date for responses is 12 noon, 9 February 2018.

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018



**PROPOSAL TO CHANGE THE AGE RANGE OF SANDHURST INFANT SCHOOL
(related to the Proposal to close Sandhurst Junior School)**

Notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that Lewisham Council intends to change the age range of Sandhurst Infant School (Minard Road, London SE6 1NW) from 3-7 year olds to 3-11 year olds. This proposal is related to the proposal to close Sandhurst Junior School to enable the amalgamation of both schools. The anticipated implementation date of this prescribed alteration is April 2018.

This Notice is an extract from the complete proposal, copies of which can be obtained via the Lewisham website www.lewisham.gov.uk/myservices/education/schools/Pages/School-statutory-notice.aspx or direct from Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

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Publication date: 12 January 2018

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☐

<input type="checkbox"/>
<input checked="" type="checkbox"/>
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Date of Meeting	28 th February 2018	
Title of Report	Decision to expand Watergate School	
Originator of Report	Matt Henaughan	Ext. 48034

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications	√	
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed:

Executive Member

Date: 19th February 2018

Signed:

Director/Head of Service

Date 20th February 2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Decision to expand Watergate School		
Key Decision	Yes	Item No.	
Ward	Whole Borough		
Contributors	Executive Director for Children and Young People		
Class	Part 1	Date:	28 February 2018

1. Summary

- 1.1 This report follows on from the Mayor and Cabinet report of December 2017 which reported back on the initial consultation on the proposal to expand Watergate School, and sought permission to move to the next stage.
- 1.2 This report provides the results of that period of statutory representation and seeks a decision from the Mayor (as LA Statutory Decision Maker) to expand Watergate School.

2. Purpose

- 2.1 The report feeds back on the representation period public consultation and seeks a decision from the Mayor regarding the proposal to expand Watergate School from 108 places to 167 places with an implementation date of September 2019.

3. Recommendations

- 3.1 The Mayor is recommended::
- 3.2 to note the results of the period of representation on the proposal to expand Watergate School.

to agree that Watergate School be expanded by 59 places (from 108 to 167) with an implementation date of September 2019.

3 Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- **Ambitious and achieving** – where people are inspired and supported to fulfil their potential.

The proposed recommendations are also in line with the Council's corporate priorities:

- **Young people's achievement and involvement** – raising educational attainment and improving facilities for young people through partnership working.

- **Protection of children** – better safeguarding and joined up services for children at risk
 - **Inspiring efficiency effectiveness and equity** – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community
- 4.2 The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 4.3 In aiming to improve on the provision of facilities for education in Lewisham which are appropriate for the 21st century, the implementation of a successful school places strategy will contribute to the delivery of the corporate priority *Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working*.
- 4.4 It supports the delivery of Lewisham's *Children & Young People's Plan* (CYPP), which sets out the Council's vision for improving outcomes for all children and young people, and in so doing reducing the achievement gap between our most disadvantaged pupils and their peers. It also articulates the objective of improving outcomes for children with identified SEN and disabilities by ensuring that their needs are met.

Place Planning Strategy 2017-22

- 4.5 A recommendation in the 2016 Lewisham Education Commission Report was for the Council to develop a new 5 year Place Planning Strategy that succeeded the Primary Strategy for Change. Officers reviewed what had gone on before and what needs to be achieved in the future, and the draft strategy went through a public consultation process. The strategy was approved by Mayor and Cabinet on 22 March 2017.
- 4.6 Within the new strategy the council committed to constantly review its forecasting to ensure that the necessary supply of educational places was as accurate as possible, as both undersupply and oversupply can have knock on effects on school standards and finances (both the schools and the councils).
- 4.7 The strategy highlighted the need to re-assess SEND place planning, and identified that this should be an immediate action within year 1 of the new strategy.

School Organisation Requirements

- 4.8 Proposals to either establish additional provision on a permanent basis, and/or to extend the age range of a school, must comply with the provisions set out in *The Education and Inspections Act 2006 (EIA 2006)* and *The School Organisation (Prescribed Alterations to Maintained Schools)(England) Regulations 2013*. These set out the statutory process for making changes to a school, and statutory guidance on making changes to a maintained school indicates 4 stages to making a prescribed alteration to a maintained school. These are:
- 1) Publication of a Statutory Notice
 - 2) Representation period
 - 3) Decision making
 - 4) Implementation

- 4.9 However, it is seen as good practice to have a period of more informal consultation before publishing a statutory notice, to enable officers to have a proper conversation with the local community regarding possible changes and to enable the Mayor to have a fuller understanding of local opinion prior to entering into the formal statutory process.

5. Background

- 5.1 The council conducted a SEND review in summer 2016. This review confirmed the growing SEND population within the Borough and highlighted four key areas around place planning which should be further explored regarding existing provision;

- An Autistic Spectrum Disorder (ASD) review, both regarding the high instance rate, and also how young people with ASD needs are catered for across the whole Mainstream and Specialist provision
- Additional Severe Learning Difficulties (SLD) places, to cater for the increased in number of children and reduce the need to place out of Borough
- A widened Social, Emotional and Mental Health (SEMH) provision, to address the lack of provision in KS4
- Moving the Primary PRU out of the current New Woodlands SEMH setting, to ensure that both cohorts are accommodated in suitable environments fit for their requisite needs

- 5.2 Following this review, further analysis has been conducted by the Children with Complex Needs (CWCN) service to better understand what exactly the place requirement is, but also how best to meet it. In completing this analysis, the CWCN service have considered how the system currently works, what best practice looks like, where young people are currently being placed and how the rise in young people with SEND relates to population growth.

- 5.3 From this analysis the following place needs have been identified;

- An additional 59 Primary SLD places
- An additional 93 Secondary SLD places
- A need to provide KS4 SEMH provision

- 5.4 The need for a number of these places already exists, as can be shown by existing demand to place young people with SLD needs in the two existing Lewisham SLD schools which are full and in effect oversubscribed. As a result, the Council is having to commission places outside of the Borough, often in expensive independent provision. This is also happening for young people with SEMH needs for those in KS4 as there is currently no existing in-borough provision.

- 5.5 An initial desktop exercise has found that the additional costs incurred by the council to procure out of borough provision for those young people with SLD needs (that could be accommodated within our two schools were they larger) is £23k/pupil/year. The exercise has also found that the additional costs to procure out of borough provision for those young people with SEMH needs is £40k/pupil/year. This is a cost that the council cannot afford to continue to resource from the High Needs Block and will result in substantial year on year overspends if not tackled as a matter of urgency.

- 5.6 Additionally, it should be noted that placing young people in provision that is further afield does not benefit the young person in terms of social inclusion, a sense of community. There is often extensive amount of travel time (often in isolation) which is disadvantageous also. The ability to cater for our young people and their families close to home will allow the wider range of support systems to function in the best interests of those young people and their families.
- 5.7 Regarding the opportunities to provide this additional provision, officers have considered the opportunities to extend Watergate School (Primary SLD), Greenvale School (Secondary SLD) and New Woodlands School (SEMH), and have been engaging with the schools and their governing bodies about this. The Governing Bodies of all three schools are supportive of the councils ambitions.
- 5.8 Officers have conducted feasibility studies of the available educational sites and these show that the extra provision can be provided alongside a rationalisation of the educational estate. Specifically; Watergate School can be extended within a wider site redevelopment scheme; Greenvale School can be extended via an annexe on the old Brent knoll School site; and New Woodlands can accommodate KS4 pupils within its existing site.
- 5.9 Whilst there is capital funding available from Basic Need, S106 and the new SEND Capital Grant, it is unlikely that this will cover the full cost of creating additional places. However, given the increasing revenue pressure associated with commissioning yet more out of borough placements (at high costs) officers believe that providing more in-borough places makes financial sense long-term.

6. Initial Consultation Results

- 6.1 The initial consultation regarding the proposal to expand Watergate School was held over a six week period from 8 September 2017 through to 20 October 2017. Local residents in the neighbouring streets as well as parents and staff from the schools all received letters alerting them to the consultation, inviting them to comment.
- 6.2 A public meeting was held during October at which interested parties had the opportunity to hear more about the proposals from Governors, Head Teacher and Lewisham officers.
- 6.3 By the end of the consultation period we had received 4 responses;
- 6.4 Of the 4 responses received, 2 were in support of the expansion, 1 was unsure and 1 was against.
- 6.5 Of those in support of the expansion, respondents made the following comments;
- The school is outstanding and therefore it makes sense to be expanded to provide for more young people given the need for additional places
 - Any expansion should include the ability to provide nursery age provision again
 - Expansion must not be to the detriment of current pupils
- 6.6 Of those against the expansion, respondents made the following comments;
- 108 children is too many, the school doesn't have the space for more.

- Could we consider additional resource bases instead, or an annexe elsewhere in the borough.
- 6.7 Officers believe that all of the responses are valid points and concerns. The school is outstanding and there is a need for additional places (including nursery), hence the desire to expand the school. The feasibility exercise has shown that the school can be expanded within the confines of the wider site whilst improving access, safeguarding and better designated outdoor spaces. Where possible we would always look to expand a school in a single location as the management is significantly easier, and given this site can accommodate that approach, this remains the preferred option. Unfortunately the needs of the young people catered for by the school (including the facilities required) mean that utilising additional resource bases in mainstream schools is not a viable option.
As such officers recommended that the Mayor agree to move forward to the next stage of statutory consultation, which he agreed to on 6 December 2017.
- 6.8 Whilst this is a proposal of the governing body, officers were tasked with completing the Publication and Representation phases and report back to Mayor and Cabinet for final decision.
- 7. Publication and Representation**
- 7.1 The statutory notice and proposal for the expansion of Watergate School were published on 12 January 2018, with the representation period running for 4 weeks until 9 February 2018.
- 7.2 During that period 4 responses were received of which, 2 were in support, 1 was not sure, and 1 was against.
- 7.3 Those responses that were in support highlighted that children should be schooled within the Borough if possible, particularly when schools like this are rated outstanding by Ofsted.
- 7.4 The responder that was not sure highlighted a concern with traffic and parking in the area, and that a larger school would only make it worse.
- 7.5 The responder that was against the proposed expansion voiced a concern that more children would mean less care.
- 7.6 In response, officers wish to highlight that as part of the planning process, traffic and parking will be given consideration, and that within the initial feasibility exercise these were highlighted as issues that needed addressing, particularly regarding access and egress from the site. Responding to the notion that more children would mean less care, this isn't the case as staffing levels would increase in line with pupil numbers, so what would actually happen is that more children would be able to access an outstanding learning environment – as highlighted by the two responders in support of the proposal.
- 7.7 As such, officers recommend that the expansion of Watergate School be agreed, and implemented with a date of September 2019.
- 8. Factors relevant to a making a decision on school organisation proposals**

When making a decision on a school organisation proposal the Decision Maker must consider the following factors:

8.1 Consideration of consultation and representation period

The decision-maker will need to be satisfied that the appropriate consultation and/or representation period has been carried out and that the proposer has had regard to the responses received. If the proposer has failed to meet the statutory requirements, a proposal may be deemed invalid and therefore should be rejected. The decision-maker must consider all the views submitted, including all support for, objections to and comments on the proposal.

The consultation has been undertaken in accordance with the statutory requirements (including a notice of correction. Stakeholders have been involved in the development of the proposals. The statutory notice was corrected to clarify that the proposer in this matter is in fact the governing body notwithstanding the local authority is acting on their behalf (see Appendix 2 & 3) . Views submitted, including all support for, objections to and comments on the proposals have been reported to the decision maker.

8.2 Education standards and diversity of provision

Decision-makers should consider the quality and diversity of schools in the relevant area and whether the proposal will meet or affect the aspirations of parents, raise local standards and narrow attainment gaps.

The decision maker has received information on the relevant schools in the borough, and how this proposal can make a positive impact

The decision-maker should also take into account the extent to which the proposal is consistent with the government's policy on academies as set out on the department's website.

The government's policy on academies does not apply to these proposals.

8.3 Demand

In assessing the demand for new school places the decision-maker should consider the evidence presented for any projected increase in pupil population (such as planned housing developments) and any new provision opening in the area (including free schools).

The Decision maker has received information on the projected demand for places which demonstrates that there is a sustained demand for places

The decision-maker should take into account the quality and popularity of the schools in which spare capacity exists and evidence of parents' aspirations for a new school or for places in a school proposed for expansion. The existence of surplus capacity in neighbouring less popular schools should not in itself prevent the addition of new places.

The Decision maker has received information on demand for places which demonstrates that there is insufficient spare capacity in existing schools

Reducing surplus places is not a priority (unless running at very high levels). For parental choice to work effectively there may be some surplus capacity in the system as a whole. Competition from additional schools and places in the system will lead to pressure on existing schools to improve standards.

The proposals do not cover the removal of surplus places

8.4 School size

Decision-makers should not make blanket assumptions that schools should be of a certain size to be good schools, although the viability and cost-effectiveness of a proposal is an important factor for consideration. The decision-maker should also consider the impact on the LA's budget of the need to provide additional funding to a small school to compensate for its size.

The decision maker has received advice about the financial impact on the school and on the LA budget, and the positive impact that this expansion will have on both.

8.5 Proposed admission arrangements

In assessing demand the decision-maker should consider all expected admission applications, not only those from the area of the LA in which the school is situated.

Before approving a proposal that is likely to affect admissions to the school the decision-maker should confirm that the admission arrangements of the school are compliant with the School Admissions Code. Although the decision-maker cannot modify proposed admission arrangements, the decision-maker should inform the proposer where arrangements seem unsatisfactory and the admission authority should be given the opportunity to revise them.

The Decision maker has received information confirming that the school is a foundation school and that as such the school's own published Admissions arrangements apply. The proposal will not lead to a change in the school admissions policy.

8.6 National Curriculum

All maintained schools must follow the National Curriculum unless they have secured an exemption for groups of pupils or the school community.

The Decision maker has been advised of the outcomes of Ofsted inspections of the school which confirm that they follow the National Curriculum.

8.7 Equal opportunity issues

The decision-maker must have regard to the Public Sector Equality Duty (PSED) of LAs/governing bodies, which requires them to have 'due regard' to the need to:

- ☐ eliminate discrimination;
- ☐ advance equality of opportunity; and
- ☐ foster good relations.

The decision-maker should consider whether there are any sex, race or disability discrimination issues that arise from the changes being proposed, for example that where there is a proposed change to single sex provision in an area, there is equal access to single sex provision for the other sex to meet parental demand. Similarly there should be a commitment to provide access to a range of opportunities which reflect the ethnic and cultural mix of the area, while ensuring that such opportunities are open to all.

The proposal has a positive impact on equal opportunity by helping to provide specialist school places for young people within close proximity to their homes.

8.8 Community cohesion

Schools have a key part to play in providing opportunities for young people from different backgrounds to learn with, from and about each other; by encouraging, through their teaching, an understanding of, and respect for, other cultures, faiths and communities. When considering a proposal, the decision-maker must consider its impact on community cohesion. This will need to be considered on a case-by-case basis, taking account of the community served by the school and the views of different sections within the community.

The Decision maker has received evidence of demand for specialist places in the borough. The provision of sufficient places in local schools will promote community cohesion.

8.9 Travel and accessibility

Decision-makers should satisfy themselves that accessibility planning has been properly taken into account and the proposed changes should not adversely impact on disadvantaged groups.

The decision-maker should bear in mind that a proposal should not unreasonably extend journey times or increase transport costs, or result in too many children being prevented from travelling sustainably due to unsuitable walking or cycling routes.

A proposal should also be considered on the basis of how it will support and contribute to the LA's duty to promote the use of sustainable travel and transport to school.

The Decision maker has received advice of the demand for specialist places in the borough. The increase in places will reduce the likelihood of extended journey times by enabling families to access places in a school within the borough.

8.10 Capital

The decision-maker should be satisfied that any land, premises or capital required to implement the proposal will be available and that all relevant local parties (e.g. trustees or religious authority) have given their agreement. A proposal cannot be approved conditionally upon funding being made available.

Where proposers are relying on the department as the source of capital funding, there can be no assumption that the approval of a proposal will trigger the release of capital funds from the department, unless the department has previously confirmed in writing that such resources will be available; nor can any allocation 'in principle' be increased. In such circumstances the proposal should be rejected, or consideration deferred until it is clear that the capital necessary to implement the proposal will be provided.

The Decision maker has been advised that the relevant land and premises are either within the local authority's gift (with regards to the wider site) or that the LA continues to work effectively with both the Watergate School Governing Body and Brent Knoll and Watergate Co-operative Trust, to be able to seek the relevant permission to develop their land. Further, that the capital costs of the

development will be met through the Basic Need Funding, SEND Capital Grant, relevant S106 contributions and Council Capital funds where necessary.

8.11 School premises and playing fields

Under the School Premises Regulations all schools are required to provide suitable outdoor space in order to enable physical education to be provided to pupils in accordance with the school curriculum; and for pupils to play outside safely. Guidelines setting out suggested areas for pitches and games courts are in place although the department has been clear that these are non-statutory.

The Decision maker has received advice that following the enlargement of the school there will still be sufficient space for physical education and play. The Decision maker is advised to note that, although Guidelines setting out suggested areas for pitches and games courts are in place, these are non-statutory.

- 8.12 The Mayor is recommended to agree the proposal to expand Watergate School from 108 places to 167 places with an implementation date of September 2019.

9. Financial Implications

Capital Financial Implications

- 9.1 This report recommends Watergate School be expanded from 108 places to 167 places. Any capital costs in delivering these changes would be primarily funded from the School Places capital programme, with recent feasibility work identifying a current shortfall of secured capital funding.
- 9.2 The School Places capital programme is forecast to have available resources of £17.7m in 2018/19, £1.0m in 2019/20 and £0.8m in 2020/21. This is made up of Basic Need Grant of £14.4m, S106 contributions of £2.8m and SEND provision capital funding of £2.3m.
- 9.3 It is expected that the completion of expansion works to Watergate and Greenvale SEND schools will require additional General Fund capital monies to be contributed in the region of £6m, in addition to the resources forecast in paragraph 9.2. The Council has limited General Fund capital resources, and therefore by making this contribution towards the School Places capital programme, there will inevitably be less resource available to deliver other schemes in the future that may help to deliver other corporate priorities.

Revenue Financial Implications

- 9.4 While the pupil numbers with SEND are expected to grow, the funding from central government is not expected to increase in line with this. Alongside the schools National Funding Formula a separate proposal was put forward by the DfE on how the High Needs funding contained within the DSG is allocated between Local Authorities. Special schools funding is met from this funding source. It is expected that Lewisham's funding will be protected in the first instance but we cannot be sure how long this protection will last and further details are awaited. The likely revenue consequences of this consultation is in excess of 10% of the high needs block. However not creating these school places will place demand on the same budget for more costly independent special school places. Financial and policy strategies are being worked on alongside the consultation to ensure that the high needs expenditure remains

with the resources available. Further proposals to contain expenditure will be agreed with the Schools Forum over the coming months and presented back to the Mayor.

- 9.5 There is no immediate impact on the General Fund. If in the future the High Needs Block overspent then this may fall on the General Fund. The Schools Forum have set up a sub-group to ensure that this does not happen.

10. Legal Implications

- 10.1 The Human Rights Act 1998 safeguards the rights of children in the Borough to educational provision, which the Council is empowered to provide in accordance with its duties under domestic legislation.
- 10.2 Section 14 of the Education Act 1996 obliges each local authority to ensure that there are sufficient primary and secondary school places available for its area i.e. the London Borough of Lewisham, although there is no requirement that those places should be exclusively in the area. The Authority is not itself obliged to provide all the schools required, but to secure that they are available.
- 10.3 In exercising its responsibilities under section 14 of the Education Act 1996 a local authority must do so with a view to securing diversity in the provision of schools and increasing opportunities for parental choice. Local authorities should have regard to amongst other factors the need for securing special educational provision is made for pupils who have special educational needs.
- 10.4 The Education and Inspections Act 2006 places requirements on authorities to make their significant strategic decisions concerning the number and variety of school places in their localities against two overriding criteria:
- to secure schools likely to maximise student potential and achievement;
 - to secure diversity and choice in the range of school places on offer.
- Section 19 of the Education and Inspections Act 2006 provides that where a local authority or the governing body of a maintained school proposes to make a prescribed alteration to a maintained school and it is permitted to make that alteration, it must publish proposals.
- 10.5 The School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 provide that proposed enlargements of special school premises which would increase the capacity of the school by more than 10% or 20 pupils (whichever is the lesser), or changes to the age limit of a school are prescribed alterations which means that statutory proposals have to be published, and there must be a period of four weeks for representations before a decision is made. This does not apply to temporary enlargements where it is anticipated that the enlargement will be in place for less than 3 years, or a rise in the number anticipated lasting only one year.
- 10.6 In considering any reorganisation of special educational provision, proposers need to demonstrate how the proposed alternative arrangements are likely to lead to improvements in the standard, quality and/or range of educational provision for pupils with special educational needs. Decision makers will need to make clear how they are satisfied that this special educational needs improvement test has been met.
- 10.7 Before making any decision regarding the expansion of a school, or other prescribed change, proposers must ensure that necessary funding required to

implement the proposal will be available. A proposal cannot be approved conditionally upon funding being made available. In considering this proposal the decision maker is required to have regard to the statutory guidance for decision makers. A copy of which is found at Appendix 4

Equalities Legislation

- 10.8 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.
- 10.9 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.
- 10.10 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 10.8 above.
- 10.11 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.
- 10.12 The Equality and Human Rights Commission has 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 guidance can be found at:
- www.equalityhumanrights.com/en/advice-and-guidance/equality-actcodes-practice
- www.equalityhumanrights.com/en/advice-and-guidance/equality-acttechnical-guidance
- 10.13 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

The essential guide to the public sector equality duty
Meeting the equality duty in policy and decision-making
Engagement and the equality duty: A guide for public authorities
Objectives and the equality duty. A guide for public authorities
Equality Information and the Equality Duty: A Guide for Public Authorities

- 10.14 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. Further information and resources are available at:

www.equalityhumanrights.com/en/advice-and-guidance/public-sectorequality-duty-guidance#h1

11. Crime and Disorder Implications

- 11.1 There are no crime and disorder implications.

12. Equalities Implications

- 12.1 This report supports the delivery of the Council's Equalities programme by ensuring that all children whose parents/carers require a place in a Lewisham school will be able to access one.
- 12.2 Additionally, the report supports the aspiration that fewer children and young people should need to access specialist provision out of borough and further away from their home and local community than is absolutely necessary.

13. Environmental Implications

- 13.1 Every effort will be made to enhance rather than detract from school environments in the solutions to providing additional school places.

14. Background documents

Appendix 1 – Watergate Representation responses

Appendix 2 – Copy of (corrected) Proposal to expand Watergate School

Appendix 3 – Copy of (corrected) Statutory Notice to expand Watergate School

Appendix 4 – Statutory Guidance for Decision Makers

Delivering additional school places for Children and Young People with Special Educational Needs and Disabilities M&C Report – 6.12.2017

<http://councilmeetings.lewisham.gov.uk/documents/s53926/Delivering%20additional%20school%20places%20for%20Children%20and%20Young%20People%20with%20Special%20Educational%20Needs%20and.pdf>

Delivering SEND Places M&C Report – 19.7.17

<http://councilmeetings.lewisham.gov.uk/documents/s51435/Delivering%20School%20Places%20SEND.pdf>

Place Planning Strategy 2017-2022 M&C Report – 22.3.17

<http://councilmeetings.lewisham.gov.uk/documents/s48786/School%20Place%20Planning%20Strategy%202017-2022.pdf>

If there are any queries on this report, please contact Matt Henaughan, SGM Strategic Service Planning and Business Change, matt.henaughan@lewisham.gov.uk

Appendix 1 – Watergate Representation responses

How would you best describe yourself?	Do you support the proposal to expand Watergate school from 108 pupils to 167 pupils?	What are the reasons for your views?
I am a local resident	No	More children means less care.
I am a local resident	Yes	It is an outstanding school. If more children need this type of school then it makes sense for it to expand. Children will not benefit from being taken out of borough
Interested party	Yes	We should try to provide these places in borough. Also ofsted rates this school as outstanding
I am a local resident	I Don't Know	I'm concerned about the traffic which is already bad when there will be more children Also does this relate to the proposed closure of the community centre next door? If we need the places though then if this is the best place to do it then I understand Please try not to make the traffic worse, and make sure there's parking on site so the staff and parents aren't blocking the road



(CORRECTED) PROPOSAL TO EXPAND WATERGATE SCHOOL

Further to a request from Lewisham Council to Watergate School Governing Body and discussions between Lewisham Council and Watergate School Governing Body with regard to the need for additional school places for children with Severe Learning Difficulties, and the subsequent completed initial public consultation;

That notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that the Governing Body of Watergate School proposes to expand the permanent capacity of Watergate School (Lushington Road, London SE6 3WG) from 108 pupils to 167 pupils to help meet the need for additional places as identified and requested by the Council. The anticipated implementation date of this prescribed alteration is September 2019.

Name, address and contact details of proposer:

Matt Henaughan, Lewisham Council, Laurence House, 1 Catford Road, London SE6 4RU, on behalf of the Watergate School Governing Body

Name, address and category of school:

Watergate School, Lushington Road, London SE6 3WG
This is a foundation special school.

Description of alteration:

The Watergate School Governing Body proposes that Watergate School's capacity should permanently increase from 108 to 167 pupils from September 2019, to help meet the need for additional places as identified by Lewisham Council

The proposal means that over time the school will cater for a cohort that has increased by 59 students.

To achieve this expansion, the Council will be building additional school facilities at the current address to realise the permanent increased capacity. It is anticipated that this will be completed by September 2019.

Evidence of demand:

The council conducted a SEND review in summer 2016. This review confirmed the growing SEND population within the Borough and highlighted four key areas around place planning which should be further explored regarding existing provision.

Specifically relevant to this proposal was the need to provide additional Severe Learning Difficulties (SLD) places, to cater for the increase in number of children and reduce the need to place out of Borough

Following this review, further analysis has been conducted by the Children with Complex Needs (CWCN) service to better understand what exactly the place requirement is, but also how best to meet it. In completing this analysis, the CWCN service have considered how the system currently works, what best practice looks like, where young people are currently being placed and how the rise in young people with SEND relates to population growth.

Specifically in relation to this proposal, the analysis identified the need for an additional 59 Primary SLD places.

The need for a number of these places already exists, as can be shown by existing demand to place young people with SLD needs in Watergate School which is currently full and in effect oversubscribed. As a result, the Council is having to commission places outside of the Borough, often in expensive, and distant, independent provision.

Objectives:

The objective of the proposal is to create additional capacity to accommodate the increase in demand for Primary SLD provision within the borough and reduce the need to commission out of borough placements, as placing young people in provision that is further afield does not benefit the young person in terms of social inclusion or a sense of community. There is often an extensive amount of travel time (often in isolation) which is disadvantageous also. The ability to cater for our young people and their families close to home will allow the wider range of support systems to function in the best interests of those young people and their families.

The proposal would build on the outstanding standards for teaching and learning already in place at the school and provide additional places without having any negative impact on other schools, academies and educational institutions in the area. The proposal would also have a positive impact on school finances allowing the school to take advantage of further economies of scale.

This proposal forms part of Lewisham Council's response to the statutory obligation to provide sufficient school places.

Implementation and any proposed stages for implementation:

The additional places proposed would enable the school to grow to admit up to 167 pupils in total. This will not occur on the date of first expansion, but will grow organically over a number of years. It is not possible to be more specific as each year group is a different size, dictated by need.

Effect on other educational institutions in the area:

It is not anticipated that the proposed expansion of Watergate School will have any impact on other educational facilities within the local area. The proposal has been made to accommodate the increase in pupil numbers that is being experienced within the Borough and to reduce the reliance on out of borough provision.

Project Costs:

The final design solution is subject to detailed design and development and therefore it is not yet possible to estimate the full cost of delivery. The project will be funded by a combination of Lewisham Council capital funding, Basic Need Grant funding and SEND Capital Grant funding received from the Department for Education (DfE), and any relevant Section 106 developer contributions.

Commenting on the proposal:

Within four weeks from the date of publication of this proposal (by 12 noon, 9 February 2018), any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018
Corrected: 7 February 2018



CORRECTIVE NOTICE PROPOSAL TO EXPAND WATERGATE SCHOOL

Please note the following corrections in regard to the Statutory Notice published on 12 January 2018 to expand Watergate School (a Foundation Special School)

Further to a request from Lewisham Council to Watergate School Governing Body and discussions between Lewisham Council and Watergate School Governing Body with regard to the need for additional school places for children with Severe Learning Difficulties, and the subsequent completed initial public consultation;

That notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that the Governing Body of Watergate School proposes to expand the permanent capacity of Watergate School (Lushington Road, London SE6 3WG) from 108 pupils to 167 pupils to help meet the need for additional places as identified and requested by the Council. The anticipated implementation date of this prescribed alteration is September 2019.

The full proposal has also been updated to reflect this correction, along with the correct status of the school (Foundation Special), copies of which can be obtained via the Lewisham website

www.lewisham.gov.uk/myservices/education/schools/Pages/School-statutory-notice.aspx or direct from Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Within four weeks from the date of publication of the initial proposal, any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan at the address or email above.

The closing date for responses is 12 noon, 9 February 2018.

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018

Corrective notice published: 7 February 2018

Agenda Item 10

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☐

X

Date of Meeting	28 th February 2018	
Title of Report	Decision to expand Greenvale School	
Originator of Report	Matt Henaughan	Ext. 48034

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications	√	
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed:

Executive Member

Date: 19th February 2018

Signed:

Director/Head of Service

Date 20th February 2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Decision to expand Greenvale School		
Key Decision	Yes	Item No.	
Ward	Whole Borough		
Contributors	Executive Director for Children and Young People		
Class	Part 1	Date:	28 February 2018

1. Summary

- 1.1 This report follows on from the Mayor and Cabinet report of 6 December 2017 which reported back on the initial consultation on the proposal to expand Greenvale School, and sought permission to move to the next stage.
- 1.2 This report provides the results of that period of statutory representation and seeks a decision from the Mayor (as LA Statutory Decision Maker) to expand Greenvale School.

2. Purpose

- 2.1 The report feeds back on the representation period (public consultation) and seeks a decision from the Mayor regarding the proposal to expand Greenvale School from 117 places to 210 places with an implementation date of September 2019.

3. Recommendations

- 3.1 The Mayor is recommended:

to note the results of the period of representation on the proposal to expand Greenvale School.
- 3.2 to agree that Greenvale School be expanded by 93 places (from 117 to 210) through the provision of an annexe on Mayow Road, SE23 2XH, with an implementation date of September 2019.

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
 - **Ambitious and achieving** – where people are inspired and supported to fulfil their potential.

The proposed recommendations are also in line with the Council's corporate priorities:

- ***Young people's achievement and involvement*** – raising educational attainment and improving facilities for young people through partnership working.
 - ***Protection of children*** – better safeguarding and joined up services for children at risk
 - ***Inspiring efficiency effectiveness and equity*** – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community
- 4.2 The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 4.3 In aiming to improve on the provision of facilities for education in Lewisham which are appropriate for the 21st century, the implementation of a successful school places strategy will contribute to the delivery of the corporate priority *Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working.*
- 4.4 It supports the delivery of Lewisham's *Children & Young People's Plan (CYPP)*, which sets out the Council's vision for improving outcomes for all children and young people, and in so doing reducing the achievement gap between our most disadvantaged pupils and their peers. It also articulates the objective of improving outcomes for children with identified SEN and disabilities by ensuring that their needs are met.

Place Planning Strategy 2017-22

- 4.5 A recommendation in the 2016 Lewisham Education Commission Report was for the Council to develop a new 5 year Place Planning Strategy that succeeded the Primary Strategy for Change. Officers reviewed what had gone on before and what needs to be achieved in the future, and the draft strategy went through a public consultation process. The strategy was approved by Mayor and Cabinet on 22 March 2017.
- 4.6 Within the new strategy the council committed to constantly review its forecasting to ensure that the necessary supply of educational places was as accurate as possible, as both undersupply and oversupply can have knock on effects on school standards and finances (both the schools and the councils).
- 4.7 The strategy highlighted the need to re-assess SEND place planning, and identified that this should be an immediate action within year 1 of the new strategy.

School Organisation Requirements

- 4.8 Proposals to either establish additional provision on a permanent basis, and/or to extend the age range of a school, must comply with the provisions set out in *The Education and Inspections Act 2006 (EIA 2006)* and *The School Organisation (Prescribed Alterations to Maintained Schools)(England) Regulations 2013*. These set out the statutory process for making changes to a school, and statutory guidance on making changes to a maintained school indicates 4 stages to making a prescribed alteration to a maintained school. These are:
- 1) Publication of a Statutory Notice
 - 2) Representation period

- 3) Decision making
- 4) Implementation

- 4.9 However, it is seen as good practice to have a period of more informal consultation before publishing a statutory notice, to enable officers to have a proper conversation with the local community regarding possible changes and to enable the Mayor to have a fuller understanding of local opinion prior to entering into the formal statutory process.

5. Background

- 5.1 The council conducted a SEND review in summer 2016. This review confirmed the growing SEND population within the Borough and highlighted four key areas around place planning which should be further explored regarding existing provision;
- An Autistic Spectrum Disorder (ASD) review, both regarding the high instance rate, and also how young people with ASD needs are catered for across the whole Mainstream and Specialist provision
 - Additional Severe Learning Difficulties (SLD) places, to cater for the increased in number of children and reduce the need to place out of Borough
 - A widened Social, Emotional and Mental Health (SEMH) provision, to address the lack of provision in KS4
 - Moving the Primary PRU out of the current New Woodlands SEMH setting, to ensure that both cohorts are accommodated in suitable environments fit for their requisite needs
- 5.2 Following this review, further analysis has been conducted by the Children with Complex Needs (CWCN) service to better understand what exactly the place requirement is, but also how best to meet it. In completing this analysis, the CWCN service have considered how the system currently works, what best practice looks like, where young people are currently being placed and how the rise in young people with SEND relates to population growth.
- 5.3 From this analysis the following place needs have been identified;
- An additional 59 Primary SLD places
 - An additional 93 Secondary SLD places
 - A need to provide KS4 SEMH provision
- 5.4 The need for a number of these places already exists, as can be shown by existing demand to place young people with SLD needs in the two existing Lewisham SLD schools which are full and in effect oversubscribed. As a result, the Council is having to commission places outside of the Borough, often in expensive independent provision. This is also happening for young people with SEMH needs for those in KS4 as there is currently no existing in-borough provision.
- 5.5 An initial desktop exercise has found that the additional costs incurred by the council to procure out of borough provision for those young people with SLD needs (that could be accommodated within our two schools were they larger) is £23k/pupil/year. The exercise has also found that the additional costs to procure out of borough provision for those young people with SEMH needs is £40k/pupil/year. This is a cost that the council cannot afford to continue to resource from the High Needs Block and will result in substantial year on year overspends if not tackled as a matter of urgency.

- 5.6 Additionally, it should be noted that placing young people in provision that is further afield does not benefit the young person in terms of social inclusion, a sense of community. There is often extensive amount of travel time (often in isolation) which is disadvantageous also. The ability to cater for our young people and their families close to home will allow the wider range of support systems to function in the best interests of those young people and their families.
- 5.7 Regarding the opportunities to provide this additional provision, officers have considered the opportunities to extend Watergate School (Primary SLD), Greenvale School (Secondary SLD) and New Woodlands School (SEMH), and have been engaging with the schools and their governing bodies about this. The Governing Bodies of all three schools are supportive of the councils ambitions.
- 5.8 Officers have conducted feasibility studies of the available educational sites and these show that the extra provision can be provided alongside a rationalisation of the educational estate. Specifically; Watergate School can be extended within a wider site redevelopment scheme; Greenvale School can be extended via an annexe on the old Brent knoll School site; and New Woodlands can accommodate KS4 pupils within its existing site.
- 5.9 Whilst there is capital funding available from Basic Need, S106 and the new SEND Capital Grant, it is unlikely that this will cover the full cost of creating additional places. However, given the increasing revenue pressure associated with commissioning yet more out of borough placements (at high costs) officers believe that providing more in-borough places makes financial sense long-term.

6. Initial Consultation Results

- 6.1 The initial consultation regarding the proposal to expand Greenvale School was held over a six week period from 8 September 2017 through to 20 October 2017. Local residents in the neighbouring streets as well as parents and staff from the schools all received letters alerting them to the consultation, inviting them to comment.
- 6.2 A public meeting was held during October at which interested parties had the opportunity to hear more about the proposals from Governors, Head Teacher and Lewisham officers
- 6.3 By the end of the consultation period we had received 10 responses;
- 6.4 Of the 10 responses received, 6 were in support of the expansion, 1 was unsure, 2 were against and 1 was a duplicate submission
- 6.5 Of those in support of the expansion, respondents made the following comments;
- The school has the expertise and knowledge
 - The school is outstanding and young people should have the opportunity to attend
 - The current site is not large enough to take any more pupils
 - A split site with more specific accommodation would be helpful to meet the needs of the pupils, which has grown in its complexity over the years.

- 6.6 Of those against the expansion, respondents made the following comments;
- There are already too many buses and cars picking up and dropping off, the road can't take more
- 6.7 Officers believe that the overwhelming response has been in support of expanding the provision provided by Greenvale School. The main cause for concern highlighted by the consultation relates to traffic and parking issues on Waters Road, which would only get worse. However, due to the constrained nature of the present site, the feasibility work carried out has identified that an annexe at the old Brent Knoll School site on Mayow Road is the best option – as a result the traffic and parking issues on Waters Road should not worsen and may improve. Officers note however that these issues need to be addressed regarding the proposed annexe as well. As such officers recommended that the Mayor agree to move forward to the next stage of statutory consultation, which he agreed to on 6 December 2017.
- 6.8 Officers were tasked with completing the Publication and Representation phases and report back to Mayor and Cabinet for final decision.

7. Publication and Representation

- 7.1 The statutory notice and proposal for the expansion of Greenvale School were published on 12 January 2018, with the representation period running for 4 weeks until 9 February 2018.
- 7.2 During that period 5 responses were received (4 through the consultation portal and one via email). 2 were in support, 1 was not sure, and 2 were against.
- 7.3 Those responses that were in support highlighted that top quality, well considered PE facilities must not be forgotten, and that it made sense to use an additional site as the current site is at its limits.
- 7.4 The responder that was not sure highlighted that they were concerned that the school may lose its community feel, and that any changes needed to be well considered so that the needs of the children would still be met. Additionally they highlighted that the current site couldn't afford to lose any more outdoor space.
- 7.5 Those responses that were against voiced a concern that more children would lead to less care and less personalisation. Also highlighted was the likely impact on parking and anti-social behaviour in the area.
- 7.6 In response, officers wish to highlight that the proposed use of the additional site is the only way in which to provide the requisite facilities due to the constrained nature of the existing Waters Road site. Additionally, an increase in pupil numbers would mean an increase in staff to help meet their needs, and that rather than students receiving less care, you would have more students receiving the outstanding education that Greenvale provides, and a larger cohort would allow better streaming of students. With regards to PE facilities, the additional site would need to cater for the students there and would meet government guidelines, and flexible design will be used to make best use of the space available. Regarding the parking issues, traffic and travel is an important part of the planning process and any design solution will have to show how these local issues will be managed/mitigated.

- 7.7 As such, given the broadly positive responses along with the qualification highlighted in 7.6, officers recommend that the expansion of Greenvale School be agreed, and implemented with a date of September 2019.

8. Factors relevant to a making a decision on school organisation proposals

When making a decision on a school organisation proposal the Decision Maker must consider the following factors:

8.1 Consideration of consultation and representation period

The decision-maker will need to be satisfied that the appropriate consultation and/or representation period has been carried out and that the proposer has had regard to the responses received. If the proposer has failed to meet the statutory requirements, a proposal may be deemed invalid and therefore should be rejected. The decision-maker must consider all the views submitted, including all support for, objections to and comments on the proposal.

The consultation has been undertaken in accordance with the statutory requirements. Stakeholders have been involved in the development of the proposals. The notices have been published as required (please see Appendix 2& 3). Views submitted, including all support for, objections to and comments on the proposals have been reported to the decision maker.

8.2 Education standards and diversity of provision

Decision-makers should consider the quality and diversity of schools in the relevant area and whether the proposal will meet or affect the aspirations of parents, raise local standards and narrow attainment gaps.

The decision maker has received information on the relevant schools in the borough, and how this proposal can make a positive impact

The decision-maker should also take into account the extent to which the proposal is consistent with the government's policy on academies as set out on the department's website.

The government's policy on academies does not apply to these proposals.

8.3 Demand

In assessing the demand for new school places the decision-maker should consider the evidence presented for any projected increase in pupil population (such as planned housing developments) and any new provision opening in the area (including free schools).

The Decision maker has received information on the projected demand for places which demonstrates that there is a sustained demand for places

The decision-maker should take into account the quality and popularity of the schools in which spare capacity exists and evidence of parents' aspirations for a new school or for places in a school proposed for expansion. The existence of surplus capacity in neighbouring less popular schools should not in itself prevent the addition of new places.

The Decision maker has received information on demand for places which demonstrates that there is insufficient spare capacity in existing schools

Reducing surplus places is not a priority (unless running at very high levels). For parental choice to work effectively there may be some surplus capacity in the system as a whole. Competition from additional schools and places in the system will lead to pressure on existing schools to improve standards.

The proposals do not cover the removal of surplus places

8.4 **School size**

Decision-makers should not make blanket assumptions that schools should be of a certain size to be good schools, although the viability and cost-effectiveness of a proposal is an important factor for consideration. The decision-maker should also consider the impact on the LA's budget of the need to provide additional funding to a small school to compensate for its size.

The decision maker has received advice about the financial impact on the school and on the LA budget, and the positive impact that this expansion will have on both.

8.5 **Proposed admission arrangements**

In assessing demand the decision-maker should consider all expected admission applications, not only those from the area of the LA in which the school is situated.

Before approving a proposal that is likely to affect admissions to the school the decision-maker should confirm that the admission arrangements of the school are compliant with the School Admissions Code. Although the decision-maker cannot modify proposed admission arrangements, the decision-maker should inform the proposer where arrangements seem unsatisfactory and the admission authority should be given the opportunity to revise them.

The Decision maker has received information confirming that the school is a community school and that as such the LA's published Admissions arrangements apply. The proposal will not lead to a change in the school admissions policy

8.6 **National Curriculum**

All maintained schools must follow the National Curriculum unless they have secured an exemption for groups of pupils or the school community.

The Decision maker has been advised of the outcomes of Ofsted inspections of the school which confirm that they follows the National Curriculum.

8.7 **Equal opportunity issues**

The decision-maker must have regard to the Public Sector Equality Duty (PSED) of LAs/governing bodies, which requires them to have 'due regard' to the need to:

- ☐ eliminate discrimination;
- ☐ advance equality of opportunity; and
- ☐ foster good relations.

The decision-maker should consider whether there are any sex, race or disability discrimination issues that arise from the changes being proposed, for example that where there is a proposed change to single sex provision in an

area, there is equal access to single sex provision for the other sex to meet parental demand. Similarly there should be a commitment to provide access to a range of opportunities which reflect the ethnic and cultural mix of the area, while ensuring that such opportunities are open to all.

The proposal has a positive impact on equal opportunity by helping to provide specialist school places for young people within close proximity to their homes.

8.8 Community cohesion

Schools have a key part to play in providing opportunities for young people from different backgrounds to learn with, from and about each other; by encouraging, through their teaching, an understanding of, and respect for, other cultures, faiths and communities. When considering a proposal, the decision-maker must consider its impact on community cohesion. This will need to be considered on a case-by-case basis, taking account of the community served by the school and the views of different sections within the community.

The Decision maker has received evidence of demand for specialist places in the borough. The provision of sufficient places in local schools will promote community cohesion.

8.9 Travel and accessibility

Decision-makers should satisfy themselves that accessibility planning has been properly taken into account and the proposed changes should not adversely impact on disadvantaged groups.

The decision-maker should bear in mind that a proposal should not unreasonably extend journey times or increase transport costs, or result in too many children being prevented from travelling sustainably due to unsuitable walking or cycling routes.

A proposal should also be considered on the basis of how it will support and contribute to the LA's duty to promote the use of sustainable travel and transport to school.

The Decision maker has received advice of the demand for specialist places in the borough. The increase in places will reduce the likelihood of extended journey times by enabling families to access places in a school within the borough.

8.10 Capital

The decision-maker should be satisfied that any land, premises or capital required to implement the proposal will be available and that all relevant local parties (e.g. trustees or religious authority) have given their agreement. A proposal cannot be approved conditionally upon funding being made available.

Where proposers are relying on the department as the source of capital funding, there can be no assumption that the approval of a proposal will trigger the release of capital funds from the department, unless the department has previously confirmed in writing that such resources will be available; nor can any allocation 'in principle' be increased. In such circumstances the proposal should be rejected, or consideration deferred until it is clear that the capital necessary to implement the proposal will be provided.

The Decision maker has been advised that the relevant land and premises are within the local authority's gift and that the capital costs of the development will be met through the Basic Need Funding, SEND Capital Grant, relevant S106 contributions and Council Capital funds where necessary.

8.11 School premises and playing fields

Under the School Premises Regulations all schools are required to provide suitable outdoor space in order to enable physical education to be provided to pupils in accordance with the school curriculum; and for pupils to play outside safely. Guidelines setting out suggested areas for pitches and games courts are in place although the department has been clear that these are non-statutory.

The Decision maker has received advice that the enlargement of the school through the use of the additional site, will ensure that there remains sufficient space for physical education and play. The Decision maker is advised to note that, although Guidelines setting out suggested areas for pitches and games courts are in place, these are non-statutory.

- 8.12 The Mayor is recommended to agree the proposal to expand Greenvale School from 117 places to 210 places with an implementation date of September 2019.

9. Financial Implications

Capital Financial Implications

- 9.1 This report recommends Greenvale School be expanded from 117 places to 210 places. Any capital costs in delivering these changes would be primarily funded from the School Places capital programme, with recent feasibility work identifying a current shortfall of secured capital funding.
- 9.2 The School Places capital programme is forecast to have available resources of £17.7m in 2018/19, £1.0m in 2019/20 and £0.8m in 2020/21. This is made up of Basic Need Grant of £14.4m, S106 contributions of £2.8m and SEND provision capital funding of £2.3m.
- 9.3 It is expected that the completion of expansion works to Watergate and Greenvale SEND schools will require additional General Fund capital monies to be contributed in the region of £6m, in addition to the resources forecast in paragraph 9.2. The Council has limited General Fund capital resources, and therefore by making this contribution towards the School Places capital programme, there will inevitably be less resource available to deliver other schemes in the future that may help to deliver other corporate priorities.

Revenue Financial Implications

- 9.4 While the pupil numbers with SEND are expected to grow, the funding from central government is not expected to increase in line with this. Alongside the schools National Funding Formula a separate proposal was put forward by the DfE on how the High Needs funding contained within the DSG is allocated between Local Authorities. Special schools funding is met from this funding source. It is expected that Lewisham's funding will be protected in the first instance but we cannot be sure how long this protection will last and further details are awaited. The likely revenue consequences of this consultation is in excess of 10% of the high needs block. However not creating these school places will place demand on the same budget for more costly independent

special school places. Financial and policy strategies are being worked on alongside the consultation to ensure that the high needs expenditure remains with the resources available. Further proposals to contain expenditure will be agreed with the Schools Forum over the coming months and presented back to the Mayor.

- 9.5 There is no immediate impact on the General Fund. If in the future the High Needs Block overspent then this may fall on the General Fund. The Schools Forum have set up a sub-group to ensure that this does not happen.

10. Legal Implications

- 10.1 The Human Rights Act 1998 safeguards the rights of children in the Borough to educational provision, which the Council is empowered to provide in accordance with its duties under domestic legislation.
- 10.2 Section 14 of the Education Act 1996 obliges each local authority to ensure that there are sufficient primary and secondary school places available for its area i.e. the London Borough of Lewisham, although there is no requirement that those places should be exclusively in the area. The Authority is not itself obliged to provide all the schools required, but to secure that they are available.
- 10.3 In exercising its responsibilities under section 14 of the Education Act 1996 a local authority must do so with a view to securing diversity in the provision of schools and increasing opportunities for parental choice. Local authorities should have regard to amongst other factors the need for securing special educational provision is made for pupils who have special educational needs.
- 10.4 The Education and Inspections Act 2006 places requirements on Authorities to make their significant strategic decisions concerning the number and variety of school places in their localities against two overriding criteria:
- to secure schools likely to maximise student potential and achievement;
 - to secure diversity and choice in the range of school places on offer.
- Section 19 of the Education and Inspections Act 2006 provides that where a local authority or the governing body of a maintained school proposes to make a prescribed alteration to a maintained school and it is permitted to make that alteration, it must publish proposals.
- 10.5 The School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 provide that proposed enlargements of special school premises which would increase the capacity of the school by more than 10% or 20 pupils (whichever is the lesser), or changes to the age limit of a school are prescribed alterations which means that statutory proposals have to be published, and there must be a period of four weeks for representations before a decision is made. This does not apply to temporary enlargements where it is anticipated that the enlargement will be in place for less than 3 years, or a rise in the number anticipated lasting only one year.
- 10.6 In considering any reorganisation of special educational provision, proposers need to demonstrate how the proposed alternative arrangements are likely to lead to improvements in the standard, quality and/or range of educational provision for pupils with special educational needs. Decision makers will need to make clear how they are satisfied that this special educational needs improvement test has been met.

- 10.7 Before making any decision regarding the expansion of a school, or other prescribed change, proposers must ensure that necessary funding required to implement the proposal will be available. A proposal cannot be approved conditionally upon funding being made available. In considering this proposed expansion the decision maker is required to have regard to the statutory guidance for decision makers. A copy of which is found at Appendix 4

Equalities Legislation

- 10.8 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.
- 10.9 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.
- 10.10 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 10.8 above.
- 10.11 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.
- 10.12 The Equality and Human Rights Commission has 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 guidance can be found at:

www.equalityhumanrights.com/en/advice-and-guidance/equality-actcodes-practice

www.equalityhumanrights.com/en/advice-and-guidance/equality-acttechnical-guidance

- 10.13 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
The essential guide to the public sector equality duty
Meeting the equality duty in policy and decision-making
Engagement and the equality duty: A guide for public authorities
Objectives and the equality duty. A guide for public authorities
Equality Information and the Equality Duty: A Guide for Public Authorities
- 10.14 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. Further information and resources are available at:

www.equalityhumanrights.com/en/advice-and-guidance/public-sectorequality-duty-guidance#h1

11. Crime and Disorder Implications

- 11.1 There are no crime and disorder implications.

12. Equalities Implications

- 12.1 This report supports the delivery of the Council's Equalities programme by ensuring that all children whose parents/carers require a place in a Lewisham school will be able to access one.
- 12.2 Additionally, the report supports the aspiration that fewer children and young people should need to access specialist provision out of borough and further away from their home and local community than is absolutely necessary.

13. Environmental Implications

- 13.1 Every effort will be made to enhance rather than detract from school environments in the solutions to providing additional school places.

14. Background documents

Appendix 1 – Greenvale Representation responses

Appendix 2 – Copy of Proposal to expand Greenvale School

Appendix 3 – Copy of Statutory Notice to expand Greenvale School

Appendix 4 – Statutory Guidance for Decisions Makers

Delivering additional school places for Children and Young People with Special Educational Needs and Disabilities M&C Report – 6.12.2017
<http://councilmeetings.lewisham.gov.uk/documents/s53926/Delivering%20additional%20school%20places%20for%20Children%20and%20Young%20People%20with%20Special%20Educational%20Needs%20and.pdf>
Delivering SEND Places M&C Report – 19.7.17
<http://councilmeetings.lewisham.gov.uk/documents/s51435/Delivering%20School%20Places%20SEND.pdf>

Place Planning Strategy 2017-2022 M&C Report – 22.3.17

<http://councilmeetings.lewisham.gov.uk/documents/s48786/School%20Place%20Planning%20Strategy%202017-2022.pdf>

If there are any queries on this report, please contact Matt Henaughan, SGM Strategic Service Planning and Business Change, matt.henaughan@lewisham.gov.uk

Appendix 1 – Greenvale Representation responses

How would you best describe yourself?	Do you support the proposal to expand Greenvale school from 117 pupils to 210 pupils?	What are the reasons for your views?
I am a local resident	I Don't Know	I have worked at the school and this kind it's an amazing school expanding this much would worry me that they could lose the community feel and it would require careful planning to ensure the needs of all the children continue to met. The needs of the children are so wide and varied staff already stretched to ensure they are meeting the childrens needs. Also it's a small site they can't lose any more outdoor space for buildings.
I am a school staff member	Yes	Yes.....in whatever planning and design of the new building I strongly urge the architects to include the following PLEASE...promised these on the Waters Road site but never quite came to fruition or got it right! 1) Sports hall which IS NOT USED for assemblies, school dinners or anything but PE! This would enable lunchtime and break PE clubs to continue and promote a healthy lifestyle. The height of the hall to enable trampolining would be beneficial. Also to include a small sunken rebound area in a side room. Suitable storage areas off this area would be essential. 2) Changing rooms off the sports hall 3) A fully fitted fitness suite that is there and ready to use when moving in. We just couldn't raise the Â£30K to fit out the last one. Look at HUR equipment. 4) An outside ball court - again not part of playground space but in addition to outside area. The ball court will accommodate a football pitch and basketball pitch inside a "caged area". 5) A laundry that includes a heavy duty sluice and separate sinks as well as laundry facilities of industrial washing machine and dryer. I appreciate that these may seem incidental at such an early stage of discussion but if these things are talked about from the start planners will understand more fully what is needed. I'm passionate that this time the students are given the best PE facilities from a new build! If this isn't the right forum to discuss these issues please direct me to someone who would please MATT.

I am a parent/carers	No	My child attends Greenvale school at present , The school is over stretched, due to the complex needs of most children. Having a smaller group of children means that they will be better looked after and catered for. As most of these children have complex needs it is vital that staff know the individual child's wants and needs: in order to care for them and further develop their education. In contrast having a larger school would mean that children would be at risk due to higher pressures of more children, The staff would find it hard to know the child's wants needs when there is so many, which could pose a safety risk and impede their learning. More children means less care for my child and a non personal development for the individual child.
Lewisham resident	Yes	This makes sense, and good to see additional site being used as current site at limits
Local resident	No	I live in De Frene rd opposite the new Brent Knoll school when this school was being built we were told that it would not interfere with our rd as there was parking for the coaches what we got was coaches sitting across our drives private pickup cars all down our rd then the teachers cars plus parents parking across our drives picking up their children staff coming over into our rd having a cigarette then throwing their dog ends on to the pavement this has been a nightmare for us when I made a complaint to Lewisham council all they told me to do if people park across our drive to phone the police I think the police have more important things to do then to police our drives what about the added pollution in our area Adamsrill school in the next rd has almost doubled its school adding more cars to the area & you want to put more vehicles at the other end of our rd causing more pollution I do not think this is fair to the residents of Sydenham we have too much traffic in our area & too much fumes I object to this school being reopened



PROPOSAL TO EXPAND GREENVALE SCHOOL

Notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that Lewisham Council intends to expand the permanent capacity of Greenvale School from 117 places to 210 places with effect from September 2019.

Name, address and contact details of proposer:

Lewisham Council, Laurence House, 1 Catford Road, London SE6 4RU

Name, address and category of school:

Greenvale School, Waters Road, London SE6 1UF
This is a community special school.

Description of alteration:

The Council proposes that Greenvale School's capacity should permanently increase from 117 to 210 pupils from September 2019.

The proposal means that over time the school will cater for a cohort that has increased by 93 students.

To achieve this expansion, the Council will be utilising an additional site due to the site constraints at Waters Road. The additional site (the old Brent Knoll School site, Mayow Road, London SE23 2XH) is an unoccupied educational site that will be redeveloped to provide a suitable environment for the more able students within the school, with those with more complex needs remaining on the existing site which has additional facilities (hydrotherapy pool etc). This approach ensures that pupil movement will be kept to a minimum.

Construction work at the Mayor Road site will be necessary to realise the permanent increased capacity. It is anticipated that this will be completed by September 2019.

Evidence of demand:

The council conducted a SEND review in summer 2016. This review confirmed the growing SEND population within the Borough and highlighted four key areas around place planning which should be further explored regarding existing provision.

Specifically relevant to this proposal was the need to provide additional Severe Learning Difficulties (SLD) places, to cater for the increase in number of children and reduce the need to place out of Borough.

Following this review, further analysis has been conducted by the Children with Complex Needs (CWCN) service to better understand what exactly the place requirement is, but also how best to meet it. In completing this analysis, the CWCN service have considered how the system currently works, what best practice looks like, where young people are currently being placed and how the rise in young people with SEND relates to population growth.

Specifically in relation to this proposal, the analysis identified the need for an additional 93 Secondary SLD places.

The need for a number of these places already exists, as can be shown by existing demand to place young people with SLD needs in Greenvale School which is currently full and in effect oversubscribed. As a result, the Council is having to commission places outside of the Borough, often in expensive, and distant, independent provision.

Objectives:

The objective of the proposal is to create additional capacity to accommodate the increase in demand for Secondary SLD provision within the borough and reduce the need to commission out of borough placements, as placing young people in provision that is further afield does not benefit the young person in terms of social inclusion or a sense of community. There is often an extensive amount of travel time (often in isolation) which is disadvantageous also. The ability to cater for our young people and their families close to home will allow the wider range of support systems to function in the best interests of those young people and their families.

The proposal would build on the outstanding standards for teaching and learning already in place at the school and provide additional places without having any negative impact on other schools, academies and educational institutions in the area. The proposal would also have a positive impact on travel distance/time for some students.

This proposal forms part of Lewisham Council's response to the statutory obligation to provide sufficient school places.

Implementation and any proposed stages for implementation:

The additional places proposed would enable the school to grow to admit up to 210 pupils in total. This will not occur on the date of first expansion, but will grow organically over a number of years. It is not possible to be more specific as each year group is a different size, dictated by need.

Effect on other educational institutions in the area:

It is not anticipated that the proposed expansion of Greenvale School will have any impact on other educational facilities within the local area. The proposal has been made to accommodate the increase in pupil numbers that is being experienced within the Borough and to reduce the reliance on out of borough provision.

Project Costs:

The final design solution is subject to detailed design and development and therefore it is not yet possible to estimate the full cost of delivery. The project will be funded by a combination of Lewisham Council capital funding, Basic Need Grant funding and SEND Capital Grant funding received from the Department for Education (DfE), and any relevant Section 106 developer contributions.

Commenting on the proposal:

Within four weeks from the date of publication of this proposal (by 12 noon, 9 February 2018), any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018



PROPOSAL TO EXPAND GREENVALE SCHOOL

Notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that Lewisham Council intends to expand the permanent capacity of Greenvale School (Waters Road, London SE6 1UQ) from 117 pupils to 210 pupils, utilising the site of the old Brent Knoll School, Mayow Road, London SE23 2XH. The anticipated implementation date of this prescribed alteration is September 2019.

This Notice is an extract from the complete proposal, copies of which can be obtained via the Lewisham website

www.lewisham.gov.uk/myservices/education/schools/Pages/School-statutory-notice.aspx or direct from Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Within four weeks from the date of publication of this proposal, any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan at the address or email above.

The closing date for responses is 12 noon, 9 February 2018.

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018

Chief Officer Confirmation of Report Submission		
Cabinet Member Confirmation of Briefing		
Report for:	Mayor	<input type="checkbox"/>
	Mayor and Cabinet	<input checked="" type="checkbox"/>
	Mayor and Cabinet (Contracts)	<input type="checkbox"/>
	Executive Director	<input type="checkbox"/>
Information	<input type="checkbox"/> Part 1	<input checked="" type="checkbox"/> Part 2
	Key Decision	<input type="checkbox"/>

Date of Meeting	28 th February 2018	
Title of Report	Decision to change the age range of New Woodlands school	
Originator of Report	Matt Henaughan	Ext. 48034

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

Category	Yes	No
Financial Comments from Exec Director for Resources	√	
Legal Comments from the Head of Law	√	
Crime & Disorder Implications		
Environmental Implications	√	
Equality Implications/Impact Assessment (as appropriate)	√	
Confirmed Adherence to Budget & Policy Framework		
Risk Assessment Comments (as appropriate)		
Reason for Urgency (as appropriate)		

Signed: 
 Executive Member
 Date: 19th February 2018

Signed: 
 Director/Head of Service
 Date 20th February 2018

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

MAYOR AND CABINET			
Report Title	Decision to change the age range of New Woodlands School		
Key Decision	Yes	Item No.	
Ward	Whole Borough		
Contributors	Executive Director for Children and Young People		
Class	Part 1	Date:	28 February 2018

1. Summary

- 1.1 This report follows on from the Mayor and Cabinet report of 6 December 2017 which reported back on the initial consultation on the proposal to change the age range of New Woodlands School, and requested permission to move to the next stage.
- 1.2 This report provides the results of that period of statutory representation and seeks a decision from the Mayor (as LA Statutory Decision Maker) to change the age range of New Woodlands School.

2. Purpose

- 2.1 The report feeds back on the representation period and seeks a decision from the Mayor regarding the proposal to change the age range of New Woodlands School from Key Stage 1-3 to Key Stage 1-4 with an implementation date of September 2018.

3. Recommendations

- 3.1 The Mayor is recommended;
- 3.2 to note the results of the period of representation on the proposal to change the age range of New Woodlands School.
- 3.3 to agree that New Woodlands School change its age range to include Key Stage 4 with an implementation date of September 2018.

3 Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
 - **Ambitious and achieving** – where people are inspired and supported to fulfil their potential.

The proposed recommendations are also in line with the Council's corporate priorities:

- ***Young people's achievement and involvement*** – raising educational attainment and improving facilities for young people through partnership working.
 - ***Protection of children*** – better safeguarding and joined up services for children at risk
 - ***Inspiring efficiency effectiveness and equity*** – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community
- 4.2 The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 4.3 In aiming to improve on the provision of facilities for education in Lewisham which are appropriate for the 21st century, the implementation of a successful school places strategy will contribute to the delivery of the corporate priority *Young people's achievement and involvement: raising educational attainment and improving facilities for young people through partnership working.*
- 4.4 It supports the delivery of Lewisham's *Children & Young People's Plan (CYPP)*, which sets out the Council's vision for improving outcomes for all children and young people, and in so doing reducing the achievement gap between our most disadvantaged pupils and their peers. It also articulates the objective of improving outcomes for children with identified SEN and disabilities by ensuring that their needs are met.

Place Planning Strategy 2017-22

- 4.5 A recommendation in the 2016 Lewisham Education Commission Report was for the Council to develop a new 5 year Place Planning Strategy that succeeded the Primary Strategy for Change. Officers reviewed what had gone on before and what needs to be achieved in the future, and the draft strategy went through a public consultation process. The strategy was approved by Mayor and Cabinet on 22 March 2017.
- 4.6 Within the new strategy the council committed to constantly review its forecasting to ensure that the necessary supply of educational places was as accurate as possible, as both undersupply and oversupply can have knock on effects on school standards and finances (both the schools and the councils).
- 4.7 The strategy highlighted the need to re-assess SEND place planning, and identified that this should be an immediate action within year 1 of the new strategy.

School Organisation Requirements

- 4.8 Proposals to either establish additional provision on a permanent basis, and/or to extend the age range of a school, must comply with the provisions set out in *The Education and Inspections Act 2006 (EIA 2006)* and *The School Organisation (Prescribed Alterations to Maintained Schools)(England) Regulations 2013*. These set out the statutory process for making changes to a school, and statutory guidance on making changes to a maintained school indicates 4 stages to making a prescribed alteration to a maintained school. These are:
- 1) Publication of a Statutory Notice
 - 2) Representation period

- 3) Decision making
- 4) Implementation

- 4.9 However, it is seen as good practice to have a period of more informal consultation before publishing a statutory notice, to enable officers to have a proper conversation with the local community regarding possible changes and to enable the Mayor to have a fuller understanding of local opinion prior to entering into the formal statutory process.

5. Background

- 5.1 The council conducted a SEND review in summer 2016. This review confirmed the growing SEND population within the Borough and highlighted four key areas around place planning which should be further explored regarding existing provision;
- An Autistic Spectrum Disorder (ASD) review, both regarding the high instance rate, and also how young people with ASD needs are catered for across the whole Mainstream and Specialist provision
 - Additional Severe Learning Difficulties (SLD) places, to cater for the increased in number of children and reduce the need to place out of Borough
 - A widened Social, Emotional and Mental Health (SEMH) provision, to address the lack of provision in KS4
 - Moving the Primary PRU out of the current New Woodlands SEMH setting, to ensure that both cohorts are accommodated in suitable environments fit for their requisite needs
- 5.2 Following this review, further analysis has been conducted by the Children with Complex Needs (CWCN) service to better understand what exactly the place requirement is, but also how best to meet it. In completing this analysis, the CWCN service have considered how the system currently works, what best practice looks like, where young people are currently being placed and how the rise in young people with SEND relates to population growth.
- 5.3 From this analysis the following place needs have been identified;
- An additional 59 Primary SLD places
 - An additional 93 Secondary SLD places
 - A need to provide KS4 SEMH provision
- 5.4 The need for a number of these places already exists, as can be shown by existing demand to place young people with SLD needs in the two existing Lewisham SLD schools which are full and in effect oversubscribed. As a result, the Council is having to commission places outside of the Borough, often in expensive independent provision. This is also happening for young people with SEMH needs for those in KS4 as there is currently no existing in-borough provision.
- 5.5 An initial desktop exercise has found that the additional costs incurred by the council to procure out of borough provision for those young people with SLD needs (that could be accommodated within our two schools were they larger) is £23k/pupil/year. The exercise has also found that the additional costs to procure out of borough provision for those young people with SEMH needs is £40k/pupil/year. This is a cost that the council cannot afford to continue to resource from the High Needs Block and will result in substantial year on year overspends if not tackled as a matter of urgency.

- 5.6 Additionally, it should be noted that placing young people in provision that is further afield does not benefit the young person in terms of social inclusion, a sense of community. There is often extensive amount of travel time (often in isolation) which is disadvantageous also. The ability to cater for our young people and their families close to home will allow the wider range of support systems to function in the best interests of those young people and their families.
- 5.7 Regarding the opportunities to provide this additional provision, officers have considered the opportunities to extend Watergate School (Primary SLD), Greenvale School (Secondary SLD) and New Woodlands School (SEMH), and have been engaging with the schools and their governing bodies about this. The Governing Bodies of all three schools are supportive of the councils ambitions.
- 5.8 Officers have conducted feasibility studies of the available educational sites and these show that the extra provision can be provided alongside a rationalisation of the educational estate. Specifically; Watergate School can be extended within a wider site redevelopment scheme; Greenvale School can be extended via an annexe on the old Brent knoll School site; and New Woodlands can accommodate KS4 pupils within its existing site.
- 5.9 Whilst there is capital funding available from Basic Need, S106 and the new SEND Capital Grant, it is unlikely that this will cover the full cost of creating additional places. However, given the increasing revenue pressure associated with commissioning yet more out of borough placements (at high costs) officers believe that providing more in-borough places makes financial sense long-term.

6. Initial Consultation Results

- 6.1 The initial consultation regarding the proposal to change the age range of New Woodlands School was held over a six week period from 8 September 2017 through to 20 October 2017. Local residents in the neighbouring streets as well as parents and staff from the school all received letters alerting them to the consultation, inviting them to comment.
- 6.2 A public meeting was held during October at which interested parties had the opportunity to hear more about the proposals from Governors, Head Teacher and Lewisham officers.
- 6.3 By the end of the consultation period we had received 4 responses;
- 6.4 Of the 4 responses received, 1 was in support of the change in age range, 1 was unsure and 2 were against.
- 6.5 The responses in support of the change in age range made the following comments;
- Parents need a choice, presently pupils either remain in mainstream schools that don't meet their needs or are sent out of borough.
 - Extension of age range however should not impact on those currently in the school
- 6.6 Of those against the change in age range, respondents made the following comments;
- Current pupils are badly behaved, and older pupils will be even worse

- Parents currently park all over the road, including in front of driveways and in disabled spaces
- The school is very noisy already, this will get worse.

6.7 Officers believe that the responses firstly highlight that at present there is an absence of provision in the borough for young people with SEMH needs over 14 years old. Respondents also highlight that the school currently caters for young people with “bad behaviour” and suggest that parents behaviour is a problem too. Any such school is a challenge to manage but the change in age range is unlikely to make a significant difference. Officers also note the issues with parking and would suggest that working with parking enforcement would be a prudent action. Overall, officers still believe that this change in age-range is a positive step and as such officers recommended that the Mayor agree to move forward to the next stage of statutory consultation, which he agreed to on 6 December 2017.

6.8 Officers were tasked with completing the Publication and Representation phases and report back to Mayor and Cabinet for final decision.

7. Publication and Representation

7.1 The statutory notices and proposal for the change of age range of New Woodlands School were published on 12 January 2018, with the representation period running for 4 weeks until 9 February 2018.

7.2 During that period we received 3 responses which were all in support of the proposal. Stating that if the proposal provides a better option for those in key stage 4 and at risk of exclusion than is currently available, then the proposal can only be positive, but highlighting the need to ensure that pupils are given the opportunity to achieve meaningful qualifications and life skills. Another respondent questioned why we would not want to accommodate these children within the Borough. The final respondent was happy so long as the number of pupils in the school did not increase.

7.3 In response, officers would like to confirm that New Woodlands will provide a Key Stage 4 curriculum that will include life skills and qualifications that will help pupils into future employment, education or training. Additionally, the proposal does not seek to increase the number of pupils at the school.

7.4 As such, officers recommend that New Woodlands School should have its age range changed to enable it to admit Key Stage 4 pupils from September 2018.

8. Factors relevant to a making a decision on school organisation proposals

When making a decision on a school organisation proposal the Decision Maker must consider the following factors:

8.1 Consideration of consultation and representation period

The decision-maker will need to be satisfied that the appropriate consultation and/or representation period has been carried out and that the proposer has had regard to the responses received. If the proposer has failed to meet the statutory requirements, a proposal may be deemed invalid and therefore should be rejected. The decision-maker must consider all the views submitted, including all support for, objections to and comments on the proposal.

The consultation has been undertaken in accordance with the statutory requirements. Stakeholders have been involved in the development of the proposals. The notices have been published as required (see appendix 2 & 3). Views submitted, including all support for, objections to and comments on the proposals have been reported to the decision maker.

8.2 Education standards and diversity of provision

Decision-makers should consider the quality and diversity of schools in the relevant area and whether the proposal will meet or affect the aspirations of parents, raise local standards and narrow attainment gaps.

The decision maker has received information on the relevant schools in the borough, and how this proposal can make a positive impact

The decision-maker should also take into account the extent to which the proposal is consistent with the government's policy on academies as set out on the department's website.

The government's policy on academies does not apply to these proposals.

8.3 Demand

In assessing the demand for new school places the decision-maker should consider the evidence presented for any projected increase in pupil population (such as planned housing developments) and any new provision opening in the area (including free schools).

The Decision maker has received information on the projected demand for places which demonstrates that there is a sustained demand for places

The decision-maker should take into account the quality and popularity of the schools in which spare capacity exists and evidence of parents' aspirations for a new school or for places in a school proposed for expansion. The existence of surplus capacity in neighbouring less popular schools should not in itself prevent the addition of new places.

The Decision maker has received information on demand for places which demonstrates that there is insufficient spare capacity in existing schools

Reducing surplus places is not a priority (unless running at very high levels). For parental choice to work effectively there may be some surplus capacity in the system as a whole. Competition from additional schools and places in the system will lead to pressure on existing schools to improve standards.

The proposals do not cover the removal of surplus places

8.4 School size

Decision-makers should not make blanket assumptions that schools should be of a certain size to be good schools, although the viability and cost-effectiveness of a proposal is an important factor for consideration. The decision-maker should also consider the impact on the LA's budget of the need to provide additional funding to a small school to compensate for its size.

The decision maker has received advice about the financial impact on the school and on the LA budget.

8.5 Proposed admission arrangements (including post-16 provision)

In assessing demand the decision-maker should consider all expected admission applications, not only those from the area of the LA in which the school is situated.

Before approving a proposal that is likely to affect admissions to the school the decision-maker should confirm that the admission arrangements of the school are compliant with the School Admissions Code. Although the decision-maker cannot modify proposed admission arrangements, the decision-maker should inform the proposer where arrangements seem unsatisfactory and the admission authority should be given the opportunity to revise them.

The Decision maker has received information confirming that the school is a community school and that as such the LAs published Admissions arrangements apply.

8.6 National Curriculum

All maintained schools must follow the National Curriculum unless they have secured an exemption for groups of pupils or the school community.

The Decision maker has been advised of the outcomes of Ofsted inspections of the school which confirm that they follow the National Curriculum.

8.7 Equal opportunity issues

The decision-maker must have regard to the Public Sector Equality Duty (PSED) of LAs/governing bodies, which requires them to have 'due regard' to the need to:

- ☐ eliminate discrimination;
- ☐ advance equality of opportunity; and
- ☐ foster good relations.

The decision-maker should consider whether there are any sex, race or disability discrimination issues that arise from the changes being proposed, for example that where there is a proposed change to single sex provision in an area, there is equal access to single sex provision for the other sex to meet parental demand. Similarly there should be a commitment to provide access to a range of opportunities which reflect the ethnic and cultural mix of the area, while ensuring that such opportunities are open to all.

The proposal has a positive impact on equal opportunity by helping to provide specialist school places for young people within close proximity to their homes.

8.8 Community cohesion

Schools have a key part to play in providing opportunities for young people from different backgrounds to learn with, from and about each other; by encouraging, through their teaching, an understanding of, and respect for, other cultures, faiths and communities. When considering a proposal, the decision-maker must consider its impact on community cohesion. This will need to be considered on a case-by-case basis, taking account of the community served by the school and the views of different sections within the community.

The Decision maker has received evidence of demand for specialist places in the borough. The provision of sufficient places in local schools will promote community cohesion.

8.9 **Travel and accessibility**

Decision-makers should satisfy themselves that accessibility planning has been properly taken into account and the proposed changes should not adversely impact on disadvantaged groups.

The decision-maker should bear in mind that a proposal should not unreasonably extend journey times or increase transport costs, or result in too many children being prevented from travelling sustainably due to unsuitable walking or cycling routes.

A proposal should also be considered on the basis of how it will support and contribute to the LA's duty to promote the use of sustainable travel and transport to school.

The Decision maker has received advice of the demand for specialist places in the borough. The increase in places will reduce the extended journey times by enabling families to access places in a school within the borough.

8.10 **Capital**

The decision-maker should be satisfied that any land, premises or capital required to implement the proposal will be available and that all relevant local parties (e.g. trustees or religious authority) have given their agreement. A proposal cannot be approved conditionally upon funding being made available.

Where proposers are relying on the department as the source of capital funding, there can be no assumption that the approval of a proposal will trigger the release of capital funds from the department, unless the department has previously confirmed in writing that such resources will be available; nor can any allocation 'in principle' be increased. In such circumstances the proposal should be rejected, or consideration deferred until it is clear that the capital necessary to implement the proposal will be provided.

The Decision maker has been advised that the relevant land and premises are within the local authority's gift and that the capital costs of the development will be met through the Basic Need Funding, SEND Capital Grant, relevant S106 contributions and Council Capital funds where necessary.

8.11 **School premises and playing fields**

Under the School Premises Regulations all schools are required to provide suitable outdoor space in order to enable physical education to be provided to pupils in accordance with the school curriculum; and for pupils to play outside safely. Guidelines setting out suggested areas for pitches and games courts are in place although the department has been clear that these are non-statutory.

The Decision maker has received advice that following the change in age range of the school there will still be sufficient space for physical education and play. The Decision maker is advised to note that, although Guidelines setting out suggested areas for pitches and games courts are in place, these are non-statutory.

- 8.12 The Mayor is recommended to agree the proposal to change the age range of New Woodlands School from KS1-3 to KS1-4 with an implementation date of September 2018.

9. **Financial Implications**

Capital Financial Implications

- 9.1 This report recommends that the age range of New Woodlands School be changed to allow it to also accommodate Key Stage 4 pupils. Any capital costs in delivering these changes would be primarily funded from the School Places capital programme, with recent feasibility work identifying a current shortfall of secured capital funding.
- 9.2 The School Places capital programme is forecast to have available resources of £17.7m in 2018/19, £1.0m in 2019/20 and £0.8m in 2020/21. This is made up of Basic Need Grant of £14.4m, S106 contributions of £2.8m and SEND provision capital funding of £2.3m.

Revenue Financial Implications

- 9.3 While the pupil numbers with SEND are expected to grow, the funding from central government is not expected to increase in line with this. Alongside the schools National Funding Formula a separate proposal was put forward by the DfE on how the High Needs funding contained within the DSG is allocated between Local Authorities. Special schools funding is met from this funding source. It is expected that Lewisham's funding will be protected in the first instance but we are not sure how long this protection will last and further details are awaited. The likely revenue consequences of this consultation is in excess of 10% of the high needs block. However not creating these school places will place demand on the same budget for more costly independent special school places. Financial and policy strategies are being worked on alongside the consultation to ensure that the high needs expenditure remains within the resources available. Further proposals to contain expenditure will be agreed with the Schools Forum over the coming months and presented back to the Mayor.
- 9.4 There is no immediate impact on the General Fund. If in the future the High Needs Block overspent then this may fall on the General Fund. The Schools Forum have set up a sub-group to ensure that this does not happen.

10. Legal Implications

- 10.1 The Human Rights Act 1998 safeguards the rights of children in the Borough to educational provision, which the Council is empowered to provide in accordance with its duties under domestic legislation.
- 10.2 Section 14 of the Education Act 1996 obliges each local authority to ensure that there are sufficient primary and secondary school places available for its area i.e. the London Borough of Lewisham, although there is no requirement that those places should be exclusively in the area. The Authority is not itself obliged to provide all the schools required, but to secure that they are available.
- 10.3 In exercising its responsibilities under section 14 of the Education Act 1996 a local authority must do so with a view to securing diversity in the provision of schools and increasing opportunities for parental choice. Local authorities should have regard to amongst other factors the need for securing special educational provision is made for pupils who have special educational needs.

- 10.4 The Education and Inspections Act 2006 places requirements on Authorities to make their significant strategic decisions concerning the number and variety of school places in their localities against two overriding criteria:
- to secure schools likely to maximise student potential and achievement;
 - to secure diversity and choice in the range of school places on offer.
- Section 19 of the Education and Inspections Act 2006 provides that where a local authority or the governing body of a maintained school proposes to make a prescribed alteration to a maintained school and it is permitted to make that alteration, it must publish proposals.
- 10.5 The School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 provide that proposed enlargements of special school premises which would increase the capacity of the school by more than 10% or 20 pupils (whichever is the lesser), or changes to the age limit of a school are prescribed alterations which means that statutory proposals have to be published, and there must be a period of four weeks for representations before a decision is made. This does not apply to temporary enlargements where it is anticipated that the enlargement will be in place for less than 3 years, or a rise in the number anticipated lasting only one year.
- 10.6 In considering any reorganisation of special educational provision, proposers need to demonstrate how the proposed alternative arrangements are likely to lead to improvements in the standard, quality and/or range of educational provision for pupils with special educational needs. Decision makers will need to make clear how they are satisfied that this special educational needs improvement test has been met.
- 10.7 Before making any decision regarding the change in age range of a school, or other prescribed change, proposers must ensure that necessary funding required to implement the proposal will be available. A proposal cannot be approved conditionally upon funding being made available. In considering this proposal the decision maker is required to have regard to the statutory guidance for decision makers . A copy of which is found at Appendix 4

Equalities Legislation

- 10.8 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.
- 10.9 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.
- 10.10 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 10.8 above.

10.11 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.

10.12 The Equality and Human Rights Commission has 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 guidance can be found at:

www.equalityhumanrights.com/en/advice-and-guidance/equality-actcodes-practice

www.equalityhumanrights.com/en/advice-and-guidance/equality-acttechnical-guidance

10.13 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

10.14 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. Further information and resources are available at:

www.equalityhumanrights.com/en/advice-and-guidance/public-sectorequality-duty-guidance#h1

11. Crime and Disorder Implications

11.1 There are no crime and disorder implications.

12. Equalities Implications

12.1 This report supports the delivery of the Council's Equalities programme by ensuring that all children whose parents/carers require a place in a Lewisham school will be able to access one.

- 12.2 Additionally, the report supports the aspiration that fewer children and young people should need to access specialist provision out of borough and further away from their home and local community than is absolutely necessary.

13. Environmental Implications

- 13.1 Every effort will be made to enhance rather than detract from school environments in the solutions to providing additional school places.

14. Background documents

Appendix 1 – New Woodlands Representation responses

Appendix 2 – Copy of Proposal to change the age range of New Woodlands School

Appendix 3 – Copy of Statutory Notice to change the age range of New Woodlands School

Appendix 4 – Statutory Guidance for Decision Makers

Delivering additional school places for Children and Young People with Special Educational Needs and Disabilities M&C Report – 6.12.2017

<http://councilmeetings.lewisham.gov.uk/documents/s53926/Delivering%20additional%20school%20places%20for%20Children%20and%20Young%20People%20with%20Special%20Educational%20Needs%20and.pdf>

Delivering SEND Places M&C Report – 19.7.17

<http://councilmeetings.lewisham.gov.uk/documents/s51435/Delivering%20School%20Places%20SEND.pdf>

Place Planning Strategy 2017-2022 M&C Report – 22.3.17

<http://councilmeetings.lewisham.gov.uk/documents/s48786/School%20Place%20Planning%20Strategy%202017-2022.pdf>

If there are any queries on this report, please contact Matt Henaughan, SGM Strategic Service Planning and Business Change, matt.henaughan@lewisham.gov.uk

Appendix 1 – New Woodlands Representation responses

- How would you best describe yourself?	Do you support the proposal to extend the age range of New Woodlands School to include Key Stage 4 pupils?	Reason for views - What are the reasons for your views?
I am a parent/carers	Yes	If it provides a better option for those in key stage 4 and at risk of exclusion that is currently available it can only be positive. But it needs to give them the opportunity to achieve meaningful qualifications and life skills.
Interested party	Yes	I don't understand why we wouldn't want to accommodate these children within the Borough
I am a local resident	Yes	As long as it doesn't mean and increase in the number of students at the school



PROPOSAL TO CHANGE THE AGE RANGE OF NEW WOODLANDS SCHOOL

Notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that Lewisham Council intends to change the age range of New Woodlands School from Key Stage 1 to 3 (age 5-14), to Key Stage 1 to 4 (age 5-16).

Name, address and contact details of proposer:

Lewisham Council, Laurence House, 1 Catford Road, London SE6 4RU

Name, address and category of school:

New Woodlands School, Shroffold Road, London BR1 5PD
This is a community special school.

Description of alteration:

The Council proposes that New Woodlands School's age range should change to accommodate Key Stage 4 pupils from September 2018.

The proposal means that over time the school will cater for pupils aged from 5-16 years old. The cohort size of the school will not increase.

To achieve this change in age range, the Council will need to provide suitable facilities to deliver a Key Stage 4 curriculum on site and will involve some construction work. It is anticipated that this will be suitably complete by September 2018.

Evidence of demand:

The council conducted a SEND review in summer 2016. This review confirmed the growing SEND population within the Borough and highlighted four key areas around place planning which should be further explored regarding existing provision.

Specifically relevant to this proposal was the need to provide Key Stage 4 Social, Emotional and Mental Health (SEMH) places in borough, as at present there are none. This in turn will cater for the children needing that provision and reduce the need to place out of Borough.

Following this review, further analysis has been conducted by the Children with Complex Needs (CWCN) service to better understand what exactly the place requirement is, but also how best to meet it. In completing this analysis, the CWCN service have considered how the system currently works, what best practice looks like, where young people are currently being placed and how the rise in young people with SEND relates to population growth.

Specifically in relation to this proposal, the analysis identified that an all-through SEMH provision of 140 places would be required (KS1-4) – therefore a change in age range at New Woodlands should be sufficient to meet demand.

The need for these places already exists, as can be shown by the need to commission places for young people with SEMH needs outside of the Borough, often in expensive, and distant, independent provision.

Objectives:

The objective of the proposal is to create places within the Borough for young people at Key Stage 4 with SEMH needs, and reduce the need to commission out of borough placements, as placing young people in provision that is further afield does not benefit the young person in terms of social inclusion or a sense of community. There is often an extensive amount of travel time (often in isolation) which is disadvantageous also. The ability to cater for our young people and their families close to home will allow the wider range of support systems to function in the best interests of those young people and their families.

The proposal would not have any negative impact on other schools, academies and educational institutions in the area. The proposal would also have a positive impact on travel distance/time for the majority of students.

This proposal forms part of Lewisham Council's response to the statutory obligation to provide sufficient school places.

Implementation and any proposed stages for implementation:

The change in age range proposed would enable the school to admit up to 140 pupils in total across Key Stages 1 to 4. The total of 140 pupils will not occur on the date of implementation but will grow organically over a number of years. It is not possible to be more specific as each year group is a different size, dictated by need.

Effect on other educational institutions in the area:

It is not anticipated that the proposed change in age range of New Woodlands School will have any impact on other educational facilities within the local area. The proposal has been made to accommodate the increase in pupil numbers that is being experienced within the Borough and to reduce the reliance on out of borough provision.

Project Costs:

The final design solution is subject to detailed design and development and therefore it is not yet possible to estimate the full cost of delivery. The project will be funded by a combination of Lewisham Council capital funding, Basic Need Grant funding and SEND Capital Grant funding received from the Department for Education (DfE), and any relevant Section 106 developer contributions.

Commenting on the proposal:

Within four weeks from the date of publication of this proposal (by 12 noon, 9 February 2018), any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018



PROPOSAL TO CHANGE THE AGE RANGE OF NEW WOODLANDS SCHOOL

Notice is given in accordance with Section 19 (1) of the Education and Inspections Act 2006 and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013/3110 that Lewisham Council intends to change the age range of New Woodlands School (Shrofford Road, London BR1 5PD) from Key Stage 1 to 3 (age 5-14), to Key Stage 1 to 4 (age 5-16). The anticipated implementation date of this prescribed alteration is September 2018.

This Notice is an extract from the complete proposal, copies of which can be obtained via the Lewisham website

www.lewisham.gov.uk/myservices/education/schools/Pages/School-statutory-notice.aspx or direct from Matt Henaughan, Strategic Service Planning and Business Change, 3rd Floor Laurence House, 1 Catford Road, London SE6 4RU, matt.henaughan@lewisham.gov.uk

Within four weeks from the date of publication of this proposal, any person may comment on, support, or object to the proposal via the Lewisham Consultation Portal www.lewisham.gov.uk/consultation or in writing to Matt Henaughan at the address or email above.

The closing date for responses is 12 noon, 9 February 2018.

Signed: Matt Henaughan, Strategic Service Planning and Business Change, Children and Young People's Services

Publication date: 12 January 2018

Agenda Item 12

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

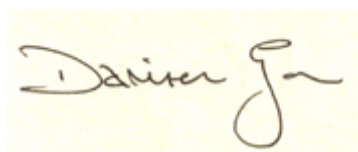
Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☒

X

Date of Meeting	28 th February 2018	
Title of Report	New Homes Programme Update	
Originator of Report	Jeff Endean	Ext.46213

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

Category	Yes	No
Financial Comments from Exec Director for Resources	X	
Legal Comments from the Head of Law	X	
Crime & Disorder Implications		X
Environmental Implications		X
Equality Implications/Impact Assessment (as appropriate)	X	
Confirmed Adherence to Budget & Policy Framework	X	
Risk Assessment Comments (as appropriate)		X
Reason for Urgency (as appropriate)		X



Signed: _____ Executive Member

Date: _____ 20/02/2018 _____



Signed: _____ Director/Head of Service

Date: _____ 20/02/2018 _____

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	

Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

Mayor and Cabinet			
Title	New Homes Programme Update		
Key decision	Yes	Item no	
Wards	All wards		
Contributors	Executive Director for Customer Services, Executive Director for Regeneration and Resources, Head of Law		
Class	Part 1	28 February 2018	

1 Purpose of report

- 1.1 This report provides an update on progress in delivering the Council's new homes programme – 'New Homes, Better Places'. Good progress continues to be made: since the last Mayor and Cabinet update report (10th January 2018) 2 more homes have been completed, 24 more homes are awaiting start on site, and 1 new scheme is now awaiting planning consent. In total 332 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.
- 1.2 This report also sets out details of the proposed developments at Hillcrest Estate (Sydenham Ward) and Bampton Estate (Perry Vale Ward). The Hillcrest Estate will deliver 22 general needs new council homes over three sites on the Estate. Bampton Estate will deliver 50 new council homes to support independent living for older people with a view to providing homes for residents' changing care needs.
- 1.3 This report recommends that Mayor & Cabinet agrees that planning applications should be made for both of these schemes, delivering a total of 72 new Council homes in the borough.

2 Summary

- 2.1 In July 2012 the Council embarked on a programme to build new Council homes in response to a series of on-going housing policy and delivery challenges, most notably an enduring under-supply of new affordable homes available to the Council to meet housing demand.
- 2.2 A series of update reports has subsequently been considered by both Mayor and Cabinet, and Housing Select Committee, outlining progress in meeting the target of starting 500 new Council homes for social rent in 2018.
- 2.3 94 new council homes have now been completed, whilst a further 112 are on-site and are being delivered. 56 homes have received planning permission and

are awaiting start-on-site. 70 homes are currently moving through the planning decision process, whilst a further 169 homes are awaiting submission to planning committee (see table below):

Project Status	Number of New Council Homes
Planning Submission Due	169
Awaiting Planning Consent	70
Awaiting Start-On-Site	56
On Site	112
Completed Schemes	94
Total	501

- 2.4 The programme contains a total of 501 homes, all of which have or will be considered for approval by Mayor and Cabinet in the current municipal year. All homes which are outstanding are projected to start on site during 2018. A full summary of the development programme is appended to this report as **Appendix A**.
- 2.5 This report also sets out details of the proposed developments at Hillcrest Estate (22 homes) and Bampton Estate (50 homes). Both proposals have been through a series of consultation events and Section 105 (S105) consultation has been undertaken for each proposal. Bampton received one S105 response and Hillcrest received four S105 responses.
- 2.6 Officers consider that all of the concerns raised through these consultation events can be addressed, in-principle, by the design team using the strategies set out in this report, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.
- 2.7 The final scheme of the 500 Home Programme requiring consideration by Mayor and Cabinet is the proposed development at Home Park. This scheme will deliver 31 general needs council homes and ground floor community space, as well as wider estate improvements. Following the completion of the Section 105 consultation on 28th February this scheme will be submitted for consideration by Mayor and Cabinet on the 15th March.

3 Recommendations

It is recommended that Mayor and Cabinet:

- 3.1 Notes the progress made on the New Homes, Better Places Programme;
- 3.2 Notes the design development and consultation which has been carried out on the proposed development at Bampton Estate (50 homes), which is summarised at section 6 of this report;
- 3.3 Notes the design development and consultation which has been carried out on the proposed development at Hillcrest Estate (22 Homes), which is summarised at section 7 of this report;

- 3.4. Having considered the responses to the consultation, agrees that Lewisham Homes should proceed to submit planning applications to deliver 50 new Council homes at Bampton Estate;
- 3.5. Having considered the responses to the consultation, agrees that Lewisham Homes should proceed to submit planning applications to deliver 22 new Council homes at Hillcrest Estate;
- 3.6. Agrees the design changes to both Grace Path and Silverdale Hall since their M&C approval and notes that planning applications for the newly configured projects will be submitted in March 2018;
- 3.7. Notes that the Councils New Homes Programme contains 501 new council homes, all of which are projected to start on site during 2018.

4. Policy context

- 4.1. The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
 - **Ambitious and achieving:** where people are inspired and supported to fulfil their potential.
 - **Empowered and responsible:** where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
 - **Healthy, active and enjoyable:** where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- 4.2. The proposed recommendations are also in line with the Council policy priorities:
 - **Strengthening the local economy:** gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - **Clean, green and liveable:** improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 4.3. It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:
 - Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Promoting health and wellbeing by improving our residents' homes

5. Programme Update

- 5.1. The programme is on target to start 501 new Council Homes during 2018, and for all of these homes to have been submitted for planning consideration in this current municipal year.
- 5.2. In total 332 of the 500 homes targeted by the programme are either complete, on-site or are progressing through the planning process.
- 5.3. The table below sets out a summary of the overall new homes programme, as well as change across the programme since the last Mayor and Cabinet update report (10th January 2018). This shows that overall 40 units have been removed from the programme (see 5.4), whilst 24 more homes are now awaiting a start on site date, and 2 more homes have been completed.
- 5.4. The reduction in total unit numbers is due to a re-prioritisation of sites to ensure that resources are directed towards those which are most deliverable and will bring the greatest benefit to the 500 Home programme. A future strategy for these sites remains subject to further designs and appraisals with a view to providing more new Council homes.

Project Status	Number of New Council Homes (Feb 2018)	Programme Change (Jan- Feb 2018)
Planning Submission Due	169	-42
Awaiting Planning Consent	70	-15
Awaiting Start-On-Site	56	24
On Site	112	-9
Completed Schemes	94	2
Total	501	-40

- 5.5. A summary of the overall programme is appended to this report (**Appendix A**).
- 5.6. The final scheme requiring consideration by Mayor and Cabinet is the proposed development at Home Park. This scheme will deliver 31 general needs council homes and ground floor community space, as well as wider estate improvements. Following the completion of the Section 105 consultation on 28th February this scheme will be submitted for consideration by Mayor and Cabinet on the 15th March

6. Bampton Estate (50 new homes)

- 6.1. The proposal is to build up to 50 new 1 bedroom council homes for older people on Bampton Estate (Perry Vale Ward). The development site is currently occupied by a ball court, including 7 garages, some car parking provision and a residential unit owned by the housing association L&Q.
- 6.2. The proposed new council homes will provide facilities to support independent living for older people with a view to providing homes for residents' changing care needs. This will be a high quality purpose-built development in line with other recent investments in bespoke housing for older residents, at Conrad

Court in Evelyn, Hazlehurst Court in Bellingham, and Campshill Road in Lewisham Central.

- 6.3. In this case, the development will not provide "extra care" in the first instance, as it is not currently anticipated that the Council will commission a bespoke care and support package for the first residents. However, the building has been designed to the same principles that guided the three schemes listed above, and will be capable of supporting the provision of in-home care in the future, should the needs of residents support that. Facilities in the scheme will include a residents' lounge with office facilities, and other shared facilities to enable residents to live in the homes for as long as possible as their care needs change.
- 6.4. The 50 new homes will all be one-bedroom units, with five of these being wheel-chair accessible flats. The proposals are for an open courtyard block bounded on 3 sides by both 4 to 5 storeys developments. A plan showing the site locations and visualisations of the proposed development can be found at Appendix B and C.
- 6.5. A key part of the development proposal is the provision of additional car parking for these new homes. This includes upgrading the existing parking and road layouts on the estate to ensure that the current parking numbers and the current parking ratio will be maintained with the addition of new homes. New trees will also be planted to replace those removed for the development.
- 6.6. The ball court will be re-provided on the estate, delivering a new and upgraded play space for local residents. This will be provided on a suitable site within the estate. An area in the estates north-eastern corner has been identified as a potential re-provision location. The exact nature of the replacement play facilities will be shaped by resident views gathered through consultation, to ensure that new play facilities meet the needs of current and future residents.
- 6.7. In addition to meeting the planning requirements set out in 6.3, 6.4 and 6.5 above, an estate-wide improvement plan is also being developed in tandem with this development proposal. These improvements will respond sensitively to the local surroundings to enhance landscaping and amenity space, as well as improve pedestrian routes, access and lighting.

Consultation Events

- 6.8. Two consultation events were held in 2017 on the estate (6 July and 14 December). Both local residents and immediate neighbours were invited to discuss the proposals and provide comments. Northmoor residents were also consulted in a series of door-knocking exercises in June 2017.
- 6.9. The main concerns raised at these consultation events were the loss of the green space and trees of the development site, as well as the change of location of the ball court. Furthermore, overlooking and proximity to existing properties on the estate has been highlighted as an issue alongside increased numbers of residents on the estate and the availability of adequate parking provision.

- 6.10. A petition was organised in October 2017. This petition was received by local Councillors, Lewisham Homes and the Council. It contained approximately 185 signatures from both estate residents and surrounding neighbours (including non-Lewisham Homes blocks). The petition disagreed with any building plans or projects on Bampton Estate, including green recreational areas and children ball courts, citing concerns over the negative effect this activity could have on their surrounding environment, health and community.
- 6.11. A breakdown of the response numbers is included in the table below. 37% of respondents were from a property subject to a secure tenancy on the estate, 19.5% of respondents were other estate residents, whilst 42% of respondents were non-estate residents. The petition has been made available for members to view.

Type of Respondent	Number of Respondents	Percentage Breakdown
Property subject to a Secure Tenancy	69	37.3%
Estate Resident	36	19.5%
Non-Estate Resident	78	42.2%
Non-Local Respondent	2	1%

- 6.12. The concerns highlighted throughout the consultation process and in the petition have been addressed by the design team (see below).

Resident Concern	Design Team Response
Loss of Green Space and Trees on the site of the proposed development	<p>The scheme design seeks to minimise the overall loss of trees as far as possible. It is currently anticipated that 26 trees out of 145 on the estate will need to be removed to facilitate the development, but new trees would be planted in their place.</p> <p>Following the development, over 8000m² of green space would remain on the estate, with improvements made to the quality of the general estate amenity. For example, the car parking provision will be supplemented by better layouts and improvements to estate roads and landscaping around the new development and the proposed new ball court.</p>
The re-provision of the ball court	The ball court facility would be re-provided within the estate as part of the proposals, with improvements

	<p>made to the quality of play provision across the estate.</p> <p>There is an under provision of play space currently provided on the estate. The proposals would increase the overall amount of play space provided.</p>
Parking availability	The development proposal would introduce new parking spaces to maintain the current proportion of estate-based parking. Improvements would also be made to existing parking layouts to tackle current problems with informal parking on green verges and pavements.
Overlooking and proximity to existing properties	The new building has been designed to be sympathetic to existing buildings. Distances between buildings are being assessed in detail through the planning process to ensure that acceptable distances are maintained and that residents' sense of enclosure is not compromised.

- 6.13. Officers consider that all of the concerns raised by estate residents and surrounding neighbours can be addressed, in-principle, by the design team using the strategies set out above, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.

Section 105 Consultation

- 6.14. A formal consultation under S105 of the Housing Act 1985, commenced in December 2017. 122 secure tenants who live in the vicinity of the proposed development were invited to formally respond to this consultation and outline any concerns they had. This allowed individual households an opportunity to express their views and tell us what they thought directly.
- 6.15. The Section 105 consultation period ran for 36 days from 21 December 2017 to 26 January 2018. One consultation response was received during this period. This response has been made available for members to view.
- 6.16. Eight other Section 105 responses from properties subject to secure tenancies were also submitted via the consultation events immediately prior to the formal Section 105 period. These have also been included in the Section 105 consultation and have been made available for members to view. A summary of all Section 105 consultation responses can be found in the table below, along with officers' responses.

Section 105 Consultation Response	Officer Response
<p>Response 1:</p> <p>Dear,</p> <p>I received the letter regarding section 105 consultation for potential new homes on the Bampton Estate,</p> <p>I would like to apply for the new homes on the Bampton Estate, Please feel free to contact me for any questions regarding the matter I will appreciated if your department can help me.</p> <p>thank you for your support</p> <p>Yours, [name removed]</p>	<p>Officers noted this comment and its positive disposition towards the proposed development</p>
<p>Response 2:</p> <p>'Won't affect me much, so not against it'</p>	<p>Officers noted this comment.</p>
<p>Response 3:</p> <p>Scatter play spaces evenly to distribute noise evenly</p>	<p>In addition to re-providing the ball court facility we also intend to make improvements to other children's play facilities across the estate.</p>
<p>Response 4:</p> <p>More lighting outside. Handrails to stop scooters and motorbikes. Dog toilet bins, Seating and more bins</p>	<p>We are working with Lewisham Homes' asset management team to look at possible improvements to the whole estate.</p> <p>Improvements may include better lighting, traffic management, bins and seating, and we will consult further with residents about these options as they are progressed.</p>
<p>Response 4:</p> <p>-Happy for it to go ahead. New play area and parking will be better -Elderly people on Bampton should get offered homes first -Benches for residents, bike sheds, Bins. Dogs need to have a place to run. New ball court should have a</p>	<p>We are exploring opportunities for residents of the existing Northmoor blocks to move to these new homes. The proposals include looking at a range of possible improvements to the estate and we will continue to consult residents about these. We welcome suggestions for play on the estate and these will all be</p>

high fences. Childrens' play area placed around green spaces Point blocks should be redecorated	considered as part of designs for landscape improvements We are working with Lewisham Homes' asset management team to coordinate with investment plans for current point blocks.
Response 6: 'I am in full support of the New Build proposal. I love it'	Officers noted this comment and its positive disposition towards the proposed development
Response 7: Water table issues, and concerns of flooding. Worried removal of trees will make this worse. Problem with damp. Access road in front of properties- is it a main road? ASB issues (Children from Schools)	As part of the surveys required for the planning application we are doing an initial flood risk assessment. This will tell us if there is any risk of flooding. We are looking at the design detail of the potential new access road, which would include traffic calming measures. As part of looking at potential improvements to the estate we will consider measures to discourage anti-social behaviour.
Response 8: Strongly against proposal. Quality of life for existing residents will suffer as a result of more people living in a small area, less space, parking and trees. Concerned about noise during the period of the build that will affect my [ability to work at home]. This will impact my business. (Response redacted)	We have worked on the layout of the proposed new building to minimise the loss of trees and green space while provide much needed council homes. Our plans include providing new parking spaces and improving existing parking, and the overall ratio of parking will remain the same. While there is likely to be some noise during construction, we will ensure that any contractors we use sign up to the Considerate Contractor's scheme, and there will be guidelines in place to minimise disruption wherever possible.
Response 9: Need to have proper vision of long term. Council should work with L&Q to look at bigger picture. Want more information of future of Bampton.	We looked at redevelopment option with L&Q previously. L&Q have chosen to not progress with potential redevelopment of their stock in the area at this time. There have been no decisions made on other areas of the Bampton estate.

- 6.17. As the table sets out, nine responses have been received and the issues raised have either been addressed or will be addressed as part of the planning process. On this basis Mayor & Cabinet is recommended to approve this site for the development of 50 new Council.

7. Hillcrest Estate (22 new homes)

- 7.1. The proposal is to build 22 new council homes across 3 sites on the Hillcrest Estate (Sydenham ward). A plan showing the site locations and images of the proposed developments can be found at Appendix D and E.
- **Site 1 – Vigilant Close** site is currently occupied by 17 garages. The proposal is to build four family sized council homes with a mix of 2 x 3 bed and 2 x 4 bed houses.
 - **Site 2 – Bluebell Close** site is currently occupied by 13 garages. The proposal is to build one 4 bed family sized council house.
 - **Site 3 – The Gateway** site on High Level Drive is currently occupied by a redundant community facility - the Hillcrest Clubroom. The proposal is to build 17 family sized council homes with a mix of 5 x 2 bed and 12 x 3 bed flats. Three of these homes will be wheelchair accessible.
- 7.2. On 11th September 2013 Lewisham's Mayor and Cabinet deemed that the Hillcrest Clubroom was surplus to requirements. This was part of the Council's wider Asset Rationalisation programme. The main reason for the decision taken on this building was that this facility was close to other community facilities (including TNG) and was underused (with only one regular user cited in the report). Expenditure on the running costs for the building at this time was circa £14k per annum (with additional costs for caretaking and bookings), and revenue through rentals was circa £3k per annum. It was therefore considered not to be financially sustainable.
- 7.3. The proposals for new homes will be supported by parking improvements to benefit the new and existing residents of the estate. The proposals will aim to reduce parking pressure on the estate by creating additional parking spaces, formalising parking to improve the environment for residents and make better use of the garages that are retained on the estate.
- 7.4. Proposals will also be supported by a package of landscape improvements which will improve access to the estate by enhancing the Green Chain link footpath and new play and landscape improvements to the central part of the estate to offer a wider range of equipment for different age groups.
- 7.5. The Hillcrest Estate benefits from a woodland setting which is a valued amenity for local residents and recognised by the borough as a Site of Importance for Nature Conservation (SINC). The preservation of the SINC has been at the forefront in the decisions taken to identify development sites and in the design process. The planning application will be supported by Arboricultural Implications Assessment and a Biodiversity survey and report. Lewisham Homes is also working with the London Wildlife Trust to enable improvements to the management of the woodland.

Consultation Events

- 7.6. There have been two consultation events to date – November 2016 and January 2018. Local residents and neighbours were invited to discuss the proposals and provide comments. In addition to these open events there have also been a number of site meetings with individual residents, resident groups and stakeholder groups. The main issues raised were parking pressures coupled with the loss of garages, tree loss and the need to be sensitive to the woodland characteristics, the impact on views, increased number of residents living on the estate, ground conditions and drainage issues, improvements to poor accessibility and poor play provision.
- 7.7. These concerns were highlighted throughout the consultation process and were addressed by the design team (see below).

Resident Concern	Design Team Response
Loss of trees and maintaining sensitivity to local woodland	<p>The approach taken has been to minimise the need for the removal of valued trees. The proposals, as shown in consultation, result in the loss of:</p> <p>1 Category A tree 4 Category B trees 38 category C tress</p> <p>There will be further work to assess the tree loss and mitigation measures prior to submitting the planning application.</p>
Loss of garage space	Lewisham Homes is developing a strategy to deal with the loss of garage space. The objectives will be to make better use of the remaining garages on the estate and for the lettings process to give priority to residents of the estate, particularly those who stand to lose their garage as a result of new development.
Parking availability	The planning application will include a package of parking improvements that will formalise parking and create additional spaces on the estate. These additional spaces will cater for the existing and new residents and reduce the current levels of parking stress.
Impact on views	The architect is exploring concerns and will produce visuals to examine further.

Ground conditions and drainage issues	These issues are being explored by the consultant engineers and the planning application will include their independent assessment of issues & mitigation, such as drainage and flood risk.
Improvements to poor accessibility and poor play provision.	The planning application will include proposals to improve the existing situation by creating new play space, improved access and landscaping.

- 7.8. Officers consider that all of the concerns raised by residents and neighbours can be addressed, in-principle, by the design team using the strategies set out above, and that the detail of these issues can be properly considered by the planning process and by a Planning Committee as necessary.

Section 105 Consultation

- 7.9. A formal consultation, under Section 105 of the Housing Act 1985, commenced in January 2018. 169 secure tenants who live in the vicinity of the proposed development sites were invited to formally respond to this consultation and outline any concerns they had. This allowed individual households an opportunity to express their views and to tell us what they thought directly.
- 7.10. The Section 105 consultation period ran for 21 days from 23 January 2017 to 14 February 2018. Two consultation response was received during this period. This response has been made available for members to view.
- 7.11. Two other Section 105 responses from properties subject to secure tenancies were also submitted via the consultation events immediately prior to the formal Section 105 period. These have also been included in the Section 105 consultation and have been made available for members to view. A summary of all Section 105 consultation responses can be found in the table below, along with officers' responses.

Section 105 Consultation Response	Officer Response
Response 1: Happy for the improvements	Officers noted this comment and its positive disposition towards the proposed development
Response 2: 1. It would be good to see social housing being built 2. Parking will be difficult to tackle and more detail is needed to	1. The developments will all be Council homes for rent. 2. The parking proposals and parking management arrangements are being

<p>understand how spaces will be created.</p> <p>3. More detail is needed to understand the play facility proposals</p>	<p>developed to ensure that parking stress does not increase as a result of the new developments.</p> <p>3. New play provision for under 5 year olds and 5-11 year olds will be created in the central part of the estate.</p>
<p>Response 3:</p> <p>1. I disagree with the opportunities identified. The proposals do not consider the existing community and safety of the community.</p> <p>2. The children lack a playground so where will new children play.</p> <p>3. The Bluebell garage site will decrease the property price and the new residents will lack privacy in their garden.</p> <p>4. Too many people will affect the wildlife and greenery which will increase pollution and litter.</p> <p>5. Why would you build houses in squashed places, do you want to keep up the stereotype of how working class live in London which is rubbish and affects people with medical issues such as asthma and respiratory diseases putting stress on the NHS.</p> <p>6. I disagree with the aims, are there no other open areas to build houses?</p>	<p>1. The design team and officers have undertaken a thorough assessment of development opportunities to arrive at the proposed development sites. The buildings have been designed to respond to the local context and constraints and the proposals include landscape, play and parking measures to enhance the wider estate. The building contractor will be required to register the site under the Considerate Contractors Scheme to ensure appropriate site safety.</p> <p>2. The proposals include measures to improve the quality and range of play facilities on the estate. This will include new play provision for under 5 year olds and 5-11 year olds in the central part of the estate.</p> <p>3. We do not believe that the development proposals will have a detrimental impact on property values. Consideration has been given to the boundary to the rear garden at Bluebell Close to ensure appropriate levels of privacy.</p> <p>4. Efforts are being made to preserve wildlife and greenery on the estate. The planning application will include an Arboricultural Impact Assessment and a Biodiversity Survey report.</p> <p>5. We recognise the air quality is an important issue and we do not believe that the</p>

	<p>developments will have a negative impact. The Planning application will include an air quality assessment.</p> <p>6. Lewisham Council and Lewisham Homes are looking at many potential sites for new homes across the borough. These developments form part of a wide scale approach to meet housing need across Lewisham.</p>
<p>Response 4:</p> <ol style="list-style-type: none"> 1. Whilst I have no objection to building new homes as they are sorely needed, I'm concerned that demolishing garages will result in more cars on the pavements and streets when it is very difficult for pedestrians now and new homes will result in even more cars. It is extremely imperative that plans are made to ensure that there are more parking spaces provided! Or chaos will ensue! 2. Has plans for homes in front of the tunnel at the top of The Gradient been dropped? This is an essential place i.e. football pitch for young people to play football, often under supervision and training to make noise without bothering other residents and the tunnel is home to protected bats and should not be disturbed - its illegal to do so. 	<ol style="list-style-type: none"> 1. The parking proposals and parking management arrangements are being developed to ensure that parking stress does not increase as a result of the new developments. 2. The work to date has indicated that it would be challenging to build new homes at the ball court at the end of The Gradient. For this reason the council has decided to progress with the 3 sites identified. It is acknowledged that any change of use would require the re-provision of a suitable play facility.

7.12. As the table sets out, four responses have been received and the issues raised have either been addressed or will be addressed as part of the planning process. On this basis Mayor & Cabinet is recommended to approve this site for the development of 22 new Council homes.

8. Grace Path and Silverdale Hall

8.1. When previously reported to Mayor and Cabinet, the scheme at Grace Path had been proposed to deliver 6 x 3-bedroom family homes for market sale. This was as part of an overall strategy to provide a small number of homes that

would generate income to be used to fund the provision of more council homes. However, there is a high level of need for family homes provided for social rent, and therefore this scheme will now be taken forward as a social rented council homes scheme in order to optimise the potential benefit for residents in housing need. Through the design process minor amendments have been made which mean that the scheme will now provide 5 homes.

- 8.2. The scheme at Silverdale Hall had previously proposed the delivery of 10 x 1-bedroom council homes for residents over the age of 55. This proposal was for homes for independent living, without provision of care support. This scheme has been amended through the design process to provide family homes for general needs social rent, and will now deliver 4 x 2-bedroom flats and 2 x 3 bedroom houses.

9. Financial Implications

- 9.1. The Council's current 30 year financial model for the Housing Revenue Account (HRA) includes provision for up to 500 new units, for social rent purposes, at an average cost of £190k each (adjusted annually for inflation) over the first 10 years of the model.
- 9.2. The delivery of the HRA Social Units outlined in this report will be funded from this provision.

10. Legal Implications

- 10.1. The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to carry out housing development, to act in an “enabling” manner with other housing partners and to provide financial assistance to housing partners for the provision of new affordable housing. In accordance with General Consent A3.1.1 of The General Housing Consents 2013 the Council may dispose of dwelling houses on the open market at market value.
- 10.2. Some of the proposals set out in this report are at an early stage of development. Detailed specific legal implications will be set out in subsequent reports to Mayor & Cabinet/Mayor & Cabinet (Contracts) as appropriate where further decisions are required. Section 105 of the Housing Act 1985 provides that the Council must consult with all secure tenants who are likely to be substantially affected by a matter of Housing Management. Section 105 specifies that a matter of Housing Management would include a new programme of maintenance, improvement or demolition or a matter which affects services or amenities provided to secure tenants and that such consultation must inform secure tenants of the proposals and provide them with an opportunity to make their views known to the Council within a specified period. Section 105 further specifies that before making any decisions on the matter the Council must consider any representations from secure tenants

arising from the consultation. Such consultation must therefore be up to date and relate to the development proposals in question.

- 10.3. 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.
- 10.4. 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.
- 10.5. 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 9.3 above.
- 10.6. 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. 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.
- 10.7. 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 guidance can be found at:

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

11. Crime and disorder implications

11.1. There are no crime and disorder implications arising from this report.

12. Equalities implications

12.1. The provision of new social housing in the borough has a positive equalities impact. Households on the Council's Housing Register are more likely to have a protected characteristic than the wider population as access to the register is limited to those most in housing need.

13. Environmental implications

13.1. There are no environmental implications arising from this report.

14. Background Documents and Report Originator

Title	Date	File Location	Contact Officer
New Homes, Better Places Phase 3 Update	14 January 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 2015	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	1 June 2016	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	11 January 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	22 March 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	10 May 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	28 June 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	4 October 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	15 November 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	6 December 2017	Available at this link	Jeff Endean
New Homes, Better Places Programme Update	10 January 2018	Available at this link	Jeff Endean

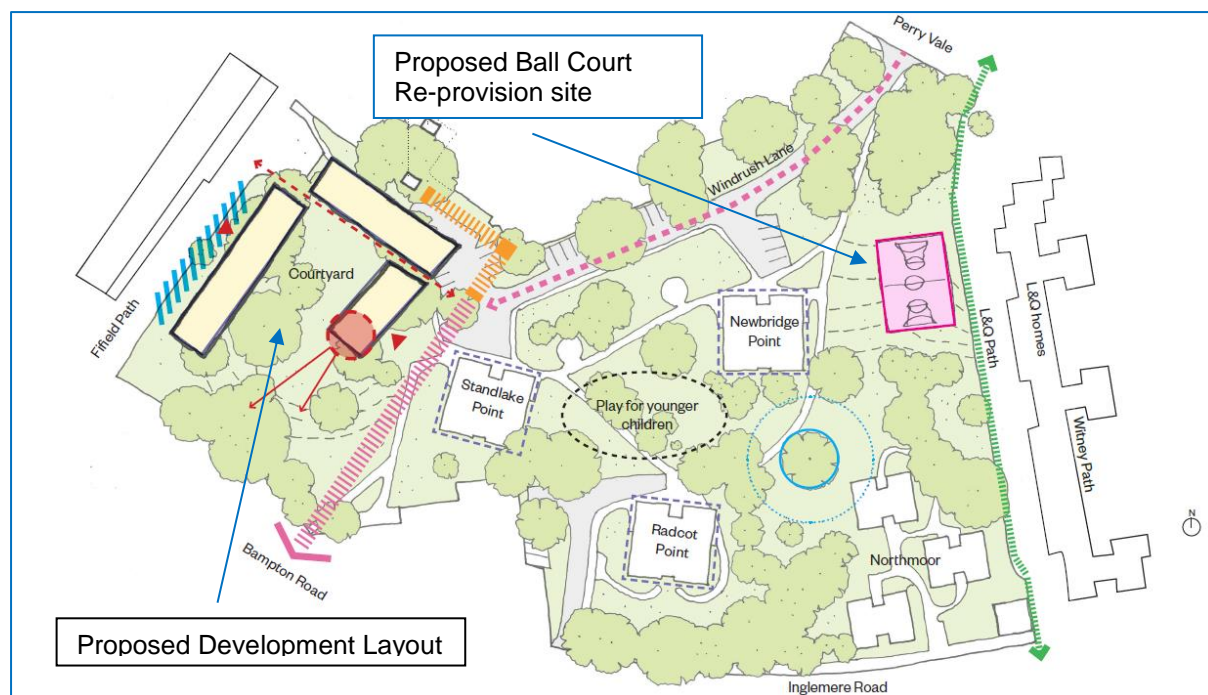
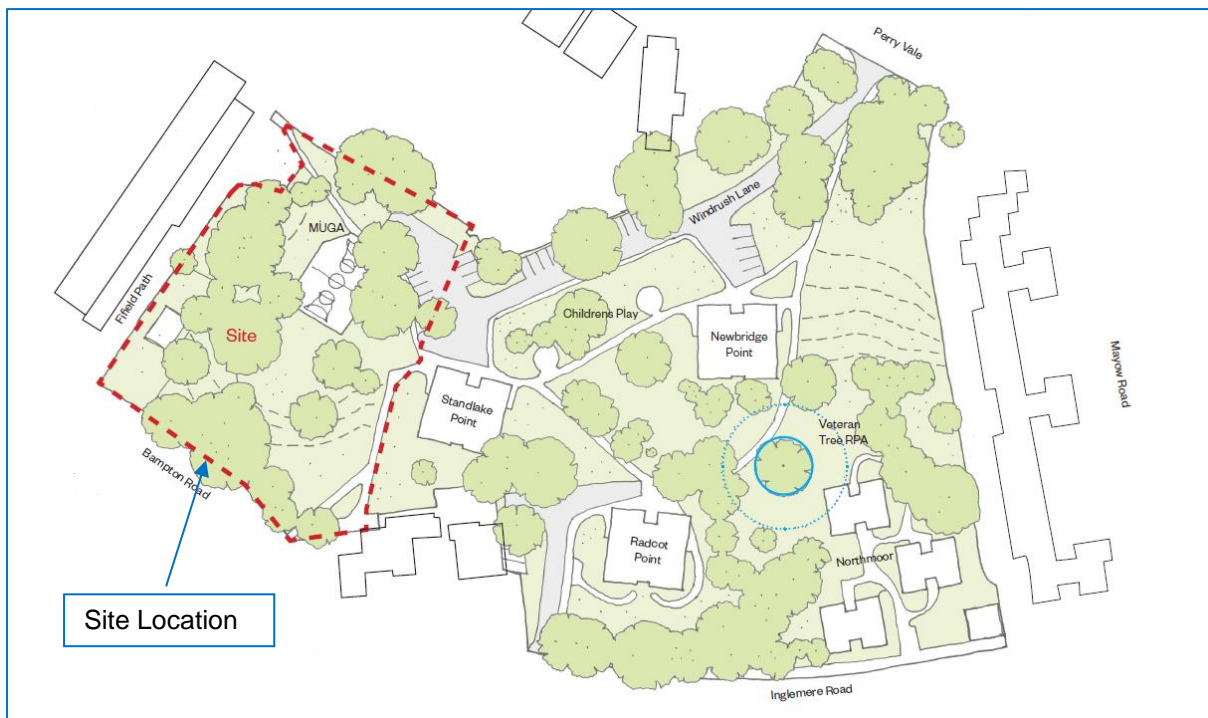
14.1. If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

Appendix A – Programme Update

Project	Lead Partner	New Homes			Next decision/stage	Target Planning Dates		Target Start on Site	Target Completion Dates
		Total	Council	Other Affordable		Submission	Approval		
Completed schemes									
Mercator Road	L. Homes	6	6	0	Complete				
Marischal Road	Pocket Living	26	0	26	Complete				
Slaithwaite Community Room	L. Homes	1	1	0	Complete				
Forman House	L. Homes	2	2	0	Complete				
Angus Street	L. Homes	1	1	0	Complete				
Dacre Park South - Phase 1	L. Homes	7	7	0	Complete				
PLACE/Ladywell	LBL	24	0	24	Complete				
Hamilton Lodge	LBL	21	0	21	Complete				
Hazelhurst Court	Phoenix	60	60	0	Complete				
Wood Vale	L. Homes	17	9	0	Complete				
Grebe Street	LBL	1	1	0	Complete				
13 Rosemount Point	LBL	1	1	0	Complete				
Flat 10, Denwood House	LBL	1	1	0	Complete				
Honor Oak Housing Office	L. Homes	5	5	0	Complete				
SUBTOTAL		173	94	71					
Schemes on site									
Dacre Park South - Phase 2	L. Homes	18	18	0	On Site				Mar-18
Forster House	Phoenix	24	24	0	On Site				Feb-19
Woodbank	Phoenix	4	4	0	On Site				Mar-19
Longfield Crescent	L. Homes	27	27	0	On Site				Jul-18
Dacre Park North	L. Homes	5	5	0	On Site				Dec-18
Campshill Road	One Housing	53	34	19	On Site				Feb-19
On-site subtotal		131	112	19					
CUMULATIVE SUBTOTAL		304	206	90					
Schemes awaiting start on site									
Rawlinson House	L. Homes	1	1	0	Tenders to be issued			Aug-18	Jan-19
Kenton Court	L. Homes	25	25	0	Tenders to be issued			Oct-18	Dec-19
Hawke Tower	L. Homes	1	1	0	Tenders to be issued			Aug-18	Jan-19
Somerville Estate Phase 1	L. Homes	23	23	0	Planning decision			Aug-18	Jan-19
Marnock Road	L. Homes	6	6	0	Tenders to be issued			Aug-18	Nov-19
Awaiting start subtotal		56	56	0					
CUMULATIVE SUBTOTAL		360	262	90					

Schemes awaiting planning consent									
Stanstead Road	Birnbeck HA	4	4	0	Planning decision		Feb-18	Mar-18	Jan-19
Mayfield	L. Homes	47	47	0	Planning decision		Feb-18	Oct-18	Oct-19
Church Grove	RUSS	33	5	28	Planning decision		Feb-18	May-18	Mar-21
Endwell Road	L. Homes	9	9	0	Planning decision		Mar-18	Aug-18	Nov-19
Pepys Housing Office	L. Homes	5	5	0	Planning decision		Feb-18	Aug-18	Oct-19
<i>Awaiting planning subtotal</i>		<i>98</i>	<i>70</i>	<i>28</i>					
CUMULATIVE SUBTOTAL		458	332	118					
Schemes awaiting planning submission									
Algernon Road	L. Homes	4	4	0	Planning Submission	Feb-18	Jun-18	Sep-19	Feb-20
Forest Estate	L. Homes	17	17	0	Planning Submission	Mar-18	Jul-18	Aug-18	Jun-20
Edward Street	LBL	34	34	0	Planning Submission	Feb-18	Jun-18	Jul-18	Jun-19
Grace Path	L. Homes	5	5	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Silverdale Hall	L. Homes	6	6	0	Planning submission	Mar-18	Jul-18	Nov-18	Aug-20
Brasted Close	L. Citizens	11	0	11	Planning submission	Feb-18	Jun-18	Jul-18	Mar-20
Bampton Estate	L. Homes	50	50	0	M&C decision (28th Feb)	Mar-18	Jul-18	Jan-19	Nov-20
Hillcrest Estate (High Level Drive)	L. Homes	22	22	0	M&C decision (28th Feb)	Mar-18	Jul-18	Nov-18	Aug-20
Home Park	L. Homes	31	31	0	M&C decision (15th March)	Mar-18	Jul-18	Oct-18	Oct-19
<i>Awaiting submission subtotal</i>		180	169	11					
GRAND TOTAL		638	501	129					

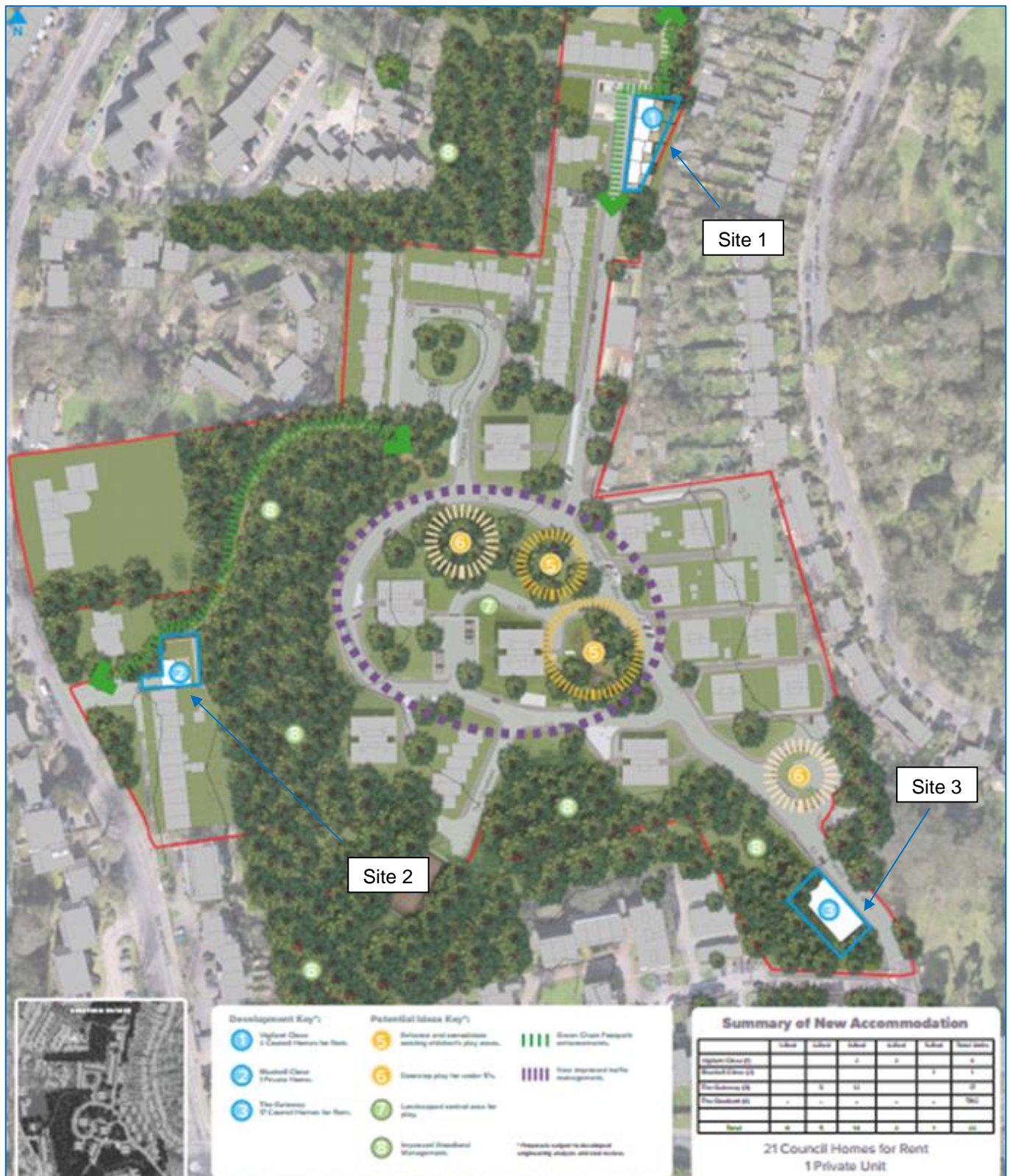
Appendix B: Bampton Estate Site and Ball Court Re-provision Location



Appendix C: Bampton Estate Proposed Visulatisations



Appendix D: Hillcrest Estate Site



Appendix E: Hillcrest Estate Visualisations



Site 1 – Vigilant Close



Site 2 – Bluebell Close



Site 3 – The Gateway

Agenda Item 13

Chief Officer Confirmation of Report Submission Cabinet Member Confirmation of Briefing

Report for: Mayor

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

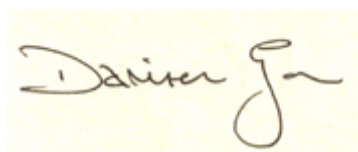
Information ☐ Part 1 ☒ Part 2 ☐ Key Decision ☒

X

Date of Meeting	28 th February 2018	
Title of Report	Demolition of 57-242 Lethbridge Close	
Originator of Report	James Ringwood	Ext.47944

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

Category	Yes	No
Financial Comments from Exec Director for Resources	X	
Legal Comments from the Head of Law	X	
Crime & Disorder Implications	X	
Environmental Implications	X	
Equality Implications/Impact Assessment (as appropriate)		X
Confirmed Adherence to Budget & Policy Framework	X	
Risk Assessment Comments (as appropriate)		X
Reason for Urgency (as appropriate)		X



Signed: _____ Executive Member

Date: _____ 20/02/2018 _____



Signed: _____ Director/Head of Service

Date _____ 20/02/2018 _____

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	

Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

	MAYOR AND CABINET		Item no.
Report Titles	Demolition of 57-242 Lethbridge Close		
Key Decision	Yes		
Ward	Blackheath		
Contributors	EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES, EXECUTIVE DIRECTOR FOR RESOURCES & REGENERATION, HEAD OF LAW		
Class	Part 1	Date	28 February 2018

1. Summary

- 1.1. On 25th June 2003 Mayor and Cabinet agreed the proposal to expand the Council's established estates regeneration programme to include Heathside and Lethbridge. On 9th June 2004 Mayor and Cabinet agreed to the process of an open competition at Heathside and Lethbridge to find a partner to re-provide social housing and mixed tenure housing. Following the outcome of the open competition, on the 22nd February 2006 Mayor and Cabinet agreed that Family Mosaic become the Council's preferred development partner for the re-development of Heathside and Lethbridge ("the Scheme").
- 1.2. All residents in Phases 1 – 4 have been re-housed. New homes have been completed on Phases 1 -3 with the construction of Phase 4 ongoing. The decant of Phases 5 (57-190 Lethbridge Close) and 6 (191-242 Lethbridge Close) is well established and is now nearing completion.

2. Purpose of Report

- 2.1 To update Mayor and Cabinet on the progress of the Heathside and Lethbridge Regeneration Scheme and the current position in relation to Phases 5 and 6.
- 2.2 To seek authority to grant a licence to Family Mosaic to demolish the blocks comprising of the properties 57-242 Lethbridge Close in preparation for the construction of new homes once vacant possession of Phases 5 and 6 has been obtained by the Council.
- 2.3 To note that a further report will be considered by Mayor and Cabinet in due course to agree the Project Brief for Phases 5 and 6 and the terms of the transfer to Family Mosaic.

3. Recommendations

It is recommended that the Mayor:

- 3.1 notes the progress of the Heathside and Lethbridge Regeneration Scheme and the

current position in relation to Phases 5 and 6 as set out in this report;

- 3.2 agrees to grant a licence to Family Mosaic on the terms set out in this report to demolish the blocks in Phases 5 and 6 (comprising 57-106 Lethbridge Close, 107-134 Lethbridge Close, 135-162 Lethbridge Close, 163 – 190 Lethbridge Close, 191 – 218 Lethbridge Close and 219 – 242 Lethbridge Close) as soon as vacant possession of Phases 5 and 6 has been obtained by the Council;
- 3.3 delegates authority to the Head of Law to finalise the terms of the demolition licence with Family Mosaic; and
- 3.4 notes that once detailed planning permission for Phases 5 and 6 has been obtained by Family Mosaic, a further report will be brought to Mayor and Cabinet in due course to agree the final Project Brief for Phases 5 and 6 and the final terms of transfer of the land to Family Mosaic.

4. Policy Context

- 4.1 The re-development of Heathside and Lethbridge contributes to key national objectives, particularly meeting the decent homes standard and increasing the supply of affordable housing. The Decent Homes Strategy required all local authorities to carry out a stock options appraisal by July 2005 to determine how Decent Homes will be achieved for all Council housing stock.
- 4.2 The Council completed its stock options appraisal in June 2005 and submitted a comprehensive Decent Homes strategy to Government Office for London (GoL) setting out an investment plan for the entire housing stock to meet the Decent Homes standard.
- 4.3 The re-development will see the replacement of 565 non decent or unusable homes with modern high quality homes in a well designed neighbourhood. In addition, the Scheme will deliver a minimum of 126 additional affordable units and a supply of intermediate rent or private sale units.
- 4.4 The whole Scheme supports the Sustainable Community Strategy 2008 – 2020 especially the priority outcomes Reducing inequality – narrowing the gap in outcomes for citizens; Clean, green and liveable – where people live in high quality housing and can care for and enjoy their environment and Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.
- 4.5 Further, the re-development of Heathside and Lethbridge is in line with the Council's Housing Strategy 2015-2020; Helping residents at times of severe and urgent housing need, building the homes our residents need, greater security and quality for private renters and, promoting health and wellbeing by improving our residents' homes.
- 4.6 The Scheme will increase local housing supply and by introducing a range of housing types and tenures for a range of income households, the Scheme will help to widen housing choice. More specifically, the Scheme contributes to a host of strategic objectives. By obtaining funding from the HCA/GLA and using Council owned land for

the purposes set out here, the Council is engaging with delivery partners and making the best use of available resources. The Scheme aims to meet strategic targets of delivering 50% affordable units across the Scheme and of providing 35% of affordable homes as family sized accommodation. A key principle of the Scheme is to make the new development a desirable place to live, supporting the strategic objectives around design quality and safety, accessibility and improving environmental performance.

- 4.7 The Council has outlined ten corporate priorities which enables the delivery of the Sustainable Community strategy. The re-development of Heathside and Lethbridge addresses the corporate priorities to provide decent homes for all, to invest in social housing and affordable housing in order to increase the overall supply of new housing. The Scheme will also develop opportunities for the active participation and engagement of people in the life of the community.

5. Summary of progress to date – Phases 1 - 4

- 5.1 The Council has an overarching Development Agreement in place with Family Mosaic for the whole scheme which includes a bespoke financial model.
- 5.2 Family Mosaic have outline Planning permission for the overall scheme and are required to seek detailed Planning approval for each Phase. A building contractor is sought by Family Mosaic for each Phase.
- 5.3 The structure of the scheme is that the Council forward funds the cost of obtaining vacant possession of the site and these costs are reimbursed by Family Mosaic. To date the land assembly costs have been paid for Phases 1 – 4. The same will happen for Phases 5 and 6 which are the final phases of the scheme.
- 5.4 Of the 306 homes for social rent currently built, around 210 are occupied by residents of the original Heathside and Lethbridge estate. Nine resident leaseholders have bought into the development through shared equity.
- 5.5 Phase 1: 138 homes were built between August 2010 and October 2012. This includes 80 homes for social rent, the rest being for sale and shared ownership.
- 5.6 Phase 2: 190 homes were built between January 2011 and April 2013, including 70 for social rent. Of these, 50 form a designated over 55's block designed to replace an over 55's block on the original estate.
- 5.7 Phase 3: 218 homes were built between August 2013 and December 2017. This includes 102 homes for social rent, the rest being for sale and shared ownership.
- 5.8 Phase 4: Building work on 236 new homes commenced in July 2015. The first homes under Phase 4A are now available and are in the process of being occupied. Phase 4A includes 169 units made up of 54 for social rent, 4 for shared equity and 111 private rent. The homes in Phase 4B have been delayed due to an issue with a build over agreement with Thames Water. These new homes are now scheduled to be available from July 2018. Phase 4B contains 67 units, all of which are for social rent.

6 Phases 5 and 6

- 6.1 Phases 5 and 6 currently comprises of 6 blocks on Lethbridge Close - 57-106 Lethbridge Close, 107-134 Lethbridge Close, 135-162 Lethbridge Close, 163 – 190 Lethbridge Close, 191 – 218 Lethbridge Close and 219 – 242 Lethbridge Close - and represent the final phases of the regeneration of the Heathside and Lethbridge estate.
- 6.2 Lethbridge Close has a number of problems in terms of its design and condition. Like the other blocks on the Estate which have already been demolished for Phases 1, 2, 3 and 4, these blocks would have needed a range of repairs and improvements in order to meet the Decent Homes Standard and further improvements to modernise the block to a desirable standard.

Elements needing repair or replacement:

- wiring
- boilers
- kitchens
- bathrooms
- communal and external repair and decoration
- lifts
- structural strengthening

- 6.3 Officers have been decanting Phase 5 secure tenants since August 2015 and commenced a leaseholder buyback programme in November 2015. Initially, vacant properties were used for temporary accommodation or property guardians to ensure that they remain in use for as long as possible.
- 6.4 As reported previously, vacant possession for Phase 5 has been programmed for early 2018. Of the 132 residential properties in Phase 5, 112 are now empty and have been decommissioned. Officers are working with the 20 remaining residents, 14 of whom are expected to move into new build properties within the next fortnight. A further 4 have offers of alternative accommodation. Officers are continuing to work with the remaining 2 residents.
- 6.5 Officers have been decanting Phase 6 secure tenants since August 2015 and commenced a leaseholder buyback programme in November 2015. As with Phase 5, vacant properties were initially used for temporary accommodation or property guardians to ensure that they remain in use for as long as possible.
- 6.6 Of the 52 residential properties in Phase 6, 38 are now empty and have been decommissioned. Officers are working with the 14 remaining residents, 5 of whom are expected to move into new build properties within the next fortnight. A further 4 have offers of alternative accommodation. Officers are continuing to work with the remaining 5 residents/owners. 4 of these are leaseholders. A General Vesting Date has been set for 30th March 2018.
- 6.7 As reported previously, vacant possession for Phase 6 has been brought forward by two years and programmed for the Summer 2018. The bringing forward of the Phase 6 site has allowed Family Mosaic to consider Phases 5 and 6 together.

- 6.8 As with previous phases, detailed planning permission is required for each phase. Whilst ultimately the bringing together of Phases 5 and 6 will deliver the new homes earlier than previously forecast by approximately 1 year, preparing for a combined application has caused a delay in the submission. Family Mosaic are now preparing to submit a combined application for Phases 5 and 6 in the Spring 2018.
- 6.9 To minimise the impact on the overall programme, Family Mosaic are prepared to carry out the demolition of the remaining Lethbridge Close blocks in advance of receiving detailed planning permission for Phases 5 and 6. Demolition will be carried out on both phases at the same time.
- 6.10 The demolition will be subject to separate planning permission being obtained by Family Mosaic. If agreed, demolition will be carried out under licence and will be funded directly by Family Mosaic and at their own risk.

7. Financial Implications

- 7.1 There are no direct financial implications arising from the contents of this report.

8. Legal Implications

- 8.1 There are no specific legal implications associated with the recommendations in this report.

9 Environmental Implications

- 9.1 The demolition contractor will be required to ensure that they adhere to the Council's Good Practice Guide -Control of pollution and noise from demolition and construction sites as well as all relevant legislation.

10. Crime & Disorder Implications

- 10.1 Empty properties can attract crime, vandalism and other anti-social behaviour. Demolishing the empty blocks on Lethbridge Close at the earliest possible opportunity will significantly reduce the potential for crime and anti-social behaviour and as a result will benefit the wider community.

11. Equality Implications

- 12.1 There are no equalities implications arising from this report.

13. Background papers and author

Title Document	Date	Location
The re-development of Heathside and Lethbridge – initial funding requirements	Mayor and Cabinet June 2007	5th Floor Laurence House
The next four regeneration schemes update	Mayor and Cabinet 9 th June 2004	5th Floor Laurence House

Title Document	Date	Location
Housing Investment Strategy: The way forward and The Housing Investment Strategy: Covering Report	Mayor and Cabinet 17 th September 2003	5 th Floor Laurence House
The next four regeneration schemes	Mayor and Cabinet 25 th June 2003	5 th Floor, Laurence House
Heathside and Lethbridge Phase 6	Mayor and Cabinet 19 th October 2016	5 th Floor, Laurence House
Proposed London Borough of Lewisham (Heathside and Lethbridge Estate, Lewisham – Phase 6) Compulsory Purchase Order 2017	Mayor and Cabinet 1 st March 2017	5 th Floor, Laurence House

19.1 For more information on this report please contact James Ringwood, Strategic Housing on 020 8314 7944.

Agenda Item 14

Mayor and Cabinet			
Title	Matters referred by the Healthier Communities Select Committee – social prescribing in-depth review		
Key Decision	No	Item No.	
Contributors	Healthier Communities Select Committee		
Class	Part 1	Date	28 February 2018

1. Purpose

- 1.1 This report presents the final report and recommendations arising from the Healthier Communities Select Committee's social prescribing in-depth review, attached as Appendix A.

2. Recommendations

- 2.1 The Mayor is recommended to:
- (a) Note the views and recommendations of the Committee set out in the main report.
 - (b) Agree that the Executive Director for Community Services be asked to respond to the review's recommendations.
 - (c) Ensure that a response is provided to the Healthier Communities Select Committee.

3. Context

- 3.1 The review was scoped in June 2017 and evidence sessions were held between September and December 2017. The Committee agreed the final report and recommendations at its meeting on 7 February 2018.

4. Financial Implications

- 4.1 There are no financial implications arising out of this report per se, although the financial implications of the recommendations will need to be considered in due course.

5. Legal Implications

- 5.1 The Constitution provides for Select Committees to refer reports to the 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).

6. Equalities Implications

- 6.1 The Council works to eliminate unlawful discrimination and harassment, promote equality of opportunity and good relations between different groups in the community and recognise and take account of people's differences.

7. Crime and Disorder/Environmental implications

- 7.1 There are no specific implications.

If you have any queries on this report, please contact John Bardens, Scrutiny Manager (020 8314 9976).

Overview and Scrutiny

Social prescribing

March 2018

Membership of the Healthier Communities Select Committee in 2017/18:

Councillor John Muldoon (Chair)

Councillor Susan Wise (Vice-Chair)

Councillor Paul Bell

Councillor Peter Bernards

Councillor Colin Elliot

Councillor Sue Hordijkenko

Councillor Stella Jeffrey

Councillor Olurotimi Ogunbadewa

Councillor Jacq Paschoud

Councillor Joan Reid

Social prescribing in Lewisham

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Chair's introduction



Social prescribing has received considerable media coverage in recent months. Radio 4's "Today" programme reported how South Dakota's Department of Health national park prescription scheme aimed to provide access to the physical, mental, and social benefits of exercise in nature.

Theodore Zeldin, the academic who established the Oxford Muse Foundation and who twice visited Lewisham, has paid much attention to questions such as how we may find more inspiring ways of spending each day and what roles there could be for those who feel isolated or different, or misfits. His thoughts on the future of work ask what roles there will be for the many of us who live to be 100 years old. Suggestions such as

mentoring younger people and other ways of transmitting skills and experience will benefit many, on both sides of the arrangement. This is not, I submit, social prescribing.

Social prescribing involves a referral, by a primary care clinician, of a patient with social, emotional or practical needs to an appropriate non-clinical resource, with an identified desired outcome, involving that patient's wider health and wellbeing.

Even the most ardent advocates of social prescribing would concede little is known of long-term outcomes. There have been few systematic reviews on the effectiveness of social prescribing on health. There is little recent evidence to support the cost-effectiveness of social prescribing compared to that of traditional primary care, although there may be cost savings when considering referral to specialist and secondary care.

This review endeavours to examine local forms of social prescribing, to assess the beneficial impact on those in receipt of it, and recommend potential future developments.

Councillor John Muldoon (Chair of the Healthier Communities Select Committee)

Executive Summary

- 1.1 Social prescribing is a way of enabling GPs, nurses and other primary care professionals to refer people with social, emotional or practical needs to a range of local, non-clinical services. Typically provided by local community and voluntary sector organisations, social prescriptions often include activities such as volunteering, gardening and arts activities.
- 1.2 Interest in social prescribing has increased in recent years as the NHS looks for ways of caring for an ageing population with an increasing number of long-term conditions. The NHS England General Practice Forward View also highlighted social prescribing as a mechanism to reduce demand on stretched primary care services.
- 1.3 There is emerging evidence that social prescribing can lead to a range of positive health and well-being outcomes, and that getting people involved in community life, keeping them active and improving social connections is good for both health and wellbeing. There are now more than 100 schemes across the UK, a quarter of which are in London.
- 1.4 In Lewisham, the use of social prescribing is part of the wider shift by health and care providers towards prevention, early action and enabling people to look after themselves. Key social prescribing initiatives in Lewisham include *Community Connections*, which supports vulnerable adults to access a range of community groups, and *Lewisham SAIL*, which is specifically targeted at older people (60+).
- 1.5 There is also a wide range of voluntary and community-sector organisations in the borough involved in the provision of or referral to social prescribing activities. During the course of the review, the Committee heard from, among others, Sydenham Garden, Lewisham Carers, Lewisham Speaking Up, Bromley and Lewisham Mind, and Lewisham Disability Coalition.
- 1.6 There is good evidence of the effectiveness of a number of social prescribing interventions in Lewisham. For example, in 2016/17, 68% of those supported by *Community Connections* and 79% of those supported by Bromley and Lewisham Mind's Community Support Service reported an improvement in their wellbeing.
- 1.7 Witnesses told the committee, however, that more consideration needs to be given to how social prescribing interventions are evaluated and that more services should have clear outcome measures so that evidence on the effectiveness of interventions can be shared more easily.
- 1.8 The majority of social prescribing activity in Lewisham is targeted at specific groups and there remains a variety of unmet need in the borough. This includes provision for the under 60s, men, people unable to leave their home and, in particular, people with learning disability and mental ill health.
- 1.9 GPs in Lewisham would like to see more social prescribing – 35-40% of consultations relate to social issues, such as debt, family and general wellbeing problems. However, awareness of social prescribing among GPs needs to be improved and social prescribing referral pathways need to be quick, easy and effective for GPs to continue to use.
- 1.10 The committee has carefully considered the evidence put before it and has made a series of recommendations to improve the evidence base for social prescribing interventions and address the gaps in social prescribing provision. The committee's recommendations are set out in full in the following section.

Recommendations

Community and voluntary-sector organisations

1. *Given the importance of those involved in social prescribing, both prescribers and providers, building a better understanding of the usefulness and effectiveness of different referrals and interventions for different people and different needs, the committee recommends that following up on referrals and gathering feedback from all parties becomes a compulsory part of the Community Connections referral process. This would allow GPs and other organisations better understand each referral and better target social prescribing interventions.*

Evidence of effectiveness

2. *The committee notes that there is evidence of the effectiveness of social prescribing interventions in the borough. However, given that there is still a significant lack of a coherent body of evidence, generally and locally, the committee recommends that officers look into ways of building a more comprehensive database of evidence and feedback. This should include statistical analysis of wellbeing outcomes where available, but it should also include patient-reported feedback and case studies.*
3. *In order to build a more comprehensive database of statistical data the committee also recommends that officers look into the possibility of drawing up a set of clear outcome measures for social prescribing interventions, which could be reported on and shared with health and care partners, particularly GPs and services users. The committee suggests that it may be helpful to link this information to the Lewisham health and social care directory of services so that prescribers, providers and service users can view it when searching for services.*

Gaps in provision and awareness

4. *Given the evidence the committee has received on the loneliness rates among people with learning disability and the rates of mental ill health among young adults, and the long-term health impacts of these, the committee recommends that Lewisham health and care partners pay particular attention to addressing the gaps in support for young adults with learning disability, men's groups and those experiencing mental ill health.*
5. *There is evidence that existing services in the borough need more support with capacity building, and the committee recommends that Lewisham health and care partners continue to help with this, but the committee also recommends that officers also explore appropriate opportunities to work with national and neighbouring borough services.*
6. *Given that lack of awareness and knowledge of social prescribing among GPs appears to be acting as a barrier to its wider use, the committee recommends that Lewisham health and care partners focus on raising awareness of social prescribing, including evidence of effectiveness, among GPs and the wider clinical community as a priority.*

7. *One measure that should be further explored is locating more social prescribing representatives in key GP practices. Without high levels of awareness among the GP community, people will miss opportunities to access activities and support which could help them. And without high levels of awareness and use by GPs, officers will be unable to accurately assess local gaps and the effectiveness of particular interventions.*
8. *The committee also notes the concern that organisations which signpost people can end up adding an extra step to the patient's journey and recommends that Lewisham health and care partners ensure that any social prescribing mechanism developed is as quick and easy-to-use as possible, for both prescribers and service users.*

The purpose and structure of this review

- 4.1 At its meeting on 25 April 2017 the Healthier Communities Select Committee agreed to hold an in-depth review of social prescribing.
- 4.2 At its meeting on 13 June 2017, the Committee agreed the scope of the review.
- 4.3 The key lines of enquiry were:

The extent of social prescribing in Lewisham: Who are the partners and organisations currently involved in the development and provision of social prescribing services? What types of activities and interventions are provided, and how many people are being referred? What types of problems is social prescribing commonly used for, and which groups of people tend to be most commonly referred?

The plans for social prescribing in Lewisham: What is the potential for expanding social prescribing in Lewisham? For which problems and groups of people could it play more of a role? What further partners and organisations could be involved in the development and provision of social prescribing? What is the capacity of local partners and organisations to provide more services?

The effectiveness of social prescribing in Lewisham: For which problems and groups of people has social prescribing been used most effectively? How are the outcomes of activities and interventions captured and measured? How is the effectiveness and efficiency of social prescribing schemes evaluated?

The gaps in social prescribing coverage: For which problems and groups of people is social prescribing coverage lacking? What further help and support do providers and other local organisations need to reach more people? What help and support do providers and local organisations need to improve the way they work more generally?

- 4.4 The timetable for the review was:

First evidence session – 20 July 2017

Council officers, Lewisham Clinical Commissioning Group (CCG), Community Connections, Lewisham Safe and Independent Living (SAIL).

Second evidence session – 7 September 2017

Lewisham Disability Coalition, Rushey Green Time Bank, Sydenham Gardens, Lewisham Local Medical Committee, Healthy Living Centre, the Big Group.

Report – 1 November 2017

Committee to consider the final report presenting all the evidence and agree recommendations for submission to Mayor and Cabinet.

Introduction and policy context

- 5.1 Interest in social prescribing has increased across the UK primarily because of the increasing burden on the NHS of long-term conditions and the growing crisis in general practice.¹ The challenge of caring for an ageing population and supporting people with long-term conditions is one of the most important the country faces – chronic illnesses consume approximately 70% of the health budget.²
- 5.2 Professor Sir Michael Marmot's 2010 review, *Fair Society, Healthy Lives*, pointed out that the majority of health outcomes are attributable to social-economic factors. In fact, it is estimated that around a fifth of visits to GPs are for a social problem rather than medical one.³ It is also acknowledged within primary care that around 30% of all consultations and 50% of consecutive attendances concern some form of mental health problem, usually depression or anxiety.⁴
- 5.3 Given the increasing pressure in primary care, the fact that there is often no cure for many long-term conditions, and that GPs are not necessarily equipped to handle all the social and psychological burdens that patients present, some health experts argue that it is necessary to look beyond the traditional clinical model the NHS offers and develop new approaches, including social prescribing.⁵
- 5.4 Some commentators believe that, by connecting people with local community services and activities, we can help improve the health and wellbeing of large numbers of people. Social prescribing, and a more holistic approach, is increasingly being seen as a potential solution to the burden of managing long-term conditions and repeat attendees in surgeries.⁶
- 5.5 Social prescribing was highlighted in NHS England's General Practice Forward View as a mechanism to support more integration of primary care with wider health and care systems to reduce demand on stretched primary care services. The south east London Sustainability and Transformation Plan (STP), in common with all of London's STPs includes a commitment to self-care and social prescribing. (officer report)
- 5.6 Industry experts recognise, however, that links between primary care and third sector organisations are often underdeveloped, and that there is currently little robust evidence demonstrating the effectiveness and efficiency of social prescribing schemes.⁷

¹ Kimberlee, R. (2015) [What is social prescribing?](#) *Advances in Social Sciences Research Journal*, 2 (1), p102

² Local Government Association, [Just what the doctor ordered: social prescribing – a guide for local authorities](#), May 2016, p2

³ *ibid*

⁴ Kimberlee, R. (2015), p102

⁵ *ibid*, it is anticipated that consultation rate will increase by 5% over the next 20 years.

⁶ Kimberlee, R. (2015), p102

⁷ *ibid*

What is social prescribing?

- 6.1 Social prescribing, or “community referral”, is a way of enabling GPs, nurses and other primary care professionals to refer people with social, emotional or practical needs to a range of local, non-clinical services. Social prescribing, recognising that people’s health is determined by a range of social, economic and environmental factors, seeks to address people’s needs in a holistic way, and to support individuals to take greater control of their own health.⁸
- 6.2 Social prescribing schemes can involve a variety of activities, which are typically provided by voluntary and community sector organisations. Examples include volunteering, arts activities, group learning, gardening, befriending, cookery, healthy eating advice and a range of sports. It can also involve simply putting people in contact with services that can provide help and advice with issues such as debt, benefits and housing.⁹
- 6.3 Social prescribing and similar approaches have been used in the NHS for many years, with several schemes dating back to the 1990s. The Bromley by Bow Centre, for example, one of the oldest and best-known social prescribing projects, was established in 1984 (see case study below). However, interest in social prescribing has increased over the past decade or so, with more than 100 schemes now running across the UK, more than 25 of which are in London.¹⁰

Social prescribing in Lewisham

- 7.1 In Lewisham, the use of social prescribing is part of the wider shift by health and care providers towards prevention, early action and enabling people to look after themselves – by finding information or making connections in the local community, for example. Lewisham health and care partners said that social prescribing is not necessarily a medical model; it is more concerned with supporting an individual’s wider health and wellbeing including any underlying issues such as social isolation.
- 7.2 Social prescribing is also a key focus of the four Neighbourhood Care Networks being developed in the borough (a central part of the wider integration of health and social care in Lewisham), and a number of tools have been developed at a neighbourhood level to support social prescribing.¹¹ This includes Neighbourhood Community Teams,¹² Multi-Disciplinary Meetings and Neighbourhood Co-ordinators,¹³ and Lewisham’s Single Point of Access.¹⁴

⁸ King’s Fund, [What is social prescribing? \(webpage\)](#), February 2017 (accessed May 2017)

⁹ Local Government Association, [Just what the doctor ordered: social prescribing – a guide for local authorities](#), May 2016, p4

¹⁰ King’s Fund, [What is social prescribing? \(webpage\)](#), February 2017 (accessed May 2017)

¹¹ Lewisham’s Neighbourhood Care Networks aim to provide more integrated, higher quality, more timely, and cost-effective community-based care by bringing together, at a local level, the different organisations, individuals and agencies involved in a person’s health and care. They also aim to establish connections with other local support available, such as that provided by local voluntary and community organisations or by housing, welfare or education providers. (Source: [Health and adult social care integration](#), HCSC in-depth review final report, March 2017)

¹² virtual teams of district nurses and adult social care staff

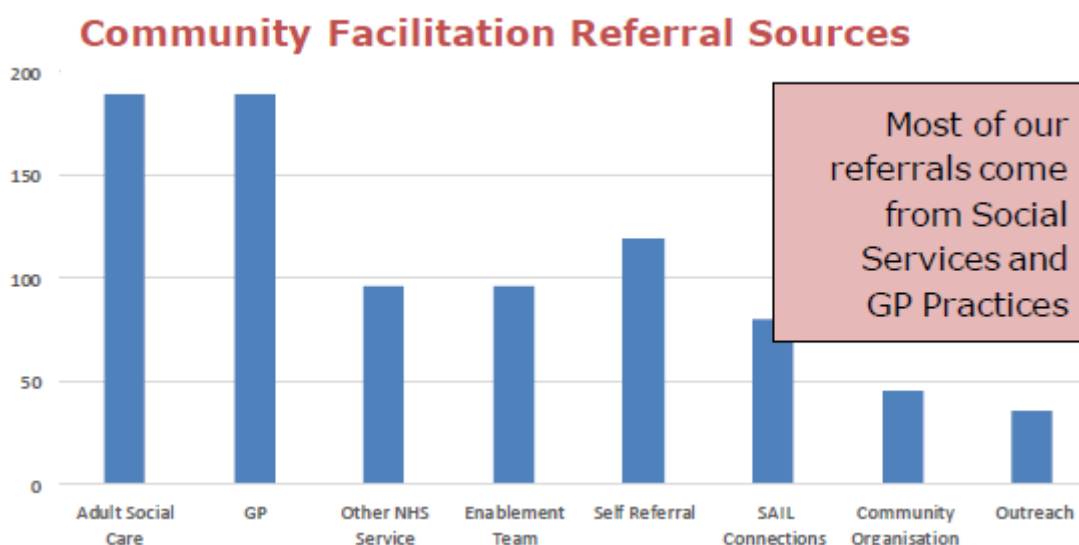
¹³ to support health and care staff to improve multi-disciplinary working

¹⁴ To provide general health and care information and advice

- 7.3 An overview of some of the other key initiatives related to social prescribing in Lewisham is set out below.

Community connections

- 8.1 Established in 2013 by a consortium of voluntary sector organisations led by Age UK Lewisham and Southwark, *Community Connections* is a community-development programme with the aim of decreasing social isolation and improving mental wellbeing.
- 8.2 The programme helps vulnerable adults access community-based groups and activities, such as lunch clubs, befriending services and community learning, and it supports local voluntary and community-sector organisations to build capacity and develop services to meet local needs.
- 8.3 *Community Connections* was commissioned to provide greater access to social prescribing activity, in recognition that social isolation and loneliness can be bigger predictors of ill health than smoking and obesity.¹⁵
- 8.4 In 2016/17, *Community Connections* received more than 900 referrals. This included 200 from adult social care, 200 from GPs, 120 self-referrals, and 40 from outreach work. 690 of these received a person-centred support plan following a home visit from a Community Facilitator. 57% of people supported were over 65 years old.¹⁶



- 8.5 The needs that people are most often referred for include social isolation, mental ill health, dementia, access to activities and groups, and information and advice. The support people are most often referred to include social activities, groups for those with learning disabilities, volunteering opportunities, men's groups, and mental health support.

¹⁵ UK must tackle loneliness, says Jo Cox Commission report, *BBC News*, 14 December 17

¹⁶ Community Connections Annual Report 2016/17, p9

Neighbourhood Community Development Partnerships

- 9.1 With one in each of the four neighbourhood areas in the borough, Neighbourhood Community Development Partnerships (NCDPs) work with local community groups and organisations to help them to connect to statutory providers and build capacity by recruiting, supporting and training local volunteers. In 2016/17, community-development workers developed 55 organisation-support plans, working with various community groups and organisations to develop new projects and increase the capacity of existing projects.
- 9.2 Each Neighbourhood Community Development Partnership will be responsible for producing a Neighbourhood Community Development Plan. This will use the findings from Community Connections' analysis of gaps in local services in order to identify key priorities for the neighbourhood. A grant of £25k per partnership will be available to deliver local solutions to the local priorities identified. Health and care partners stated that NCDPs have the potential to expand the role of the voluntary and community sector in social prescribing.

Social prescribing review group

- 10.1 The Social Prescribing Review Group was established in December 2016 to develop a system-wide approach to the development of social prescribing in Lewisham. The group includes representation from secondary care, primary care, public health, social care and *Community Connections* and aims to review the activity in the borough that might be considered social prescribing, identify gaps in provision to improve targeting of activity, and consider a more coherent social prescribing model. The review is considering the infrastructure and capacity of the local voluntary and community sector and whether social prescribing is always an appropriate and reliable resource. There will be a particular focus on projects where there is a link worker in place (as per the Social Prescribing Network definition).
- The three key components of a social prescribing scheme:

 - a referral from a healthcare professional,
 - a consultation with a link worker, and
 - an agreed referral to a local voluntary, community and social enterprise organisation.

Social Prescribing Network (January 2016)
- 10.2 There will also be a particular focus on the mechanism by which social prescribing referrals are made and what support the council can provide to ensure this operates as effectively as possible. Health and care partners stated that while there is considerable data on individual interventions, there is much less on the different referral mechanisms in use.
- 10.3 As well as those who may need support face-to-face or over the phone, health and care partners stated that it is important to consider how to support those

who are able to navigate the health and care system themselves, for example, by making online information easier to access.

- 10.4 Given that the evidence on social prescribing shows that the most effective social prescribing schemes are targeted at particular groups, the review will also consider whether the appropriate groups are being targeted. Officers noted that Healthy London Partnership has recently carried out analysis of GP practice data in Lewisham in order to work out which groups, if targeted, could benefit most from social prescribing.¹⁷

Lewisham SAIL

- 11.1 Fully launched in 2017, Lewisham SAIL (Safe and Independent Living) is intended to provide a quick and simple way of accessing local services to support older people (60+) with their independence, safety and wellbeing.



- 11.2 Lewisham SAIL has formed partnerships with a range of organisations to provide referrals for support with, among other things, health and wellbeing, mental resilience, social isolation, financial inclusion, fire safety, home security, safeguarding and personal safety and security. Anyone can make a SAIL referral by completing the one-page checklist ([see appendix](#)).
- 11.3 Between July 2016 and March 2017, Lewisham SAIL received 194 referrals from more than 50 different organisations, including GPs, adult social care, the police, fire brigade, local NHS trusts, and various voluntary sector and community groups. 25% of referrals came from GPs.¹⁸

¹⁷ The Healthy London Partnership advocates the increased use of social prescribing and has been working to identify, using existing data sets, the numbers of people who may benefit in London from social prescribing. It also intends to calculate the return to the NHS in London on investment in implementing social prescribing initiatives over a five year period to March 2021.

¹⁸ Lewisham Safe and Independent Living (SAIL) Connections Impact Report July 2016- March 2017, p2

- 11.4 The service is targeted at those aged 65 and over because older people are more likely to have more than one long-term condition, to become socially isolated, to need help finding support, and less likely to have access to the internet. But SAIL will “do everything [they] can to help people access the services required even if they don’t fit perfectly onto the checklist”. The average age of those who have use SAIL is 78.¹⁹
- 11.5 SAIL works closely with *Community Connections* and the Neighbourhood Community Development Partnerships in order to maintain its knowledge of the various groups and providers in the borough.
- 11.6 Lewisham health and care partners are planning a review of the SAIL initiative. This will evaluate the early stages of the programme and consider gaps and recommendations for improvement.

Lewisham health and social care directory

- 12.1 The development of the Lewisham health and social care online directory of services is closely linked with the future development of social prescribing in the borough. The online directory will allow people to search by postcode for a broad range of services and activities. Improvements are currently being made to the content and functioning of the site, including the development of a screening tool, in the form of a questionnaire, which will be linked to the services in the directory.

Community and voluntary-sector organisations

- 13.1 In Lewisham, there are a wide range of voluntary and community-sector organisations involved in the provision of or referral to activities that could be described as social prescribing. During the course of the review, the Committee heard from a number of these organisations including: Sydenham Garden, Lewisham Carers, Lewisham Speaking Up, Bromley and Lewisham Mind, Lewisham Disability Coalition, and the Lewisham Local Medical Committee.
- 13.2 Sydenham Garden provides fixed-length social and creative activity for people experiencing a wide range of mental ill-health. They also provide similar activities for people recently diagnosed with dementia. This is Sydenham Garden’s core provision and all of their “co-workers” (the name they give people who access their services) are referred by health professionals. In 2016/17, Sydenham Garden received 421 referrals. In 2015/16 they received 403 referrals and in 2014/15 they received 269.²⁰
- 13.3 Lewisham Carers operates on a neighbourhood model throughout Lewisham, providing regular “pop-up” advice and information sessions in GP practices. They provide a wide range of advice, information and advocacy, emotional support and specialist support. Lewisham Carers also seek and respond to

¹⁹ *ibid*, p9

²⁰ Annual Evaluation of Sydenham Garden 2016 – 2017, p3

feedback and understand that the services they provide are much needed and helpful.

- 13.4 Lewisham Speaking Up works exclusively with adults with learning disability. They run a number of groups and activities that could be described as social prescribing and make referrals to other schemes that could be described as such. They are aware of other groups for people with learning disability, such as “Heart n Soul”, an arts-activity group. From being based in the Albany in Deptford, they are also aware of a number of schemes specifically for older people, such as “Meet me at the Albany”, which is another arts-based programme.
- 13.5 Lewisham Speaking Up has recently received funding from the Deptford Challenge Trust to set up a “Speak Up and Wellbeing” group for adults with learning disability who receive little or no support from statutory services. This stemmed from organising a “People’s Parliament” event on loneliness and friendships, at which 60% of people with learning disability said that they experienced loneliness. Those who said they were lonely were often those who received traditional services such as a day service or support in the community.
- 13.6 The Lewisham Disability Coalition (LDC) provides an advice service primarily for adults living with a long-term health problem or disability. They are part of *Community Connections* and signpost to other groups and organisations. Many people who approach LDC for advice are in fact lonely. LDC said that being part of Community Connections makes it easier to refer people on to more appropriate support.
- 13.7 Bromley and Lewisham Mind provides a range of community-based mental health support services. This includes the Community Support Service (CSS), Peer Support Service, MindCare (for people with dementia), and Mindful Mums (for pregnant and new mums).
- 13.8 Support from the CSS usually lasts for 12-20 weeks. Towards the end of their support, Mind often signposts people to other community groups and organisations in order to sustain the mental health improvements made during their short-term support. Mind will also follow up to check if there are any barriers to people engaging. Mind noted that it’s easy to pick out a community-based activity, but “whether it’s suitable, understanding, welcoming and appropriate for a particular person with a mental health problem is another matter altogether”.
- 13.9 In 2016/17, Mind’s Community Support Service received 540 referrals. 33% of these were from secondary care, 18% were self-referred and 17% were from GPs. GP referrals came from 25 practices in the borough. Nine of these provided 76% of all GP referrals. The issues most often mentioned in referrals include: motivation and confidence (85%), meaningful use of time (75%), developing skills (65%), money, budgeting and social activities (50%).
- 13.10 The committee noted the importance of following up on referrals and gathering feedback and drew attention to written evidence from a local GP

who had not received any feedback after making referrals to Community Connections, which he said makes it very difficult to understand how useful or effective a referral has been. The committee also recalled a previous visit to Downham Leisure Centre where GPs were not following up and it seemed that people were being referred but not attending. As an example of good practice, the committee cited the Abbots Hall Road Healthy Lifestyle Centre, which provides follow-up, mentoring and coaching.

Recommendation

1. *Given the importance of those involved in social prescribing, both prescribers and providers, building a better understanding of the usefulness and effectiveness of different referrals and interventions for different people and different needs, the committee recommends that following up on referrals and gathering feedback from all parties becomes a compulsory part of the Community Connections referral process. This would allow GPs and other organisations better understand each referral and better target social prescribing interventions.*

Evidence of effectiveness

- 14.1 There is emerging evidence that social prescribing can lead to a range of positive health and well-being outcomes, and that getting people involved in community life, keeping them active and improving social connections is good for both health and wellbeing.²¹
- 14.2 Studies have pointed to improvements in areas such as quality of life and emotional wellbeing, mental and general wellbeing, and levels of depression and anxiety. For example, a study into a social prescribing project in Bristol found improvements in anxiety levels and in feelings about general health and quality of life.²²
- 14.3 Social prescribing schemes may also lead to a reduction in the use of NHS services. A study of a scheme in Rotherham found, for more than 8 in 10 patients referred, that there were reductions in NHS use in terms of accident and emergency attendance, outpatient appointments and inpatient admissions.²³
- 14.4 However, commentators have noted that systematic and robust evidence on the effectiveness of social prescribing is very limited. Quantitative evidence deploying robust methodologies to demonstrate effectiveness is particularly hard to find.²⁴
- 14.5 In Lewisham, 68% of those supported by *Community Connections* in 2016/17 reported an increase in mental wellbeing. This is based on a five-item wellbeing checklist completed at the start and end of the intervention. A three-month follow-up found that self-reported wellbeing continued to increase after the end

²¹ *ibid*, p5

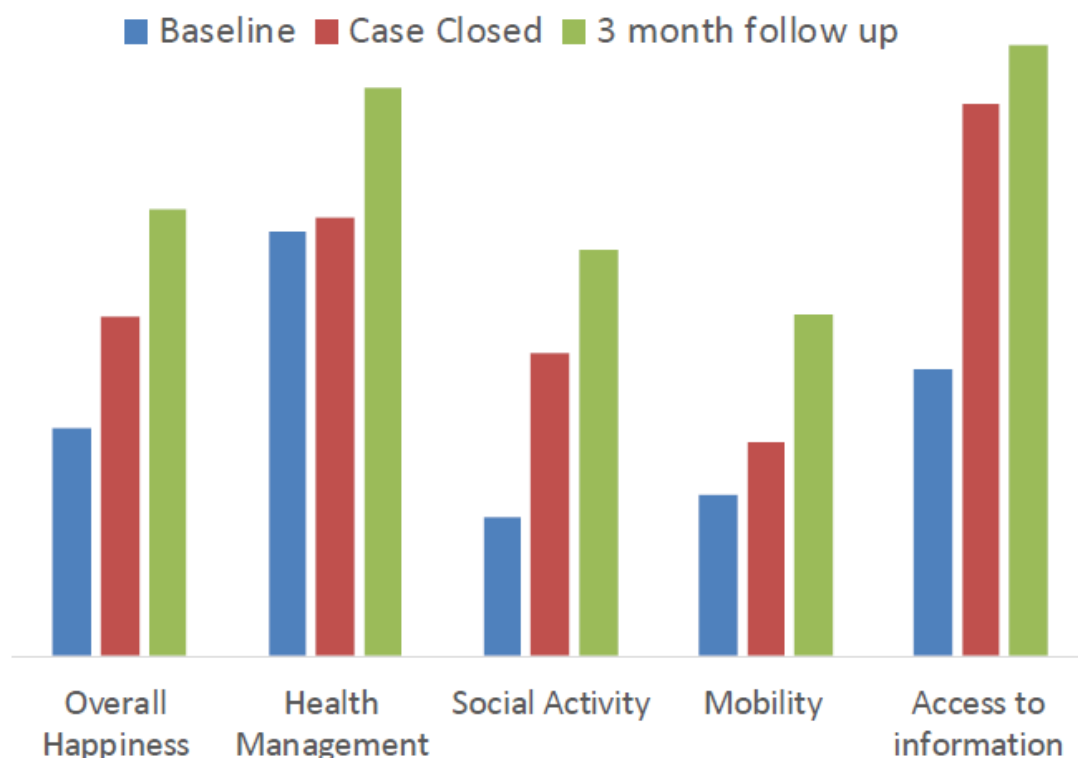
²² King's Fund, [What is social prescribing?](#) (webpage), February 2017 (accessed May 2017)

²³ *ibid*

²⁴ Kimberlee, R. (2015), p108

of Community Connections' involvement. From the point of referral to three months after the intervention was completed, there was a 10% increase in average wellbeing score.

Self reported wellbeing



Source: Community Connections Annual Report 2016/17

- 14.6 Sydenham Garden said that in their experience a number of their projects are “some of the most effective non-clinical interventions”. Based on their scores on a recognised wellbeing scale, co-workers leave Sydenham Garden with their wellbeing at normal levels. This has been confirmed through case studies, focus groups, questionnaires and carer feedback. With Sydenham Garden’s Garden Project, for example, in 2016/17, 68% of co-workers recorded a positive change to their mental wellbeing.²⁵
- 14.7 In 2016/17, 79% of those supported by Mind’s Community Support Service recorded a meaningful improvement in their wellbeing. The biggest improvements were in “feeling significantly better about themselves, more cheerful and confident, and that they were dealing with their problems well”. In a survey rating satisfaction with the service at point of discharge, 150 clients expressed an average 91.2% satisfaction.
- 14.8 Lewisham Speaking Up noted from their experience of supporting people with learning disability that the most important non-clinical interventions are those that address the social problems this group can face. This includes helping people with debt, benefits, and housing problems, and providing self-advocacy

²⁵ Annual Evaluation of Sydenham Garden 2016 – 2017, p5

which addresses issues with self-esteem, confidence, meeting friends and socialising. Activity-based groups such as arts, gardening and sports also work well. Lewisham Speaking Up recognised that much of the evidence on social prescribing is more anecdotal than quantitative, but stressed that in their experience people “really value these groups and activities”.

- 14.9 The committee heard from a number of witnesses that more consideration needs to be given to how social prescribing interventions are evaluated. More services should have clear outcome measures so that more evidence on the effectiveness of interventions can be shared. As well as data, the committee noted that patient-reported feedback is also important evidence of effectiveness, which should be capable of being captured, analysed and shared. The committee discussed with a number of witnesses whether a lack of coherent evidence on social prescribing, generally and locally, could be one of the barriers to greater take-up among GPs and the wider clinical community.

Recommendations

2. *The committee notes that there is evidence of the effectiveness of social prescribing interventions in the borough. However, given that there is still a significant lack of a coherent body of evidence, generally and locally, the committee recommends that officers look into ways of building a more comprehensive database of evidence and feedback. This should include statistical analysis of wellbeing outcomes where available, but it should also include patient-reported feedback and case studies.*
3. *In order to build a more comprehensive database of statistical data the committee also recommends that officers look into the possibility of drawing up a set of clear outcome measures for social prescribing interventions, which could be reported on and shared with health and care partners, particularly GPs and services users. The committee suggests that it may be helpful to link this information to the Lewisham health and social care directory of services so that prescribers, providers and service users can view it when searching for services.*

Gaps in provision and awareness

- 15.1 The Social Prescribing Review Group has so far found that the majority of social prescribing activity in Lewisham is targeted at specific groups, such as people aged over 60, or people with long-term conditions, for example. The group also found that there is clear gap in support for people under 60.
- 15.2 SAIL Lewisham noted that there is unmet need for a range of support, particularly home visits to provide information and advice to people who are unable to leave their home. The committee also heard that social prescribing needs to be accessible to those who are unable to leave their home to engage with support because they have social phobia.
- 15.3 SAIL is aware of a gap in social prescribing support for people under 60, as they continue to receive referrals from people in their 40s and 50s. SAIL said

that GPs in particular have difficulty finding support for people who are over 50, but under 60 – often people who are vulnerable.

- 15.4 The Lewisham Disability Coalition (LDC) said that social prescribing could play more of a role for people with learning disability in particular. There are only two organisations that people with learning disability can be referred to, and during the school holidays there are none. There is also significant gap in support for people who need help navigating the health and care system, including social prescribing.
- 15.5 Among people with learning disability, there is a demand for more support with developing a social life, which can be very difficult for some people with learning disability and autism. Lewisham Speaking Up noted that disabled people experience higher levels of loneliness, which is detrimental to overall health. More support and interventions around making friends and developing relationships, including sexual ones, would help people with learning disability live happier and healthier lives.
- 15.6 There is an appetite for more social prescribing activity among the adults with mental ill-health that Sydenham Garden work with, and among the professionals that refer to them – Sydenham Garden receive a third more referrals than they can place. Ecotherapies, creative and social activities, peer support and physical activity are all social prescriptions that would benefit people with mental ill-health.
- 15.7 Mind noted that there is a lack of social prescribing options for younger people (14-25) in particular. Mind's own services are predominantly used by the 35-55 age group (as this tends to be the age at which people are more vulnerable to relationship, debt or social exclusion problems), but Mind noted that 75% of mental health problems begin before the age of 14 and that one in six young people have a mental health problem. The Chair of the Lewisham Local Medical Committee (LMC) also noted that a significant number of younger people are not accessing mental health support services.
- 15.8 GPs in Lewisham would like to see more social prescribing for social issues in particular. 35-40% of GP consultations relate to social issues, such as debt, family and general wellbeing problems. One of the main barriers to the greater use of social prescribing among GPs is a lack of knowledge and awareness of the services available. Some GP practices are used to and confident making social prescribing referrals, but many are unaware of what's available or how to access it.
- 15.9 The committee heard that social prescribing needs to be continuously promoted to GPs and that social prescribing referral pathways need to be quick and easy. GPs need to be confident that if they make a referral something will happen and people will not just return to them. The SAIL referral is a good step forward in increasing awareness of social prescribing among GPs – but there need to be more integrated pathways with a quick tick-box referral process like SAIL.

- 15.10 The committee heard that the link work between the prescriber and the prescription is vital. In Sydenham Garden's experience, separate organisations set up to signpost or link people do not work, as they serve their own interests and add an extra step to the patient's journey. Sydenham Garden has found funding their own link worker to be most effective. They also support the idea of having a link worker based in practices.
- 15.11 The committee expressed concern at the apparent difficulty finding activities and support for support for younger people with learning disability mental health needs – particularly around the ages 14-25. The committee stressed that without activities during the daytime younger people can become socially excluded and start to feel demotivated. The committee noted that there are a number of services specifically for older people which younger people are excluded from and expressed concern that the whole community was not being considered.


Recommendations

4. *Given the evidence the committee has received on the loneliness rates among people with learning disability and the rates of mental ill health among young adults, and the long-term health impacts of these, the committee recommends that Lewisham health and care partners pay particular attention to addressing the gaps in support for young adults with learning disability, men's groups and those experiencing mental ill health.*
5. *There is evidence that existing services in the borough need more support with capacity building, and the committee recommends that Lewisham health and care partners continue to help with this, but the committee also recommends that officers also explore appropriate opportunities to work with national and neighbouring borough services.*
6. *Given that lack of awareness and knowledge of social prescribing among GPs appears to be acting as a barrier to its wider use, the committee recommends that Lewisham health and care partners focus on raising awareness of social prescribing, including evidence of effectiveness, among GPs and the wider clinical community as a priority.*
7. *One measure that should be further explored is locating more social prescribing representatives in key GP practices. Without high levels of awareness among the GP community, people will miss opportunities to access activities and support which could help them. And without high levels of awareness and use by GPs, officers will be unable to accurately assess local gaps and the effectiveness of particular interventions.*
8. *The committee also notes the concern that organisations which signpost people can end up adding an extra step to the patient's journey and recommends that Lewisham health and care partners ensure that any social prescribing mechanism developed is as quick and easy-to-use as possible, for both prescribers and service users.*

Monitoring and ongoing scrutiny


- 16.1 The recommendations from this review will be referred for consideration by the Mayor and Cabinet at their meeting on 28 February 2018 and their response reported back to the Committee within two months of the meeting, or at the earliest opportunity following the 2018 local elections. The Committee will also receive a progress update six months after this in order to monitor the implementation of the review's recommendations.

Appendix

		Tel 020 7358 4077 Fax 020 7378 9217 Email sailconnections@ageuklands.org.uk Stones End Centre 11 Scovell Road London SE1 1QQ	
Name:		DOB:	
Address:		Postcode:	
Rented (Council) <input type="checkbox"/> Rented (Private) <input type="checkbox"/> Housing Association <input type="checkbox"/> Owned <input type="checkbox"/>		Ethnicity:	
Telephone:		GP Surgery:	

Please tick the services you would like and return checklist to: sailconnections@ageuklands.org.uk

HEALTH AND WELLBEING

Would you like a pendant alarm to keep you safe and secure? Linkline Telecare Service	<input type="checkbox"/>
Would you like to talk to someone about Telecare equipment e.g. sensors that could help you stay independent in your home for longer? Linkline Telecare Service	<input type="checkbox"/>
Have you had a fall or a near miss in the last year that has NOT been investigated or treated? Lewisham Falls Services	<input type="checkbox"/>
Do you have dementia, or do you care for someone with dementia and would like to speak to someone about support available? MindCare	<input type="checkbox"/>
Are you blind, partially sighted, or do you have a specific visual impairment? BlindAid	<input type="checkbox"/>
Have you lost weight recently without meaning to or are you eating less than usual and have NOT been referred to a dietician? Lewisham Primary Care Dietetics Service	<input type="checkbox"/>
Do you smoke? If so would you like to stop? Stop Smoking Service	<input type="checkbox"/>
Has your drinking or drug use increased slowly over the years, would you like to talk to someone? Do you use alcohol or drugs to unwind/relax? - would you like to talk to someone? Lewisham Drug and Alcohol Teams	<input type="checkbox"/>
Do you care for someone, or does someone care for you on an unpaid basis due to frailty, disability, addiction, physical or mental illness? Would you like to talk to someone about support available for carers? Carers Lewisham	<input type="checkbox"/>
 Would you like to talk to someone about social activities including: volunteering, befriending, social groups, exercise classes, lunch clubs, help with using the Internet? Community Connections	<input type="checkbox"/>

LIVING CONDITIONS

Is your home cold? Would you like in-home advice about keeping warm, saving energy and funding available for heating and insulation? Warm Homes Healthy People Project	<input type="checkbox"/>
Do you have any difficulties using the bath/toilet/kitchen facilities? Do you have difficulties getting in and out of your home, or using stairs? If yes, please specify your area of difficulty. Lewisham Council Occupational Therapy	<input type="checkbox"/>
Do you have an odd job around the home that you need help with? Lewisham Handyperson	<input type="checkbox"/>
Are you worried about the condition/repair/maintenance of your home? Advice Lewisham	<input type="checkbox"/>

SAFETY, SECURITY AND INCOME

Would you like advice from your Local Police Team regarding crime prevention, home security, or a recent incident of crime or anti-social behaviour in your area? Police	<input type="checkbox"/>
Have you ever been concerned about services or goods you have bought from someone who knocked at your door? Crime Enforcement and Regulation Service	<input type="checkbox"/>
Have you sent money to anyone who contacted you by phone or mail saying you had won money or a gift unexpectedly, and that money or gift never materialised? Crime Enforcement and Regulation Service	<input type="checkbox"/>
Do you have a working smoke alarm? Would you like a free Home Fire Safety Visit? London Fire Brigade	<input type="checkbox"/>
Would you need help leaving your home in the event of an emergency? London Fire Brigade	<input type="checkbox"/>
Are you having trouble paying your bills or would you like someone to help check that you are receiving all the income that you are entitled to? Advice Lewisham	<input type="checkbox"/>

Visited by:	From:
Date:	Telephone/Email:

IMPORTANT: This must be read to the client: "In signing this form you are consenting to this information being shared with partner organisations in accordance with the Data Protection Act 1998". Please tick here if completing by phone to demonstrate you have discussed this with the client. ☐

Signed (client/representative):

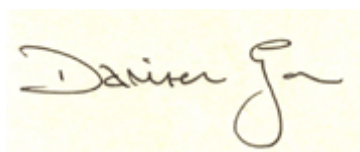
Verd on 1 created September 2016

Chief Officer Confirmation of Report Submission			
Cabinet Member Confirmation of Briefing			
Report for:	Mayor		
	Mayor and Cabinet		X
	Mayor and Cabinet (Contracts)		
	Executive Director		
Information	<input type="checkbox"/> Part 1	<input checked="" type="checkbox"/> Part 2	<input checked="" type="checkbox"/> Key Decision

Date of Meeting	28 th February 2018		
Title of Report	Excalibur Regeneration Update		
Originator of Report	Jeff Endean		Ext.46213

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

Category	Yes	No
Financial Comments from Exec Director for Resources		X
Legal Comments from the Head of Law	X	
Crime & Disorder Implications		X
Environmental Implications		X
Equality Implications/Impact Assessment (as appropriate)		X
Confirmed Adherence to Budget & Policy Framework	X	
Risk Assessment Comments (as appropriate)	X	
Reason for Urgency (as appropriate)		X



Signed: _____ Executive Member

Date: _____ 20/02/2018 _____



Signed: _____ Director/Head of Service

Date _____ 20/02/2018 _____

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	

Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	
To be Referred to Full Council	

Mayor and Cabinet			
Title	Excalibur Regeneration Update		
Key decision	Yes	Item no	
Wards	All wards		
Contributors	Executive Director for Customer Services, Executive Director for Regeneration and resources, Head of Law		
Class	Part 1	February 28 2018	

1 Purpose of report

- 1.1 The report provides an update on the Excalibur Regeneration Programme, which aims to provide 371 new high-quality new homes in Whitefoot, in partnership with L&Q.
- 1.2 The first new social rented homes on the Excalibur Estate are now complete and let to existing estate residents. The current construction phase (Phases 1&2) is due to complete in March 2018 and is comprised of 34 new homes to be let on protected social rents to existing estates residents. There are a mix of 15 2-bed houses, 5 3-bed houses, 2 4-bed houses, 11 2-bed bungalows and 1 3-bed bungalow. 5 new shared equity homes are available to freeholders wishing to remain on the estate and 18 homes will be available for outright sale.
- 1.3 The report seeks the necessary authority for the appropriation, for planning purposes, of the Council owned land within Phase 3 of the scheme, shown edged red on the plan attached at Appendix A in order to enable the powers in Section 203 of the Housing and Planning Act 2016 to be used to ensure that any restrictive covenants or other rights affecting the land can be overridden in the interests of the proper planning of the area, thereby allowing the redevelopment of the land to proceed.
- 1.4
- 1.5 The Part 2 report sets out a full budget update for Phase 3, Phase 4 and Phase 5 land assembly costs.

2 Summary

- 2.1 In January 2018 the first new homes on the Excalibur Estate completed as part of an ongoing regeneration programme in partnership with L&Q. All remaining secure tenants on the next Phase of the Regeneration, Phase 3, will be moving into newbuild properties on Phase 1 and 2 by the end of March 2018.
- 2.2 In order to implement the redevelopment proposals for Phase 3, L&Q have requested that the Council appropriate the Council owned land within Phase 3 for planning purposes.
- 2.3 Mayor and Cabinet are also asked to consider the amended budget requirements in the Part 2 report.
- 2.4 A further report will be considered by Mayor and Cabinet in due course to finalise the Project Brief for phase 3 and to agree the final terms of the transfer to L&Q.

3 Recommendations

- 3.1 It is recommended that the Mayor:
- 3.2 Notes the programme update contained at Section 6;
- 3.3 Notes and agrees the inclusion of 8 Ector Road, a vacant Council-owned property, within Phase 3 of the scheme;
- 3.4 subject to the consent of the Secretary of State being obtained under Section 19 of the Housing Act 1985 in respect of the parts of the land consisting of dwellings, agrees to the appropriation of the Council owned land within Phase 3 of the Excalibur Estate re-development scheme, shown edged red on the attached plan (excluding the three properties hatched red on the plan), from housing purposes to planning purposes under Section 122 of the Local Government Act 1972;
- 3.5 approves the making of an application to the Secretary of State under Section 19 of the Housing Act 1985 for consent to the appropriation of the parts of the land consisting of dwellings referred to in recommendation 3.4
- 3.6 notes that the consent of the Secretary of State is not required in respect of the parts of the Phase 3 land that do not consist of dwellings, shown coloured black on the plan attached at Appendix B, and that the appropriation of this land will therefore take effect immediately;
- 3.7 notes and agrees the increased budget required for land assembly for Phase 3; and

- 3.8 notes the current budget position in relation to Phases 4 and 5, most of which will be recovered from L&Q at the point of land transfer, as set out in the Part 2 report.

4 Policy context

- 4.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
 - Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
 - Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- 4.2 The proposed recommendations are also in line with the Council policy priorities:
- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 4.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:
- Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Promoting health and wellbeing by improving our residents' homes

5 Scheme Background and History

- 5.1 The Council has been working with residents on Excalibur on options for the estate for many years and also with L&Q as partner for the estate since 2006. The full history is detailed in earlier Mayor and Cabinet reports.
- 5.2 In November 2010 Mayor and Cabinet agreed that the Council proceed with the regeneration of Excalibur in partnership with L&Q. This followed on from extensive consultation including an independent ballot and Section 105 consultation. Key milestones in the project since this time 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 freeholders were bought back and the Council obtained CPO powers to assist with this.
- L&Q and the Council jointly procured Contractor Denne who demolished Phases 1 and 2 during 2014.

5.3 There were delays to the project during 2013 – 2015. Complaints about the closure of the estate roads during 2013 led to significant risks arising associated with continuing with building works which could only be mitigated through a formal Stopping Up process. This meant that roads were required to be designated as highways and then formally stopped up. This process took place between the Autumn 2013 and Spring 2015.

5.4 Once this process was resolved in March 2015, the builder reported an uplift in costs of 50% from their original fixed price. L&Q led negotiations could not reduce the costs and L&Q and the Council have subsequently been required to go through a further procurement process. These issues have delayed the scheme by 2 years.

5.5 In January 2016, L&Q selected Keepmoat as the contractor for Phase 1 and 2 on their behalf and on behalf of the Council. The development agreement and works contract were simultaneously entered into in January 2016 and the Phase 1 and 2 land was transferred for re-development. The main JCT works contract was entered into in July 2016 and is programmed to complete in March 2018.

5.6 The original Excalibur estate was comprised of 186 prefab properties, of which 178 are included within the regeneration scheme. The 8 properties not included are the 2 properties which were not included in Phase 1 (used as the TMO office and as housing for a Phase 2 decant household) and the 6 listed properties. There are 29 freeholders of which 27 are within the scheme.

The Planning Application was approved by Lewisham Planners in April 2011 and Section 106 agreed (and full planning permission achieved) in March 2012. This is detailed for decant Phases 1 – 3 and outline for the overall master plan and final Phases (4 & 5). Consultation is currently under way on the detailed planning application for the final Phases (4&5). Each of the Phase Briefs is agreed by Mayor and Cabinet prior to the land transferring to L&Q. A further report will be considered by Mayor and Cabinet in due course to finalise the Project Brief for Phase 3 and to agree the final terms of the transfer to L&Q

6 Programme Update

- 6.1 There have been minor delays to the Phase 1&2 construction, which means that the new homes will now expected to be available in March 2018. A revised indicative programme for the whole scheme is shown below:

Key milestone	Date
Phase 1&2 Practical Completion	March 2018
General Vesting Date for CPO over Phase 3 land	30 March 2018
Phase 3 Vacant possession and L&Q commence demolition and enabling works under license	April 2018
Phase land transfer to L&Q	June 2018
Phase 3 commencement of main works programme	September 2018
Phase 3 Practical completion	August 2020
Phase 4 Vacant possession and Phase land transfer to L&Q and start on site	September 2020
Phase 4 Practical Completion	December 2022
Phase 5 Vacant Possession and Phase land transfer to L&Q and start on site	January 2023
Phase 5 practical completion	April 2025

7 Phase 3 Proposed Scheme

- 7.1 The land comprising Phase 3 shown edged red at Appendix A. The land currently comprises of 48 prefabs. Over half of the properties are now secured using grills or property guardians. Phase 3 land includes most of Wentland Road, Wentland Close and parts of Meliot Road and Ector Road.
- 7.2 L&Q have obtained planning consent for Phase 3 (Planning Phase 1C). The proposed scheme for Phase 3 is set out in the below table:

Type	Area**	Council	Shared equity	Shared ownership	Private	TOTAL
2B Bungalow Wheelchair	76.8m2	4				
3B Bungalow	83.2m2	1				
2B House	88.4m2	8	5		7	
3B House	101.8m2	2				
3B Wheelchair house	134.1m2	2				
4B House	113.1m2	2				
over 55's 2B Apartments	65.6m2*	20				
1b Flats	50.74m2			6	9	
2B Flats	67.4m2			10	18	
3B Flats	77.1m2			1		
		39	5	17	34	95

7.3 Officers are in discussions with L&Q in relation to the potential to amend the 20 x 2 bedroom apartments from exclusively over 55's accommodation to general needs housing which would better suit the current housing need in the borough and make the best use of the stock. This matter will be presented to Mayor and Cabinet for consideration in due course.

8 Phase 3 Update on Vacant Possession

- 8.1 12 homes on Phase 3 remain occupied by secure tenants. Five households from Phase 3 have already moved into their newbuild homes in Phase 1&2.
- 8.2 All secure tenants on Phase 1&2 Excalibur have been allocated newbuild properties. Remaining tenants will move into the newbuild properties when they become available in March 2018. The Council has obtained postponed possession orders for all tenanted properties on Phase 3.
- 8.3 There are 3 freehold properties remaining in Phase 3 which are shown hatched red on the plan at Appendix A. Buyback terms have been agreed with two of the three freeholders, who are taking advantage of the offer to move into newbuild properties on the estate as tenants or equity owners. Officers are working with the remaining freeholder around their options which does include the same opportunity to remain on the estate.

- 8.4 There is a Compulsory Purchase Order (CPO) in place for the Phase 3 land. The CPO was confirmed on 7th December 2015 and a Notice of Confirmation and Intention to make a General Vesting Declaration was published in the South London Press was advertised on 15th December 2015.
- 8.5 The Date has been set as the 30th March 2018 and legal notices have been issued in respect of this. Ownership of any of the remaining three properties which has not been acquired by agreement prior to that date will therefore vest in the Council on 30 March 2018 and the Council will be entitled to possession of the properties. This does not affect the rights of the owner in respect of compensation and where compensation has not been agreed at the Vesting Date, owners are entitled to request advance payments of compensation.
- 8.6 A further report will be submitted to Mayor and Cabinet to agree the final Phase Brief with L&Q for Phase 3, prior to the final terms of the Phase 3 Land Transfer being agreed. Officers are recommending the appropriation of the site to planning purposes is dealt with now to avoid any delay.

9 8 Ector Road

- 9.1 8 Ector Road, a 2 bedroom bungalow, has until now been included in Phase 4 of the scheme. The residents have been relocated and the property is empty. There are no plans to re-let the property and to leave the property empty presents a risk of anti-social behaviour.
- 9.2 The location of the property provides challenges in relation to accessing and decommissioning the services for the Phase 3 site and so it is proposed that this property is now included within the Phase 3 site boundary as shown on the attached plan at Appendix A.

10 Phase 3 land appropriation

- 10.1 Under Section 226(1)(a) of the Town and Country Planning Act 1990 the Council has power to acquire compulsorily land in its area for planning purposes if it thinks that the acquisition will facilitate the carrying out of development/re-development or improvement on or in relation to the land. The Council must not exercise the power under Section 226(1)(a) unless it thinks that the development/re-development or improvement is likely to contribute to the achievement of one or more of the following objects:

- (a) the promotion or improvement of the economic well-being of the area;
- (b) the promotion or improvement of the social well-being of the area;
- (c) the promotion or improvement of the environmental well-being of the area.

10.2 The Council has power to appropriate land for planning purposes on the same basis. In this case, the appropriation of the land for planning purposes will facilitate the development of the land in question. The development of this land contributes to the social well-being of the area by providing 39 new general needs homes for rent, 5 shared ownership properties, 17 shared ownership properties and 34 private sale homes. The carrying out of development also contributes to the economic and environmental well-being of the area.

10.3 Land is held by the Council subject to any existing interests and rights belonging to third parties and the land will be sold subject to any such interests and rights on disposal. However, under Section 203 of the Housing and Planning Act 2016, a person may carry out building work or use land to which Section 203(1) and 203(4) apply even if it involves interfering with a relevant right or interest or, breaching a restriction as to the user of the land arising by virtue of a covenant. The power applies where:

- (i) there is planning consent for the building works;
- (ii) the land has at any time on or after 13 July 2016 either been vested in or acquired by the authority or appropriated for planning purposes;
- (iii) the authority could acquire the land compulsorily for the works/use; and
- (iv) the works/use is for purposes related to the purposes for which the land was vested, acquired or appropriated.

The power will therefore apply following the appropriation of the land for planning purposes.

10.4 The purpose of the appropriation of the land to planning purposes is to facilitate the re-development of the site by ensuring that third party rights do not impede the carrying out of the development and subsequent use of the land.

10.5 Where rights are extinguished, the owners of any such interests are entitled to compensation calculated under the compulsory purchase compensation rules for injurious affection. However, appropriation removes the potential for excessive compensation claims and the ability for owners to obtain injunctions preventing the redevelopment or claim damages.

- 10.6 The estate roads and footpaths within Phase 3 are subject to vehicular and pedestrian rights of way which were granted to Freeholders on the estate. These rights could therefore potentially adversely affect the redevelopment of the site. This report is proposing that the site is appropriated from housing purposes to planning purposes which would extinguish the rights of way over this land. Officers are satisfied that the loss of these rights within the site will not have any impact on the use and enjoyment of any properties who technically benefit from them. This is because vehicular and pedestrian access to the estate will be maintained to these properties throughout the redevelopment of Phase 3.
- 10.7 Assessment of compensation for the loss of rights would be calculated on the basis of the before and after market value of the affected properties. It will be for the owners to demonstrate that the loss is likely to cause inconvenience to them and affect the enjoyment of their properties and to substantiate any claim for compensation.
- 10.8 There are three properties within the Phase 3 site boundary which are not currently owned by the Council. These are shown hatched red on the plan at Appendix A and are subject to the Compulsory Purchase Order as referred to in Section 8. As the Council can only appropriate land in its ownership, these properties are not included in the appropriation. However, as they will have either been acquired by or vested in the Council, the provisions of Section 203 will apply in the same way as they will apply to the land being appropriated for planning purposes.

11 Phase 4 Update

- 11.1 When the Excalibur Regeneration Programme commenced, there were 51 tenanted properties and 4 freehold properties on Phase 4. 2 tenanted and 2 freehold properties were subsequently listed and excluded from the scheme.
- 11.2 A voluntary decant of tenanted properties commenced in October 2014. A budget was allocated to cover the statutory payments for Homeless and Disturbance and households were invited to speak to the decant officer to understand all the options available to them. Those residents who wished to move from the estate into alternative accommodation have been supported to bid for properties via the Council's Choice-based Lettings System Homesearch.

There are 34 tenanted households remaining in Phase 4, including 11 who have been allocated to newbuild properties which will complete in March 2018 on Phases 1&2. There are also 2 freehold properties remaining on this phase.

- 11.3 Based on the current indicative programme, vacant possession of the Phase 4 land is required by September 2020.
- 11.4 The Part 2 report sets out the current budget allocation and spend to date for Phase 4 land assembly.

12 Phase 5 update

- 12.1 At the start of the regeneration scheme there were 31 tenanted households and 7 freehold properties on Phase 5. 2 tenanted properties were subsequently listed and excluded from the scheme. Phase 5 voluntary decant and buybacks of freeholder properties commenced in October 2014
- 12.2 22 tenanted households remain, including 4 households who have been allocated properties in the newbuild homes on Phase 1&2, which will complete in March 2018.
- 12.3 The Council has successfully bought back 3 Freehold Properties on this Phase, and will continue to engage with Freeholders to buy back the remaining 4 freehold properties by agreement.
- 12.4 The Part 2 sets out the current budget allocation in more detail and spend to date for Phase 5 land assembly.

13 Listed properties

- 13.1 6 properties (1, 3, 5, 7 and, 25 and 39 Persant Road) on the Excalibur Estate were designated as Grade II listed by English Heritage in March 2009.
- 13.2 The listing was made for the following principal reasons:
- special interest as part of the largest surviving post-war prefab estate in England, a unique example of prefab estate planning on a large scale;
 - their location in one of the most heavily-bombed boroughs in the capital compounds this historic significance;
 - the Uni-Seco prefabs are also of great architectural interest as structures built using the innovative system of prefabrication which display modernist influences in their wrap-around corner windows and appearance of flat roofs.
- 13.3 Of the properties 4 are tenanted and 2 are freehold. The repairs and maintenance of the tenanted properties had been the responsibility of the Excalibur TMO until March 2016 when the repairs and maintenance service was transferred to Lewisham Homes, following a breach.

- 13.4 Over the years the TMO had failed to maintain the listed properties to a satisfactory level. When this was brought to the attention of the Council in early 2015, the Council engaged a surveyor to assess the properties and to propose a series of works to bring them up to a reasonable standard. A comprehensive scheme of works was proposed, which included:
- Full rewires
 - New heating systems
 - New roofs
- 13.5 In 2015 the Council tendered for improvement works to the four listed properties. The tenders returned were in the region of £50k (plus on costs) per property. This was higher than originally anticipated due to the listed status and presence of asbestos. This investment did not represent good value for the Council and it was proposed that the tenants should be offered re-housing prior to any works being undertaken.
- 13.6 All tenants in the listed properties have been offered a meeting with the decant officer to discuss their housing need and to complete a housing application. They have been given band 1 priority for re-housing in Lewisham, under management discretion. There is also one resident freeholder and one absentee freeholder. These freeholders will not be bought back under the regeneration proposals and the Council doesn't owe them a re-housing duty.
- 13.7 Repairs and Maintenance on the estate is now being managed by Lewisham Homes. They have been carrying out safety checks and remedial works on all properties they have been able to access, including the listed pre-fabs. The Council is committed to ensuring tenant safety and will undertake all necessary repairs and maintenance through Lewisham Homes.

14 Financial Implications

- 14.1 The financials implications are contained within the Part 2 report.

15 Legal Implications

- 15.1 The Council has power under the Local Government Act 1972 to appropriate land which is no longer required for the purpose for which it was acquired to use for any other purpose for which it has power to acquire land. In the case of land held for housing purposes, that power is subject to Section 19 of the Housing Act 1985. Under Section 19(1), an authority may not appropriate housing land with dwellings on it for other purposes without the consent of the Secretary of State. In this case, Section 19(1) is therefore engaged in respect of the parts of the land consisting of dwellings and the appropriation of those parts of the Phase 3 site is therefore subject to Secretary of State's consent being obtained. The legal implications associated with the appropriation of the site to planning purposes and the effect of Section 203 of the Housing and Planning Act 2016 are set out in full in Section 10 of this report.

- 15.2 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.
- 15.3 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.
- 15.4 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.
- 15.5 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 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. 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.
- 15.6 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 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>

- 15.7 The Human Rights Act 1998 effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention.
- 15.8 The rights that are of particular significance to the Mayor's decision in this matter are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).
- 15.9 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1st Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.
- 15.10 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 15.11 Therefore, in reaching his decision, the Mayor needs to consider the extent to which the decision may impact upon the Human Rights of estate residents and to balance this against the overall benefits to the community which the redevelopment will bring. The Mayor will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.
- 15.12 The effect of the extinguishment of the rights is set out above and is not considered to be adverse. It is also relevant to the consideration of this issue, that affected owners will be entitled to compensation for any diminution in the value of their properties resulting from the extinguishment of these rights.

16 Crime and disorder implications

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

17 Equalities implications

- 17.1 There are no equalities implications arising from this report.

18 Environmental implications

18.1 There are no environmental implications arising from this report.

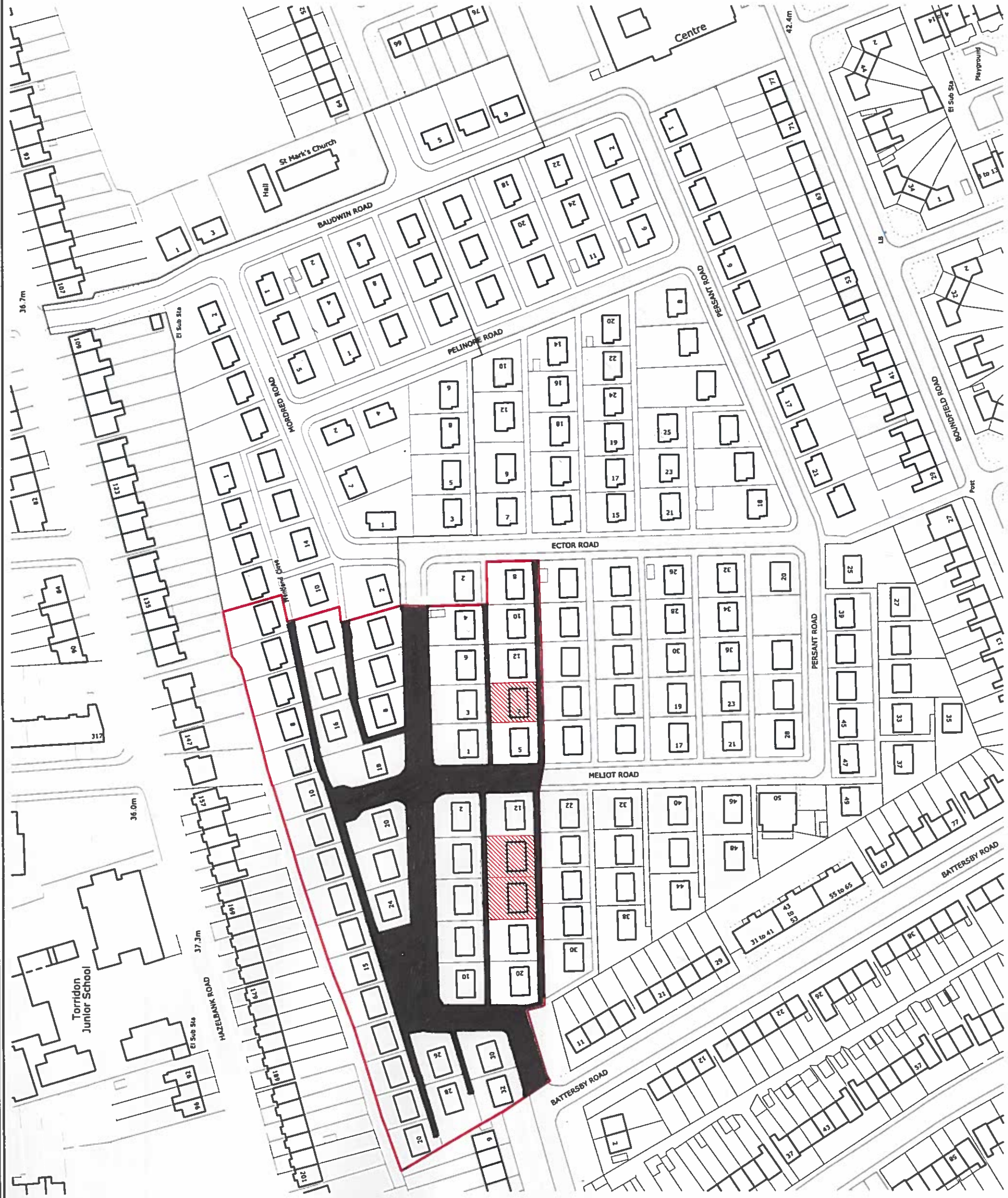
19 Background Documents and Report Originator

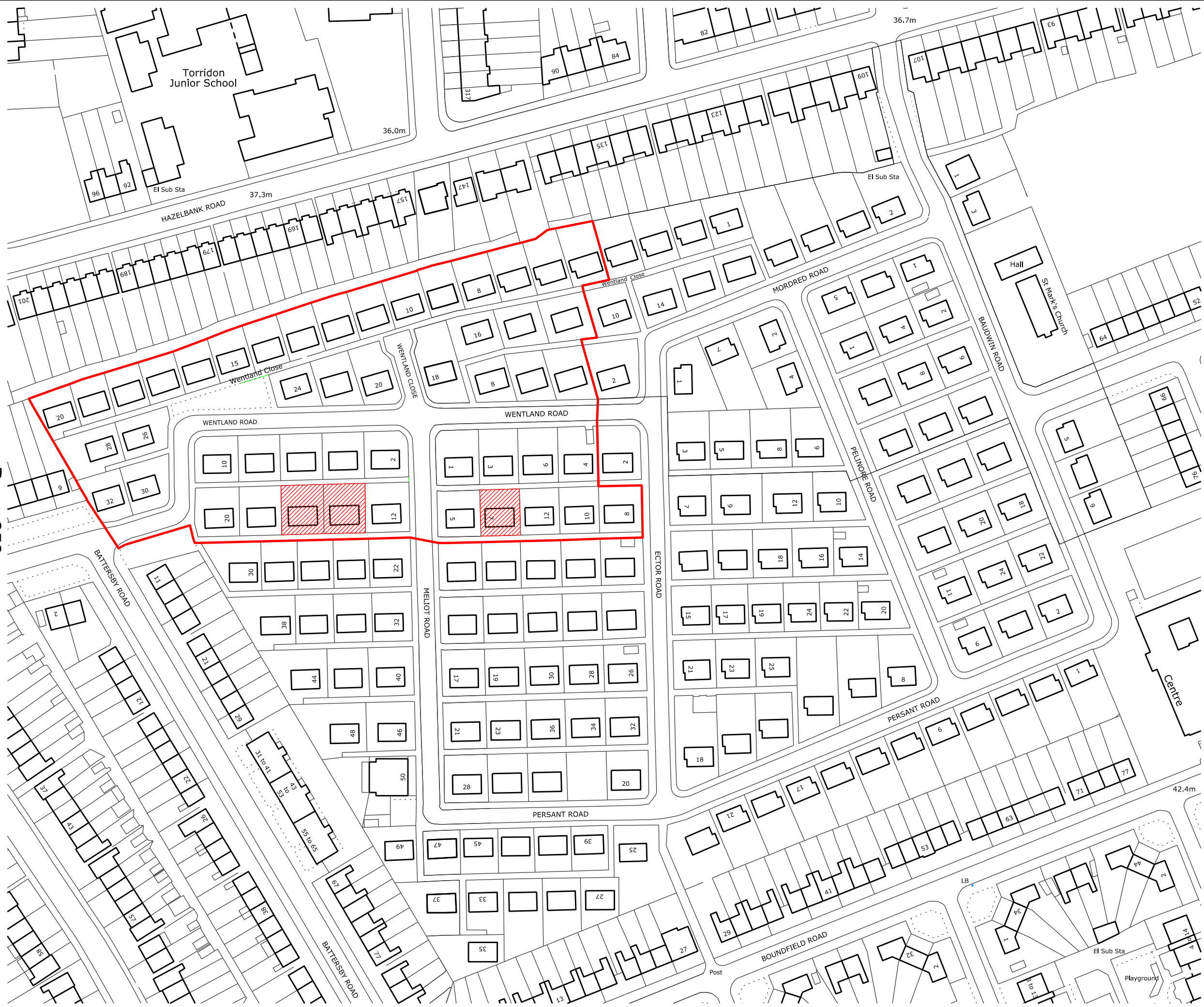
19.1 If you have any queries relating to this report please contact Jeff Endean on 020 8314 6213.

Title	Date	File Location	Contact Officer
Regeneration of Excalibur Estate – Update & Section 105 Consultation	18 January 2012		
Regeneration of Excalibur Estate - CPO	7 March 2012		
Re-development of Excalibur: Demolition Notice and Future Lettings	30 June 2012		
Regeneration of Excalibur Estate - Update	10 April 2013		
Housing Regeneration Schemes Update	1 October 2014		
Excalibur Update	22 March 2017		

Appendices

Estate roads for appropriation
Site boundary





Excalibur Estate

Phase 3

A3

A3 location plan scale 1:xxxx

date: 15.12.2017
drawn: acm
coloured: acm
checked:
amended:
drawing ref.: phase 3 Redline
s/proj/CPO Excalibur
/phase 3 redline 2016

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Agenda Item 17

MAYOR & CABINET			
Report Title	Exclusion of the Press and Public		
Key Decision	No		Item No.
Ward			
Contributors	Chief Executive (Head of Business & Committee)		
Class	Part 1	Date: February 28 2018	

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 paragraphs [3, 4 and 5] 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

18. Excalibur Regeneration Update part 2.
19. Disposal of the Saville Centre.
20. Pupil Places Programme – SEND School Expansions (Greenvale, Watergate and New Woodlands).
21. Miscellaneous Debt Write-Off.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 20

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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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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