

MAYOR AND CABINET		
Report Title	`People, Prosperity, Place : Lewisham Regeneration Strategy 2008 – 2020’ : Monitoring report on first 3 year implementation plan	
Key Decision	Yes	Item No. 7
Ward	All wards	
Contributors	Executive Director for Regeneration	
Class	Part 1	Date: 15 July 2009

1. Summary

This report provides an update on the delivery of `People, Prosperity, Place : Lewisham Regeneration Strategy 2008 – 2020’ which was agreed by Mayor and Cabinet in December 2007. Mayor and Cabinet also signed off at that meeting the first three year implementation plan covering the period 2008 – 2011, and a summary of the Equalities Impact Assessment, and agreed to receive two monitoring reports on the delivery of the implementation plan 2008 – 2011. This is the first mid-term report ; the second and final report will be provided at the end of 2010/11, along with the second implementation plan which will cover the period 2011 – 2014.

2. Purpose

The purpose of this report is to present an update on progress towards delivering the vision set out in `People, Prosperity, Place: Lewisham Regeneration Strategy 2008 – 2020’. It also provides an opportunity for the Mayor to confirm the overall direction of travel set out in the strategy, given the significantly changed economic climate, and to consider a small number of proposed minor revisions.

3. Policy Context

3.1 The content of the strategy is consistent with the Council’s policy framework. It is firmly based on a framework of existing Council policies, and aims to bring together, in an accessible way, the key elements of those policies which together contribute to the regeneration of Lewisham.

3.2 The strategy is drawn from, and specifically makes reference to, the following council and Lewisham Strategic Partnership policy documents:-

- Sustainable Community Strategy
- Local Development Framework
- Lewisham Cultural Strategy
- Comprehensive Equality and Diversity Policy
- Social Inclusion Strategy

- Lewisham Food Strategy
- Physical Activity, Sport and Leisure Strategy
- Lewisham Local Area Agreement
- Children and Young People's Plan
- Municipal Waste Strategy
- Local Implementation Plan [Transport]
- Crime, Drugs and Anti-social Behaviour Strategy
- Climate Change Strategy

The aspiration within the strategy for a vibrant, dynamic Lewisham focused around the themes of people [*investing in the individuals and communities which are Lewisham's greatest asset*], prosperity [*fostering the skills and economic opportunities for Lewisham to flourish and thrive*] and place [*developing high quality public spaces, sustainable buildings and protecting the areas which are sensitive to change*] clearly supports the delivery of the Sustainable Community Strategy vision for Lewisham as the best place in London to live, work and learn. The strategy sets out how regeneration can contribute towards the achievement of the policy priorities of the Sustainable Community Strategy, particularly those around crime, health, education, enterprise and business growth, cultural vitality and regeneration.

3.3 There are also clear links between the strategy's vision for the regeneration of Lewisham and the achievement of the Council's corporate policy priorities, particularly those around young people's achievement and involvement; clean, green and liveable; safety, security and a visible presence; strengthening the local economy; decent homes for all and active, healthy citizens.

3.4 The strategy is also placed within the framework of the key national and regional policies which affect the Council's work around regeneration of the borough, including the Sustainable Communities Plan, the London Plan and the Mayor of London's Transport Strategy.

4. Recommendations

4.1 The Mayor is recommended to note progress being made towards delivering the vision set out in 'People, Prosperity, Place: Lewisham Regeneration Strategy 2008 – 2020' (Appendix A) and to re-confirm the overall direction of travel set out in the strategy.

4.2 The Mayor is recommended to approve the proposed minor revisions which are summarised at paragraph 7.4

4.3 The Mayor is recommended to receive a further, final monitoring report on the delivery of the implementation plan 2008 – 2011 at the end of 2010/11.

5. Background

- 5.1 The strategy was produced to provide the Council with a clear and visionary regeneration strategy for the borough, setting out the way in which we, and our public and private sector partners, will transform the borough over the next decade and beyond, through physical, social and economic regeneration. It has been made available to a wide audience including Members, residents, businesses, staff and other stakeholders, and provides an important and accessible policy framework for the Council's regeneration activities.
- 5.2 This report was considered by the Appropriate Select Committee, the Sustainable Development Select Committee, on 10 June 2009. Members discussed progress made but did not make any specific recommendations or observations for consideration by Mayor and Cabinet.

6. Impact of the recession

- 6.1 The strategy was developed during 2007 and finally approved by Mayor and Cabinet in December 2007. It pre-dated the onset of the current global economic recession. This monitoring report provides an opportunity to assess, at an early stage, the potential impact of the recession on 'People, Prosperity, Place' and its delivery.
- 6.2 The regeneration strategy is based on a long term vision, looking forward to 2020. The Council remains committed to delivering the projects and plans set out in this monitoring report, and those which will be developed and included in future implementation plans. These will enable the Council and its partners to deliver real improvements in the social, environmental and economic well-being of the people that live and work here. While the economy has changed almost beyond recognition since the Strategy was published, our aspirations for the future of our borough have not. Our services will focus on 'place shielding', working to support local people and businesses through the recession. We will also maintain momentum behind our regeneration ambitions for Lewisham, supporting the longer term goal of 'place shaping' and building sustainable communities.
- 6.3 The current, and potential future, risks arising from the recession to the delivery of the regeneration strategy objectives include:-
- delayed completion and cost overruns to major schemes
 - rising demand for services which support people through the recession, such as business advice
 - negative impact on the retail offer on our high streets
 - a prolonged and deep downturn in the housing market leading to delayed and/ or reduced capital receipts
- 6.4 Because it is a long term strategy, it can and will be adapted to the changed economic circumstances – projects and services continue to be delivered, although timescales and methods may have to be adapted. We continue to

communicate strongly the message that Lewisham is a good place to live, work, learn and do business in through a variety of media including our web pages. Town centre and neighbourhood regeneration is one of the Council's key communication themes in 2009/10.

7. Analysis of delivery of implementation plan

7.1 Each individual action within the implementation plan and the Equalities Impact assessment Action Plan has been given a RED, AMBER, GREEN RAG rating and a short comment which supports that rating. ***This detail is attached as Appendix A.***

PEOPLE THEME				
NUMBER OF ACTIONS	RED	AMBER	GREEN	NOT RATED
28	4	14	6	4
PROSPERITY THEME				
NUMBER OF ACTIONS	RED	AMBER	GREEN	NOT RATED
18	1	10	3	4
PLACE THEME				
NUMBER OF ACTIONS	RED	AMBER	GREEN	NOT RATED
55	3	32	16	4
EQUALITIES IMPACT ASSESSMENT ACTION PLAN				
NUMBER OF ACTIONS	RED	AMBER	GREEN	NOT RATED
13	1	7	5	0
REGENERATION STRATEGY TOTALS				
NUMBER OF ACTIONS	RED	AMBER	GREEN	NOT RATED
114	9	63	30	12

7.2 The majority of actions – 55% - are currently rated amber, which is to be expected 18 months into the delivery of a three year plan. The 9 actions rated red relate to :-

- Target for number BME older adults participating in recreation/leisure activities not met (action 9b in Appendix A)
- Loampit Vale (action in twice) (actions 9g and 57 in Appendix A)
- NDC Centre (action 11 in Appendix A)
- Late production of cultural strategy (action in twice) (actions 16 and 18 in Appendix A)
- Target for conservation area reviews not met, two will be delivered late (action 43 in Appendix A)
- Catford town centre outline implementation plan (action 58 in Appendix A)
- REAL meeting with Regeneration senior managers not yet held (action 79 in Appendix A)

7.3 There are twelve measures where it has not been possible to provide a RAG rating at this stage. There are two main reasons for this :-

(a) since the implementation plan was produced, the Lewisham Strategic Partnership has agreed a new Local Area Agreement based mainly on the new National Indicator set. Data is not available therefore for the previous measures which were often taken from the 'old' Local Area Agreement. Use of the new national indicators is proposed for the remainder of the life of the implementation plan and performance will be reported in the final monitoring report

(b) data is not currently available for a small number of other indicators; where appropriate alternative measures have been proposed.

7.4 A number of specific revisions to the measurable outcomes and timescales are proposed. These have been kept to a minimum and reflect a mix of changed timescales and revised targets or indicators. The Mayor is asked to approve these revisions which are :-

Action number	Current measure	Proposed revision
4	To increase per annum the % of residents that agree with the statement that the council <i>involves residents in local decision making</i>	NI 4 – Percentage of people who feel that they can influence decisions in their locality
7 a,b,c	<p>(a) To increase the number of voluntary/community organisations involved in borough forums, networks and partnerships from 305 in 2007/08 to 335 in 2008/09.</p> <p>(b) To increase per annum the % of voluntary and community organisations that positively rate their current working relationship with the Council.</p> <p>(c) To increase the % residents who have been actively involved with local community or voluntary organisations in last 12 months</p> <p>An increase in the number of people recorded as or reporting that they have engaged in formal volunteering on an average of at least 2 hours per week over the past year</p>	<p>(a) NI 7 – Environment for a thriving third sector</p> <p>(b) Partner's survey question: How would you rate the working relationship you currently have with the Council?</p> <p>(c) NI 6 participation in regular volunteering</p>
9 a, b, g	<p>(a) To increase the number of people over 18 years participating in at least 30 minutes moderate intensity sport and active recreation (inc recreational walking) on 3 or more days per week, increasing by 1% per year.</p> <p>(b) To increase the number of BME older adults (60+) who are participating in recreation/leisure activities in leisure centres by 3% each year.</p> <p>(g) Completion of new Leisure Centre in Lewisham Town Centre by 2010/11, subject to development agreement and planning permission</p>	<p>(a) NI 8 – Adult participation in sport</p> <p>(b) Results of annual National Benchmarking Survey and whether usage by ethnic minorities and 60+ residents has increased or decreased since the previous year.</p> <p>(g) Target date 2012</p>

Action number	Current measure	Proposed revision
10a	(a) Achieve 10% reduction in relative gap in life expectancy at birth between fifth of areas with worst health and deprivation indicators (the Spearhead Group which includes Lewisham) and England as a whole.	(a) Starting with local authorities by 2010, to reduce by at least 10% the gap between the fifth of areas with the worst health and deprivation indicators and the population as a whole
11	Development completed and tenanted by 2010.	Target date May 2012
19c	(c) LAA target for people trained by sector	NI151 Overall employment rate (08/09 data not yet available) NI153 Working age people claiming out of work benefits in worst performing neighbourhoods
23	(a)Number of business start-ups (b) Number new jobs created (c)Number empty units brought back into use	Introduce more effective measures of town centre management impact:- (a) Number of town centre business initiatives in place (b) Number of local town centre businesses advised (c)Number of town centre place marketing initiatives and events
43	% conservation areas with up to date character appraisal – target 52% by 08/09	Proposed revision : target 52% by 09/10
57	Development Agreement in 2008, Leisure Centre completed 2010-11	Proposed revision : Target date 2012
58	Develop outline implementation plan with Developer during 2008.	Proposed revision : Develop outline implementation plan during 2009
69 a, b	(a) Home Office target to reduce BCS Comparator offences by 20% by 2007/8 from 49% (of local residents seeing crime as an area of personal concern) in December 2004 (b) Reassure the public, reducing the fear of crime and anti-social behaviour, and building confidence in the Criminal Justice System (CJS) without compromising fairness	(a) NI 15 Serious Violent Crime Rate and NI 16 Serious Acquisitive Crime rate (b) NI 27: Understanding of local concerns around anti-social behaviour and crime issues by the local council and the police
79	Key Regeneration Heads of Service to meet with REAL, to discuss future regeneration projects and engagement within these projects.	Proposed revision : Target date by March 2010

8. Financial Implications

8.1 The Lewisham Regeneration Strategy is a wide ranging document covering a broad range of council services and based on existing council policies. Implementation of the Strategy will see multi-million pound investment by the Council, other public sector bodies and partners, and the private sector. The Council's financial commitments comprise those already planned and

budgeted over the medium-term. Beyond that, Council investment will be consistent with resource availability and priorities in the best interests of the community as a whole.

9. Legal Implications

- 9.1 There is no statutory requirement for the Council to have a Regeneration Strategy in place but this is considered to be a matter of best practice. The Council was able to introduce such a strategy in reliance on section 2 of the Local Government Act 2000, which, generally speaking, gives it the ability to do anything which it considers will promote or improve the economic, environmental or social wellbeing of the Borough.

The Regeneration Strategy does not fall within the range of plans or strategies whose introduction needs to be approved by Full Council. The decision as to whether to adopt it was therefore a matter for Mayor and Cabinet only. Similarly any alterations to the strategy are a matter for the executive.

10. Crime and Disorder Implications

- 10.1 The strategy recognises the importance of community safety to both regeneration and sustainable communities, and makes reference to key national, regional and local policy commitments in this area. It sets out the government's features of sustainable communities which includes the statement that they should be 'active, inclusive and **safe**'. It also refers to the Sustainable Communities in London Plan which clearly identifies the need for action to address crime, anti-social behaviour and the fear of crime. Finally, the Community Strategy and council policy objectives around crime and the fear of crime are also included.
- 10.2 The theme around *People* within the strategy includes references to the importance of building strong communities built on community cohesion through vehicles such as the Local Area Agreement. It includes specific reference to the strategic priorities of the Children and Young People's Plan 2006 – 2009 including the commitment to 'Staying safe – children and young people feel and are safe everywhere in the borough from childcare and schools to the communities in which they live.'
- 10.3 The contribution that safety and feeling safe makes to the quality of life of our residents is recognised in the section on *Place*. It refers to our proposed Local Development Framework which recognises the importance of design and sustainability, including seizing the opportunities offered by development to 'design out' crime. The theme includes a specific section on the importance of a safe environment, and includes references to the Crime, Drugs and Anti-Social Behaviour Strategy, the street lighting PFI project and the Mayor of London's 100 Public Spaces Programme, which integrates safety issues.

11. Equalities Implications

- 11.1 The strategy clearly recognises the central importance and value to Lewisham of its diversity. It identifies the vibrant mix of communities that make up the borough, and states the importance of defending diversity. The images used were carefully chosen to reflect that diversity and were revised in the final printed version in response to Equalities Impact Assessment feedback. There are specific sections on a diverse community, a cohesive community and a young community. Other sections cover issues of key importance to equalities groups within the borough such as the provision of a safe and accessible environment.
- 11.2 It recognises the need for the Council to understand the changing demographics of the borough, and of the needs and aspirations of different communities. It states that *'Regeneration needs to respect and enhance the existing highly diverse, rich and vibrant cultural life of the community and protect the things that people value about their place'*.
- 11.3 The importance of the Council's Comprehensive Equality Scheme, covering race, gender, disability, age, faith and sexual orientation is recognised, as is the work done with and by community based groups working around issues such as race and disability.
- 11.4. The importance of building sustainable communities, built around key principles including the need for communities to be active, inclusive and safe – fair, tolerant and cohesive with a strong local culture and shared community activities – is stated.
- 11.5 Equalities and diversity considerations have been built into the strategy throughout, not only in the section headed 'a diverse community'. A full Equalities Impact Assessment was undertaken on the strategy and this has been made publically available on the Council's website. The actions proposed in the EIA are integrated into the implementation plan. There were changes made to the content of the final strategy and the summary version which sought to address the concerns raised in the EIA consultation around design and accessibility. The 13 actions within the attached monitoring report have been RAG rated – 5 actions are green, 7 amber and 1 red.

12. Environmental Implications

- 12.1 Environmental implications were integrated throughout the strategy. The introduction stresses the importance of Lewisham's parks and open spaces, the opportunities to open up access to our waterways and the importance of both sustainability and protecting special areas of the borough.
- 12.2 The strategy makes reference to key national, regional and local policy commitments in this area. It sets out the government's features of sustainable communities which includes the statement that they should be 'environmentally sensitive'. It also includes both the Sustainable Community Strategy and council policy objectives around the sustainable regeneration of Lewisham's environment and the clean, green and liveable commitment.

- 12.3 The *Place* theme includes sections on *an evolving environment* and a *protected and managed environment*, which particularly draw out environmental implications. The *evolving environment* section sets out the key challenge for the Council of balancing the supply of housing and employment opportunities within new development with the protection and enhancement of important environmental assets and quality of life. It stresses the Council's key role in ensuring development is environmentally sustainable, *'taking full account of the needs of sustainable waste management, flood risk assessment, sustainable urban drainage, the need to address air and water quality and the need for new development to address energy efficiency needs and adopt renewable forms of energy regeneration.'*
- 12.4 The *protected and managed environment* section states the importance of Lewisham's parks and open spaces, including those of ecological and nature conservation importance. It stresses the importance of Lewisham's rivers both for the enjoyment of local people and to sustain biodiversity. The contribution of a clean and litter free environment to quality of life is recognised by its inclusion here. Finally, the importance of the Municipal Waste Strategy, and initiatives to promote sustainable waste management are set out.

13 Conclusion

- 13.1 The Regeneration Strategy for Lewisham sets out, in a clear and accessible format, the Council's vision for the future regeneration of Lewisham and the projects which are planned and underway to deliver that vision. Mayor and Cabinet consideration of this and future monitoring reports, supported by scrutiny at Sustainable Development Select Committee will ensure oversight of the delivery of the strategy.

BACKGROUND PAPERS			
Short title of document	Date of document	Location	Contact Officer
`People, Prosperity Place : Lewisham Regeneration Strategy 2008 – 2011', with implementation plan and Equalities Impact Assessment	December 2008	2 nd Floor Town Hall	Lesley Lee Head of Strategy and Performance Regeneration Directorate 0208 314 6518