

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	'People, Prosperity, Place' : Lewisham Regeneration Strategy 2008 – 2020 : approval of final version	
<b>Key Decision</b>	Yes	Item No. 6
<b>Ward</b>	All wards	
<b>Contributors</b>	Executive Director for Regeneration	
<b>Class</b>	Part 1	Date: 5 December 2007

## 1. Summary

This report seeks approval of 'People, Prosperity, Place : Lewisham Regeneration Strategy 2008 – 2020' which has been revised following consultation with key stakeholders including local residents, community organisations and Local Strategic Partnership partners. The strategy sets out the Council's vision for the future regeneration of Lewisham and the projects which are planned and underway to deliver that vision. It also includes the first three year implementation plan covering the period 2008 – 2011, and a summary of the Equalities Impact Assessment.

## 2. Purpose

The purpose of this report is to present for approval the final version of 'People, Prosperity, Place: Lewisham Regeneration Strategy 2008 – 2020'. The draft strategy was approved for public consultation by Mayor and Cabinet on May 2<sup>nd</sup> 2007.

## 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:-

- Lewisham Sustainable Community Strategy [Draft]
- 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

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 current Community Strategy and the emerging priorities of the new 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 Local Government White Paper, Strong and Prosperous Communities, the London Plan and the Mayor of London's Transport Strategy.

#### **4. Recommendations**

4.1 The Mayor is recommended to approve the final version of 'People, Prosperity, Place: Lewisham Regeneration Strategy 2008 – 2020'

4.2 The Mayor is recommended to approve the three year implementation plan 2008 – 2011 setting out actions to be taken to deliver the strategy

4.3 The Mayor is recommended to receive two monitoring reports on the delivery of the implementation plan 2008 - 2011, with the first mid-term report to be provided by June 2009 and the second and final report at the end of 2010/11.

4.4 The Mayor is recommended to agree that a summary version of the strategy be produced which will be designed to be accessible to the widest possible audience.

## **5. Background and summary of key elements of strategy**

- 5.1 The strategy has been 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 will be made available to a wide audience including Members, residents, businesses, staff and other stakeholders and will be a document that sets out our vision in a way that these key stakeholders can identify with, and which can also be used as an inward investment tool.
- 5.2 It is firmly based on existing council policies and commitments. However, what is unique about the draft regeneration strategy is that it is both a 'whole borough' document AND brings together the key elements of regeneration – physical, social and economic – in an accessible way
- 5.3 The principles on which the strategy has been built are:-
- That it should set out a clear story for the future sustainable regeneration for Lewisham – physical, social and economic – to be shared with key audiences
  - That it should communicate the vision for the future and ensure that it is clear about what is unique and valuable about Lewisham now – and how those characteristics will be preserved and enhanced as we move forward with change and regeneration
  - That it should clearly describe Lewisham and reflect its place in London
  - That it should celebrate and be built on our diversity
  - That it should ensure that sustainability, in all its aspects, is addressed effectively throughout the strategy

## **6. Report and Strategy Structure**

6.1 This report is structured as follows:-

- Section 7 below summarises the consultation methodology and feedback
- Section 8 below summarises the key changes proposed to the strategy
- Appendix A is the proposed final version of the strategy, which includes the following content:-
  - a context for regeneration covering sustainable communities; Lewisham in London and the Thames Gateway and local context
  - Lewisham today, including quotes from local people on what they love about Lewisham
  - Delivering our vision for the regeneration of Lewisham
  - 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
  - Place – developing high quality public spaces, sustainable buildings and protecting the areas which are sensitive to change

- Case studies which demonstrate our overall approach
- Appendix B is the proposed implementation plan for 2008 - 2011
- Appendix C is a summary of the Equalities Impact Assessment undertaken on the draft strategy

## **7. Summary of consultation methodology and feedback**

7.1 The consultation approach was agreed by Mayor and Cabinet on 2<sup>nd</sup> May 2007 and included the following elements:-

- Young People's consultation event held on 15 September 2007, and attended by 20 members of the Young Citizen's Panel. The event included short presentations, a regeneration tour of Lewisham and a workshop led by the young people.
- Resident's consultation event held on 22 September 2007, attended by 85 people, a representative sample of local residents, who were recruited through a recruitment screening process. The event included presentations, an electronic voting session and workshops.
- Stakeholder survey, a postal survey sent out to over 400 local organisations and individuals including Members, amenity societies, community groups and residents associations.
- Web based survey, open to all through Lewisham's website
- Face to face consultation with specific equalities groups as part of the strategy's Equalities Impact Assessment. Groups/individuals consulted included Lewisham Disability Coalition; Age Concern; Seniors; Pensioners Forum; Father Paul Butler, the Mayor's Faith Advisor); Lewisham and Kent Islamic Centre; Catford and Bromley Synagogue; Association of Tamil Parishioners; SACRE; Steve Thompson - Manager of 286 bar (previously Stonewalls); Lewisham Ethnic Minority Partnership and the Indo Chinese Centre and Community School.
- Staff consultation through an intranet survey, team briefings and specific sessions with the Staff Panel and Black Staff Forum
- Presentation and discussion at the Lewisham Strategic Partnership Board

Other consultation and communication activities undertaken, some in direct response to requests, included discussions with the Bellingham Interagency Forum and the Lewisham Housing Associations Group; mailout to the Lewisham Disability Coalition mailing list; distribution of material at Seniors, the Lewisham Elders Resource Centre and email circulation to Lewisham Community Network members.

7.2 Detailed reports have been written up covering each element of the consultation approach, and these are available on request from Lesley Lee, Head of Strategy and Performance, Regeneration, 0208 314 6518,

[lesley.lee@lewisham.gov.uk](mailto:lesley.lee@lewisham.gov.uk). The key messages from the consultation process are set out in paras 7.3 to 7.8 below.

### 7.3 Young People's Consultation Event

Generally the aspects of Lewisham which are highly valued by young people are reflected in the draft strategy – these included parks and green areas; leisure centres; education; regeneration initiatives; young people's projects including the Young Mayor scheme; clean streets and new housing developments.

Aspects of Lewisham which young people felt most needed to improve are also addressed in the strategy including improving Catford town centre; the need for new and refurbished schools; levels of crime and vandalism; limited entertainment including lack of a cinema; limited retail offer; traffic congestion; litter and lack of bins.

Their proposals for change included expanding Lewisham shopping centre to make it more commercially attractive; building more housing accommodation; opening more leisure centres and a cinema; tackling congestion on the South Circular; tackling teenage pregnancy for example through workshops run by young parents; more CCTV and police on the streets; more youth provision; making Lewisham greener by recycling and using less energy

The three issues young people felt it was most important to improve to help make Lewisham the best place in London to live work and learn were :-

- Better schools and colleges
- Reducing crime and improving community safety
- Decent houses that people can afford

64% of the young people agreed that *Lewisham* was a great place to live. However 82% of the young people were very or fairly satisfied with *their local area* as a place to live. 59% of the young people agreed that Lewisham is a great place to learn. Only 41% agreed that Lewisham was a great place to work. Obviously young people are less likely to have direct experience of working in Lewisham, but this did link with their response to a further question. When asked whether Lewisham was a place where they could fulfil their own personal ambitions, 64% disagreed because they felt, for example, that there were not a wide enough range of opportunities for young people, that they wanted to be a barrister or lawyer and Lewisham was not suitable, or that there were not enough job opportunities.

### 7.4 Resident's Consultation event

General reactions to the draft strategy were fairly consistent across different age groups. Initial reactions were positive, as residents liked the idea of regeneration and the changes and improvements that this could bring to the area. There was some cynicism that the major decisions had already been made, and that the consultation process would not now be able to have a

major input towards the regeneration. Despite this, some residents expressed the view that the workshop had enabled them to be involved in the process and to have their say. Some residents described the vision as a 'fairytale' which they did not feel was very realistic or achievable.

### **People**

Residents felt that *People* should be focused on the current residents within Lewisham, rather than about attracting new people into the area. Residents felt that investing in people was important, and also that community events would help to build cohesion between different communities within the borough. They welcomed the emphasis on community festivals.

In terms of education, the feeling was that it is important to educate, or to offer opportunities for further education to people of all ages in the borough, young and old, rather than just focusing on young people.

### **Prosperity**

The key points in relation to the strategy on *Prosperity* theme were that the strategy seemed to be attempting to improve the prosperity of people living within Lewisham through increased wealth trickling down from investment in the area. However residents felt that this trickle down would not work. Residents felt that the strategy sounds good, but that there needs to be a balance between investing in big projects and in the needs of current residents.

### **Place**

Residents felt that more jobs are needed in the area. Similar themes to those for *People* emerged, such as greater community cohesion, and respect for other people. Residents felt that these are the most important issues that need to be addressed. Residents were very concerned about affordable housing and felt that the strategy for *Place* focused too much on building new housing which they felt would be aimed at attracting more affluent people into the borough, rather than meeting the housing needs of residents already within the borough. Residents also raised the point that any new investment in the built environment should take the needs of disabled people into consideration, and to ensure that the environment is adapted for them.

### **Views on Lewisham and key areas of concern**

Initial discussions about the borough of Lewisham highlighted the key concerns and priorities of residents about living in the borough, and these areas were fairly consistent across groups of all ages.

Crime and antisocial behaviour was the key area of concern, and in addition decent affordable housing, healthcare and activities for young people were also major concerns. Parents also had other additional concerns about their children growing up in the area and opportunities for them. Generally there were few major differences between residents of different ages, with the same concerns being most important. Despite this, residents were generally satisfied with living in Lewisham and more than half agreed that it is a good

place to live, learn and work. However, while many residents were happy living within Lewisham currently, there were some who felt that fundamental changes would have to be made to encourage them to stay in the longer term.

Residents also felt that 2020 is a long way ahead in the future, and therefore since they feel that certain issues need addressing now, they do not feel very enthused at the prospect that the developments will take around 13 years to complete. They would like to see improvements being made now and having a positive influence on the borough at the moment

### **Views on the consultation process**

Participants were generally very positive about the event and welcomed the chance both to learn about how Lewisham could change in the future and to give their views. 96% of participants who completed feedback sheets rated the event as very or fairly good. 50 of the 84 participants have requested a copy of the final strategy.

Specific comments included:-

*'Was good to talk to other residents – I remembered why I've always been proud of Lewisham and felt a revived sense of hope'*

*'Whole regeneration strategy sounds interesting but hard to believe, too much to do, too much talk, less action – we need to see this coming into effect'*

*'I liked how everyone had a chance to voice their opinions in the group. I hope that Lewisham borough will listen to the people otherwise this project won't benefit the people....'*

*'It gave us, the people of the community, an insight into what Lewisham borough is trying to achieve'*

### **7.5 Stakeholder survey – postal, email and web responses**

Overall 55 responses to the stakeholder survey were received through a combination of postal, email and web based returns. There were 25 postal and email responses from organisations and individuals and 30 web based responses. It is possible that the Royal Mail industrial action, which had a significant negative impact on London postal services may have had an impact on the number of returns. There was a six week period allowed for the postal consultation, and a FREEPOST address was used, with a prepared envelope included in the mailout, to encourage responses. A number of organisations who had been sent the consultation material by post chose to respond by email or through the web which is why the results have been collated together here.

The organisations who responded were:- Creekside Forum; Goldsmiths, University of London; Lee Manor Society; Lewisham Local History Society;

Lewisham College; Lewisham Housing Associations – Hexagon, Hyde, Moat, London and Quadrant and Presentation; Lewisham Primary Care Trust; Millwall Football Club; New Cross Gate Trust and Lewisham Cyclists. Individual members of Lewisham Pensioners Action Group, Lewisham Pensioners Forum, Seniors and Friends of Mayow Park also participated.

40 respondents used the standard response form [although some did not answer all the questions] and their responses to the standard questions are set out in the table below.

In general , do you agree with the vision for 2020 set out in the strategy	YES 90%
	NO 10%
In general, do you agree with the aims, objectives and issues identified in the People theme	YES 97%
	NO 3%
In general, do you agree with the aims, objectives and issues identified in the Prosperity theme	YES 91%
	NO 9%
In general, do you agree with the aims, objectives and issues identified in the Place	YES 93%
	NO 7%

### Issues raised by specific respondents

Some of the comments we received **from individuals** were :-

- The need for an integrated transport system to support growing communities, and recognising the importance of Deptford's marine heritage.
- *'I am very pleased to see all that Lewisham would become by 2020 because I know Lewisham is a beautiful place to live and work. To sum it all up, I love Lewisham.'*
- Concerns that there was not enough emphasis on climate change and what residents can do locally to slow it down, such as recycling, waste reduction, reducing emissions and encouraging households to become more energy efficient.
- A welcome for the incorporation of the creative agenda into the document, and suggestion that this be extended further in line with Charles Landry's view that *'proposals with regard to open space or specific buildings or development zones should attempt to take into consideration citizen's memories of an area, as well as their culture'*. A suggestion that if the Council's consultation mechanisms tap into this the final results of regeneration projects are more likely to generate local pride, identity and higher footfall. Proposed more undertaking of local money flow analyses since *'legitimately directed local spending during a large council project can maintain money in the local community for longer'* making the Prosperity theme powerful.'
- A proposed vision based around the two phrases 'we are the world in one place' and 'our home is the hills and valleys of South East London', and concerns about future plans for Charlottenberg Gardens in Lewisham Town Centre.
- *'I think all the ideas are good. Having lived in this borough all my life, 70 years, I wait with bated breath to see if any of it happens.'*

- Stressing the need to ensure delivery and asking for a clear indication of how the aspirations are to be delivered, how success will be measured and how follow up will be conveyed to consumers.

Some of the comments we received **from organisations and Members** were :-

- *Councillors Bentley, Griesenbeck and Robson*, Members for Lee Green ward, raised a number of issues in relation to the Lee Green area and the Prosperity chapter. They identified the unique challenges facing the district centre including a large superstore and run-down shopping centre, as well as the strengths and opportunities. They stated that the strategy shows that Blackheath and Lee Green are the only district town centres without any form of area action plan or town centre management and would welcome proposals for these. *This point was also made by the Lee Manor Society.* The councillors also asked that the Council lobby TfL for extension of the DLR through Hither Green and Grove Park onto the spur line to Bromley North.
- *Lewisham Local History Society* suggested a number of specific revisions which would strengthen the heritage aspects of the strategy, and these have been addressed in the proposed final strategy.
- *Goldsmiths, University of London* raised concerns about the impact of the New Cross/New Cross Gate areas on their ability to attract and retain students and staff. They were concerned that there was no clear regeneration strategy for the area, and that potential is being lost. They would like to work with the Council to find further ways of developing creative enterprises as a major contribution to the development of the local economy. They also suggested that there should be a specific objective within the strategy for 'a learning environment', which would go beyond the provision of formal education to the wider culture and ambitions that they and other institutions can foster.
- *Lewisham Housing Associations - Hexagon, Hyde, Moat, London and Quadrant and Presentation* felt that the commitment to meeting the need for larger homes needed strengthening, and proposed that the strategy should support a target of over 40% of affordable homes for rent being 3 bedrooms or more. They also felt that the strategy should set a target of significantly more than one third of housing to be affordable – preferably up to 50% - with a mix of social rented and intermediate housing.
- *SE London Housing Partnership Coordinator* felt that the housing supply and specifically the supply of affordable housing had a low profile in the strategy, and supported the need for larger family homes.
- *Lewisham Cyclists* stressed the need to promote use of local shops, which would involve local journeys and assist communities. They commented that Lewisham's parks can provide space for physical activity and the strategy could recognise this. They suggested using schools investment to promote

sustainable transport, and recognising that encouraging walking and cycling can support a safer environment.

- *New Cross Gate Trust* asked that the strategy have stronger references to the role played by the New Cross Gate New Deal for Communities in delivering regeneration objectives in that area, as well the way in which the Council have supported the NDC through the NDC Board and worked in partnership with local community organisations.
- *Millwall Football Club* generally endorsed the strategy and considered it to be balanced and well structured. They were concerned that their site was not identified alongside others as major opportunities to help meet housing targets, since they believe it will make a significant contribution. They also asked that the strategy reflect the ongoing review of strategic employment locations.
- *The Creekside Forum* were concerned about the accessibility of the strategy and felt that it did not go far enough in recognising that diversity is an asset to the borough. They raised concerns about reductions in youth service provision. They also felt that the strategy appeared to 'claim credit' by including text or images in relation to them, for some benefits and projects for which the Council was not directly responsible. They also raised concerns about the loss of jobs in the north of the borough; overcrowding on trains; lack of information on problems faced by the borough; property prices and that new developments are seen as being 'for the haves not the have-nots'.
- *Lewisham College* described the draft as "*bold and far – reaching*". They felt that it was important to emphasise that the sought after opportunities set out in the vision should be of the highest possible quality. They suggested that the diversity theme should be made more forward looking and recognise the Council's leadership role in this context. They identified 2 strands for adult learning which need further exploration – provision of demand led learning opportunities to employers and a major local effort to secure the future of high quality, first step and community provision for adults without employment or skills to easily access it. The College felt it was imperative that the Borough's educators be drawn together more strongly to deliver a challenging local skills strategy, and would welcome dialogue on how such an approach to learning and skills could be an integral part of the vision for 2020.
- *The Primary Care Trust* asked for a more explicit commitment to using community development to strengthen community cohesion. They stressed that it was important that new jobs are within a range of sectors and levels, not concentrated in low paid service industries. If new developments are to be sustainable service needs such as primary health care must be carefully considered. They asked that the strategy should seek to address fuel poverty and affordable warmth initiatives for private homeowners and tenants.
- *Bellingham Interagency Forum* discussed the draft strategy at their October meeting. Their comments included :- that there was a need for the needs of disabled people to be taken into account; concern that the south of the

borough misses out on many regeneration opportunities; lack of a central focus for training and job opportunities; lack of social amenities, including cinemas; concern re emphasis on creative communities and business which does not impact in south; lack of adult education opportunities in south; need to add Bellingham Green as Green Flag Park.

#### *Summary of key issues raised in web responses*

- Need to recognise vital contribution of Community Education Lewisham and mark their sites on maps
- Concern use of People, Prosperity, Place theme cuts across geography and could cause some difficulties, example given of Forest Hill School and Pool
- More attention needs to be directed to problems in the east of the borough, need for Lee Green Town Centre Manager to kickstart regeneration
- Need for more concrete proposals that will convince people that delivery is possible
- Add priorities on recycling and waste minimisation and energy efficiency, both household and street lighting
- Could have more on exceptional projects and how they will be funded and delivered rather than general leisure and education strategies etc
- Include Catford Southend Village as part of regeneration area as it straddles Bellingham and Downham
- Creative businesses seem to be given disproportionate amount of attention
- Diversity is important, strategy should not just describe structures but give more detail about changes they will deliver

## **7.6 Equalities Impact Assessment consultation**

Key issues raised by equalities groups are summarised below; full feedback from these groups is set out in the Equalities Impact Assessment which is summarised at Appendix C and is available on request from Lesley Lee, Head of Strategy and Performance, Regeneration, 0208 314 6518, [lesley.lee@lewisham.gov.uk](mailto:lesley.lee@lewisham.gov.uk).

#### *Black and Minority Ethnic Groups feedback*

- Black and Minority Ethnic people need to be involved in planning and implementation of regeneration projects from start to finish
- Draft strategy is forward thinking, informative and inclusive and tells the story of Lewisham, the people, the place, a diverse borough
- Secondary school attainment levels and exclusions of BME pupils of great concern to BME communities
- Lewisham should lead on raising employment prospects for all, as a leading employer
- Concern that following regeneration housing is not affordable for local people
- Community and voluntary organisations need buildings if they are to deliver good services to BME communities
- Strategy should mention need for enjoyment, as well as living working and learning
- Concerns about lack of activities for young people

### *Lewisham Disability Coalition feedback*

- Access a major issue in relation to built environment, and an access officer at Lewisham Council would greatly improve outcomes for disabled people.
- Disabled people need to be involved all the way through the process including at the planning application stage.
- Disabled people's issues and involvement are not yet systematically mainstreamed into the 'mind' of the whole organisation.
- Homes need to be designed for life – to include wheelchair access at the planning stage

### *Faith groups*

- No mention of faith communities in draft strategy – yet they are a major part of 'social' regeneration and this needs to be recognised
- Faith communities do want to be involved and engaged and often feel like they are not asked for their opinion, officers are always welcome at masses, gatherings and other events to update and involve people
- There is a lot of regeneration work going on in Deptford and a feeling that as new communities/development takes place – the old community will be gradually 'forgotten about'. The Council needs to ensure that this isn't the case and to ensure involvement is ongoing
- Local priests and faith leaders have much knowledge about local issues/problems – this is a valuable resource that needs to be tapped into
- There have been issues with housing design and Muslim cleansing rituals, which have caused condensation problems, these need to be thought through when designing new housing and other facilities
- Changing facilities in leisure centres need to ensure they will be appropriate for different religions

### *Older people*

- Value of older people needs to be recognised in strategy
- Older people are not included in the education or employment sections, little about the economic contribution of older people, for example as carers
- Summary document will be most accessible for older people, and needs to immediately capture that strategy is not just about buildings but also social and economic regeneration
- It would be good if older people were enabled to audit development sites while regeneration work is taking place to ensure area is still accessible for older people
- Lack of communication and information about various regeneration schemes, people currently confused about what is happening in Lewisham Town Centre
- At planning stage for major regeneration projects Council should always contact Pensioner's Forum who have membership of over 1000 and link to all groups representing older people in the borough
- 'Design for life' supported, houses designed to be accessible for older people/people with mobility problems
- Safety and good lighting will continue to contribute to improving quality of everyone's life but accessible design which takes account of needs of older people at the design stage is the ideal situation

### *Sexual orientation*

- There does not appear to be any mention of Lesbian, Gay, Bisexual and Transgender specific issues in the strategy
- Concerns about the displacement of 'communities' in Lewisham – currently many people gather around DLR station, when things change and cheaper drinking establishments disappear as regeneration takes place and rent/prices go up – where will people go?
- Council must encourage independent businesses in Lewisham Town Centre alongside chain businesses and should develop a late night economy within Lewisham
- Council needs to ensure we try and connect with public better and use less 'council speak' as this is very off putting

## 7.7 Staff consultation

A range of staff consultation was undertaken in recognition of the important role staff will play in delivery of the strategy and the impact it will have on them as people who work, and in many cases, live in the borough. Key groups, including the Employee Panel and Black Staff Forum Executive and a range of teams across the Directorates took part through a combination of team meetings, online responses and face to face discussions.

Overall staff supported the vision and the three key themes although there were some concerns expressed about the vision becoming a reality. Availability of resources and meeting the timescales set out were seen as challenges to be overcome. Several staff groups stressed the need for ongoing information and involvement.

Key issues raised included :-

- The need to better support and provide activities for young people
- How to successfully persuade people to choose more healthy lifestyles
- Making better use of partnership working, particularly with the private sector
- Improving our communication and consultation methods and not always using the same channels and groups
- The need to revitalise our town centres
- Concern about the possible negative impact of an influx of more prosperous people attracted by regeneration initiatives on local communities

## 7.8 Summary of key messages on strategy design and format

The response from the stakeholder survey to specific questions around this issue are set out below.

<b>Issue</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
Overall design & layout	10%	74%	10%	6%
Accessibility, how easy to read and understand	19%	55%	19%	7%
Visual images/photographs	16%	61%	19%	4%

The key concern for a number of respondents and from the resident's event was the accessibility of the document to a wide audience given the language and 'jargon' used.

A number of positive suggestions were made about the images used, asking for images of Chinese and Vietnamese residents; more images of disabled people and possibly a comment; more 'active' images of older people; images showing people interacting with places of worship

There were some concerns about the use of colours and font size which respondents felt needed to be addressed if the strategy were to be fully accessible to disabled people.

Some respondents felt that a glossary would be useful explaining key terms such as the Lewisham Strategic Partnership and the community strategy.

One organisation commented that the strategy was well presented with a good balance of pictures and maps.

## **8. Summary of key changes proposed to final version of the strategy**

8.1 The consultation feedback has been analysed and carefully considered and used in the revision of the strategy. A summary of the key changes is set out in this section. However given the nature of the draft strategy, much of the feedback and discussion it provoked was of a wide ranging nature, which did not always neatly 'fit' with the themes of the regeneration strategy.

8.2 To ensure that none of the information provided during the consultation process is wasted, or goes 'unheard', the full results have been shared with officers in the Local Strategic Partnership team who are currently producing the draft Sustainable Community Strategy AND with officers in Policy and Partnerships who are developing the new Comprehensive Equalities Strategy, to support the development of those policies.

8.3 The Head of Strategy and Performance, Regeneration, will also produce specific themed reports for each of the Council's Directorates which pull together the key issues and feedback for each of the service areas within Directorates. So, for example, all feedback on issues relevant to older people will be shared with Community Services and other Directorates as appropriate, all issues relevant to housing will be shared with Customer Services. Directorates will then be able to make use of the feedback as they take forward service specific policies, strategies and action planning.

8.4 Key changes to the *content* of the strategy include:-

- Revision of the dates for achievement of the Decent Homes target
- Stressing the role local people can play in combating climate change
- Adding a reference to the importance of open spaces to the vision
- Strengthening references to local heritage

- Better reflecting the role of the local authority in relation to diversity and community cohesion, and revising the section to make it more forward looking, also adding references to lesbian, gay, bisexual, transgender community
- Reflecting the role of the New Cross Gate New Deal for Communities in local regeneration
- Highlighting the role of parks and open spaces in providing opportunities for leisure activities to support healthy lifestyles
- Stressing the role played by faith communities in the social aspects of regeneration
- Greater recognition of the contribution of older people, for example, their role as carers
- Revisions to bring the draft strategy up to date, where progress has been made over the past six months, for example in delivery of the schools investment programme, and to correct any inaccuracies in the text
- Inclusion of current information from the developing Sustainable Communities Strategy for Lewisham. This information will be checked before the final version of the strategy goes to print to ensure that there is a match between the two documents.

8.5 Key changes which will be made to the *design and format* of the strategy are set out below. The final version of the strategy will be produced in April/May 2008, using funds from the 2008/09 revenue budget and these changes will be incorporated in that final version.

- Inclusion of active images of older people and of a wider range of BME communities
- Consider design changes to address concerns about use of colour in some sections and about the colour of the print used in some sections
- Consider changes to font size
- Production of a summary version which will be accessible to the widest possible audience, and be targeted at local residents, addressing concerns raised in the consultation process about language and use of jargon
- Bellingham Green to be identified on map as Green Flag Park

Comments made during the consultation will be fed into the review of accessibility standards for council communications which is currently underway.

8.6 There are a small number of significant and relevant issues raised in the consultation feedback which have NOT been included in the proposed final version. They are:-

- Adding South Bermondsey to the stations identified as needing to be brought up to Disability Discrimination Act standards. This has not been included since it is not within Lewisham, although it is appreciated that some Lewisham residents do use this station and others outside the borough boundaries. [Raised by Millwall Football Club]

- The request for an area action plan or town centre management for Lee Green. This has not been included because the Council has approved the Local Development Scheme (LDS), a three year project plan which sets out its intentions for the preparation of planning documents in the light of available resources. The existing very challenging programme is focused on producing borough wide planning documents, together with area action plans for Lewisham and Catford Town Centres. There has been no assessment in relation to the Council's priorities of the appropriateness of producing an area action plan for Lee Green nor of the level of resource required to incorporate it within the LDS. Whilst it is the Council's aspiration to roll out the TCM initiative to all the borough's district town centres, this is dependent on attracting additional resources which are not currently available. [Raised by Councillors Bentley, Griesenbeck and Robson and Lee Manor Society]
- The request that the Council lobby TfL for further extension of the DLR through Hither Green and Grove Park. This has not been included because a range of possible extensions to the DLR were reviewed by the 2020 Horizon Study. Extension of the DLR to Grove Park was ruled out at an early stage as not being worthwhile. At a later stage an extension to Catford was also ruled out. [Raised by Councillors Bentley, Griesenbeck and Robson]
- The request for specific housing targets for affordable homes for rent being 3 bedrooms or more (over 40%) and a target of significantly more than one third of housing to be affordable, preferably 50%, with a mix of social rented and intermediate housing. This has not been included because it is not the role of the Regeneration Strategy to set out this level of detail on the Council's policy approach. [Hexagon, Hyde, Moat, London and Quadrant and Presentation Housing Associations]
- Identification of Millwall site and surrounding area as providing major opportunity to meet the Council's housing targets. This has not specifically been included, however the sentence has been amended to refer to a number of major developments which will contribute while only specifically naming those which have been approved in principle by the Strategic Planning Committee. [Millwall Football Club]
- The strategy refers to 2 strategic employment locations - one being Surrey Canal . It is believed that the boundaries are being reviewed as part of the Local Development Framework and their physical extent is likely to be altered. This is a key factor in the regeneration of the Millwall area, can the document be revised to reflect this . This has not been changed because it is not the role of the Regeneration Strategy to set out this level of detail on the Council's policy approach. [Millwall Football Club]

8.7 There were issues raised in the consultation process which were not directly relevant to the strategy document itself, but focused on respondents concerns about the *delivery* of the major regeneration initiatives it outlines. These are set out in 8.8 – 8.10.

- 8.8 There were concerns that local people and stakeholders needed to be fully engaged with regeneration activities as they are developed, planned and delivered. This concern was felt particularly strongly by the groups who took part in the Equalities Impact Assessment consultation, who felt that if they were marginalised and excluded, regeneration would be unlikely to meet their needs and would not, therefore benefit the whole community. This concern was shared by residents who took part in our consultation event. There are actions set out in the Equalities Impact Assessment and the implementation plan which seek to address this issue.
- 8.9 People who welcomed the opportunity to be involved in the consultation process, felt strongly that the Council should ensure that information on the delivery of the regeneration strategy and the various projects which feed into it should be easily and regularly made available to the widest possible audience. This will be addressed through a range of communications methods including a specific new regeneration section on the Council website and regular coverage of projects and their progress in Lewisham Life. The proposed accessible summary version of the strategy will be made widely available. This also linked to the view, expressed strongly by some respondents and participants in the resident's event that the Council should *'just get on with it'*. The combination of effective communication and information sharing and production and monitoring of the implementation plan will help us respond to that view.
- 8.10 Respondents identified two of the key challenges of regeneration as their major concerns :- how to ensure that existing residents and local communities benefit from regeneration activity as well as new residents AND how to secure the positive changes that regeneration will bring whilst preserving the things which are valuable and special about Lewisham now. This links back to the issues and actions set out in paras 8.8 and 8.9 above.

## **9. Financial Implications**

- 9.1 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.
- 9.2 The costs associated with the production of the final Strategy report and the summary will be met from the Council's 2008/09 revenue budgets.

## **10. Legal Implications**

- 10.1 There is currently 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 is 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 shared with Full Council. The decision on whether to adopt it is therefore a matter for Mayor and Cabinet only.

## **11. Crime and Disorder Implications**

- 11.1 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.
- 11.2 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.'
- 11.3 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.

## **12. Equalities Implications**

- 12.1 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 have been carefully chosen to reflect that diversity and will be 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.

- 12.2 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'*.
- 12.3 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.
- 12.4. 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.
- 12.5 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 a summary of this is attached as Appendix C. The actions proposed in the EIA have been integrated into the implementation plan. There have been changes made to the content of the final strategy which seek to address the concerns raised in the EIA consultation, and the issues around design and accessibility of the final document will also be addressed.

### **13. Environmental Implications**

- 13.1 Environmental implications have been integrated throughout the draft 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 both sustainability and protecting special areas of the borough.
- 13.2 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 Community Strategy and council policy objectives around the sustainable regeneration of Lewisham's environment and the clean, green and liveable commitment.
- 13.3 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.'*

13.4 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.

## 14 Conclusion

14.1 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 approval of the final strategy and implementation plan, and the commitment to consideration of two monitoring reports will ensure oversight of the delivery of the strategy. The final version of the strategy document and the summary will be produced and launched in April/May 2008.

<b>BACKGROUND PAPERS</b>			
<b>Short title of document</b>	<b>Date of document</b>	<b>Location</b>	<b>Contact Officer</b>
Draft Lewisham Regeneration Strategy	March 2007	2 <sup>nd</sup> Floor Laurence House	Lesley Lee Head of Strategy and Performance Regeneration Directorate 0208 314 6518
'People, Prosperity Place : Lewisham Regeneration Strategy 2008 – 2011'	November 2007	As above	As above
Draft regeneration strategy consultation reports covering young people's event; resident's event, staff consultation and postal and web surveys	September and October 2007	As above	As above