

REGINALD ROAD/OLD TIDEMILL WILDLIFE GARDEN INFORMATION SHEET

Planning Application History

- A planning application was submitted to Lewisham's Strategic Planning Committee (SPC) in September 2016 for the demolition of 16 council homes and complete destruction of the wildlife garden to make way for a development. Following objections from the community the application was deferred.
- The campaign group invited the council & developers to take part in a collaborative re-design of the plans to avoid demolition of council homes and destruction of a wildlife garden. They refused.
- The plans were resubmitted in September 2017 with no changes apart from an increase in the number of homes at social rent and shared ownership, made possible by a successful grant application to the GLA by the HA development partner Peabody (formerly Family Mosaic). The application was passed by 4:2 votes.
- The figures for affordable housing had been increased to 35% at London Affordable rent and 11.9% shared ownership.
- Lewisham council had approved the stock transference of 16 of their homes to Peabody.

GLA final approval of Planning Application

- We wrote to Sadiq Khan, Mayor of London, asking him to use his powers to Call this application in including objections outlined below.
- Nearly six months after Lewisham approved the application it had still not been forwarded to the GLA
- Sadiq Khan announced that the GLA would aim to only approve funding for Developments on Council-owned land that had provision for between 50-60% 'affordable homes.'

OBJECTIONS:

1. Unacceptable Demolition of Council Housing

- **All residents want to stay put – together they are a close knit community**
- Reginald House consists of 16 maisonettes – all 2 bed – council housing residents would be allocated elsewhere or down-sized by re-assessment of their needs.
- Leaseholders go from owning 100% of their homes to a percentage – a 2-bed flat is likely to be in region of £500,000 - £700,000 for 2 bed flat and service charges would increase.
- Reginald House is structurally sound – new roof, new wiring, new boilers, kitchens and bathrooms all installed in last 5 years.
- All they required were new windows to bring them up to decent home standards.

2. Unacceptable Loss of Old Tidemill Wildlife Garden

- A green space for 50 years, with the garden being planted over 20 years ago by teachers, children, parents & locals with public funding, and opened by the then Mayor of Lewisham and recently funded by GLA GREENER CITY FUND.
- Architect told us they had drawn up plans showing 100% retention of Garden – Council chose to ignore
- Uniqueness of Garden – Indian Bean Trees/newts/butterflies/wildlife
- Air Pollution filter – half the pollution than on Deptford Church Street (Citizen Sense confirm this) both Nitrogen Dioxide and pollutants
- The Garden is an Asset of Community Value – application submitted by DNA in July 2016 refused Prior to Planning Application being approved in September 2017!
- Cited as a case study for Children at Play – GLA Greener City Fund

- Lewisham has a deficiency of 63.45 hectares of Open Space

3. Misleading Financial information when passed by planning committee

- Applicant's viability assessment claims they will only make £20 on top of acceptable levels of profit – 6% for social housing and 20% for private housing – community estimate profit in region of £100 million!
- Family Mosaic end of year accounts 6 months before application went to planning, stated that the scheme had already been approved.

4. Mis-leading Direction at Planning Committee meeting on 29th September 2017

- Application was 'tied' to Amersham Vale Development and councillors told no work would begin on Amersham Vale unless the Tidemill application was passed.

Mayor & cabinet meeting 15th March 2015

- Campaigners were not informed that the meeting was going to discuss Reginald Road/Tidemill. We accidentally found out. We then discovered the discussion on this item on the agenda would not be open to the public due to 'Commercial Confidentiality.'
- The statement published by the Council stated '*the tenure of 43 homes on the Tidemill site be changed from private sale to London Affordable Rent (social rent) at a cost to the Council of £4,310,211 and 16 homes from private sale to shared ownership at no additional cost to the Council;*
- The figures are now as follows: 75% (55.98% London Affordable Rent and 19.6% shared ownership)
- If you minus the 16 council homes being replaced the true figures for affordable are 67.94% (49.76% at London Affordable and 18.18%)
- We are forced to pursue Freedom of Information for the details of this deal, but Cllr Joe Dromey stated the following on social media, 'The increase in social housing was delivered through investing receipts from right to buy, additional funding from GLA, and additional funding from the developer'

Where are we now?

- The tenants have been living in a state of uncertainty for more than 10 years and are refusing to communicate with the council unless they get a ballot as proposed by Labour Conference and presently being consulted on as a Mayor of London initiative. Tenants in Council Homes will have a say in whether they want their estates to be demolished when the proposed development is in receipt of GLA funding..
- Council estate regeneration will have to have at least 50% homes at social rent
- Sadiq Khan however, recently rushed through approval for the demolition of 35 Council Estates in London (Reg Road/Tidemill included) to avoid giving the tenants a say.
- Working with other local campaigners in Achilles Street we are raising the visibility of this campaign with a regular stall on Deptford Market and have made placards and banners..
- Under the banner 'No Social Cleansing in Lewisham' we are fundraising to support the campaigning materially and to act as a link between campaigns in other parts of the borough.
- We are keeping the garden open as much as possible and have planted seeds ready for planting vegetables and flowers in the garden for the summer.
- We are highlighting to the local community that our ward councillors did not support our campaign to save homes & the garden and the fact that Cllr Joe Dromey actively opposed us by speaking in favour of the development at the SPC and regularly justifies his actions on social media forums.
- We will continue the resistance to inhumane development initiatives in our community and the social divide it is causing in an area renowned for its social cohesion.

Please like our page Old Tidemill Wildlife Garden on Facebook, or email oldtidemillgarden@gmail.com and like the No Social Cleansing in Lewisham Facebook page.