

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA300120-1588

15 June 2020

Dear [REDACTED]

Former Woodlands Nursing Home, Dugard Way, Lambeth, SE11 (GLA/4963/01HS)

Thank you for your requests for information which the Greater London Authority (GLA) received on 30 January 2020. Your request has been dealt with under the Freedom of Information Act (FOI) 2000.

You asked for:

- 1. Please provide notes and minutes of any meetings, conversations or calls held with representatives of the Greater London Authority and parties related to or acting on behalf of "The Cinema Museum" (also on Dugard Way). For the avoidance of any doubt please provide in relation to "The Cinema Museum": Pre-application advice reports or notes / Discussions regarding the tenure and future of "The Cinema Museum" / Planning application advice reports or notes and its relation to "The Cinema Museum" / The times and dates of any meetings held by the GLA with this party solely and/or with the London of Borough of Lambeth and/or Anthology on this planning application and "The Cinema Museum" / Notes of any meetings held with "The Cinema Museum" / Notes of any telephone conversations with "The Cinema Museum" / Email or written correspondence with "The Cinema Museum". The above includes, but should not be limited to, internal discussions and advice as well as correspondence with the developer 'Anthology' regarding the entity known as "The Cinema Museum".*
- 2. All information requested relates to the period of 5 September 2019 to 30 January 2020. Please provide notes and minutes of any meetings, conversations or calls held with representatives of London Real Estate Development Limited, trading as 'Anthology', Anthology Kennington Stage Limited, or related companies, and with the Greater London Authority. Please also include any information relating to this planning application during this timeframe with London Borough of Lambeth. For the avoidance of any doubt please provide: Pre-application advice reports or notes / Planning application advice reports or notes / The times and dates of any meetings held by the GLA with this party solely and/or with the London of Borough of Lambeth on this planning application / Notes of any meetings held / Notes of any telephone conversations / Email or written correspondence. The above includes, but should not be limited to, internal discussions and advice as well as correspondence with the developer 'Anthology'.*

Our response to your request is as follows:

Please find the information the GLA holds within scope of your request. Please note that some of the information falls under the exception to disclose in Regulation 12 (5)(e) (confidentiality of commercial or industrial information) of the EIR.

- Regulation 12 (5)(e) Confidentiality of commercial or industrial information

Applying the four-stage test from *Bristol City Council v Information Commissioner and Portland and Brunswick Squares Association (EA/2010/0012, 24 May 2010)*:

1. The information is commercial or industrial in nature.

The information withheld from disclosure includes:

- Information relating to potential third-party bidding intentions for the site and;
- Note of conversation between the GLA and the Cinema Museum detailing status of discussion between the Cinema Museum and Anthology.

The information withheld from disclosure details ongoing negotiations regarding the planning application for the site. The information can therefore be considered as commercial or industrial in nature

2. Confidentiality is provided by law.

These negotiations are ongoing and highly confidential and would be likely to prejudice outcome of these discussions for both parties and therefore protected by the common law of confidence.

3. The confidentiality is protecting a legitimate economic interest.

Disclosure would cause harm to the commercial interests of the Cinema Museum and these are considered as legitimate economic interests. In relation to the legitimate economic interests, the Information Commissioner's guidance states:

'Legitimate economic interests could relate to retaining or improving market position, ensuring that competitors do not gain access to commercially valuable information, protecting a commercial bargaining position in the context of existing or future negotiations, avoiding commercially significant reputational damage, or avoiding disclosures which would otherwise result in a loss of revenue or income'.

4. The confidentiality would be adversely affected by disclosure.

Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

- Public interest

Regulation 12 (5)(e) listed above constitute as qualified exemptions from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest

favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

The GLA acknowledges that there is a public interest in the activities being undertaken with regards to the site and a specific public interest in the transparency of the GLA's achievement in delivering Mayoral commitments.

However, it is not in the public interest to prejudice third party negotiating position and disclosures which would otherwise result in a loss of revenue or income.

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely


Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

From: Amy Lamé
To: [redacted] Shonagh Manson; [redacted]
Subject: RE: Cinema Museum- Under Threat
Date: 19 October 2017 13:13:43

Thanks [redacted] and helpful info [redacted] much appreciated

From: [redacted]
Sent: 19 October 2017 13:03
To: [redacted] <[redacted]@london.gov.uk>; Amy Lamé <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; Shonagh Manson <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: RE: Cinema Museum- Under Threat

Thanks all. I'll drop Martin a line and get a meeting set up.

Thanks, [redacted]

From: [redacted]
Sent: 19 October 2017 12:53
To: Amy Lamé <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; Shonagh Manson <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: RE: Cinema Museum- Under Threat

Nooooo. I thought they had secured a development partner. I met with them a couple of months ago and it's a great place. [redacted]
[redacted] They also do some good work with mental health so copying to [redacted] fyi.

[redacted]

[redacted] – happy to attend any meetings with them.

From: Amy Lamé
Sent: 19 October 2017 12:49
To: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; Shonagh Manson <[redacted]@london.gov.uk>
Subject: Cinema Museum- Under Threat

Hi All

Just been alerted to the Cinema Museum which is under threat
A Change.org petition has just gone up

If you don't know this venue, it is EXTRAORDINARY!!!

_____ would you mind dropping Martin a line and get the lowdown?

Please do mention me, as I have attended many events there over the years and have met Martin on several occasions

_____ cinemamuseum.org.uk

<https://www.change.org/p/matthew-patrick-slam-nhs-uk-love-cinema-save-the-cinema-museum>

Thanks

Amy

Amy Lamé

Night Czar

Office of the Mayor of London

The Queen's Walk | London | SE1 2AA | 020 7983 _____

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From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Re: Petition for the secure future of The Cinema Museum - how you can help
Date: 19 October 2017 15:01:31

[redacted] perhaps we could have a chat with [redacted] or [redacted] in Health team. Not sure whether we can help but perhaps Health team may have some advice?

Sent from my iPhone

On 19 Oct 2017, at 14:16, [redacted] <[redacted]@london.gov.uk> wrote:

Hello – this is the petition from Martin at the Cinema Museum; he was very sweet to us when we had our Housing & Land away day there!

[redacted] – [redacted] and I spoke about this just now at our little catch-up; not sure the GLA can help, but just wanted to get my fingers and thumb out as Martin suggested!

Thanks

[redacted]

[redacted] | [redacted]
Culture and Creative Industries
020 7983 [redacted]
MAYOR OF LONDON

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From: [redacted] [[mailto:\[redacted\]@cinemamuseum.org.uk](mailto:[redacted]@cinemamuseum.org.uk)]
Sent: 19 October 2017 11:22
To: [redacted] <[redacted]@cinemamuseum.org.uk>
Subject: Petition for the secure future of The Cinema Museum - how you can help

Apologies for any cross postings but we want to try and reach as many people as possible

We have set up a petition at [change.org](#). The link is up now - and tested - please get on and sign the petition - and please get your friends and family to do the same.

We are working on the Twitter support at the moment

and will be drip feeding that into the petition over the coming days to ensure that interest is fresh - and we will be positing regular updates to keep people informed.

<https://www.change.org/p/matthew-patrick-slam-nhs-uk-love-cinema-save-the-cinema-museum>

thanks **very** much everyone, get those fingers and thumbs out - we can do this!!

Martin and Katharine and the trustees of The Cinema Museum

<unknown.jpg>

From: [Katharine Ford](#)
To: _____
Cc: _____
Subject: Re: Intro from City Hall
Date: 20 October 2017 18:19:27
Attachments: [Letter S Kahn Mayor 20th Oct 2017.pdf](#)

Dear _____ hello there and thanks for your time on the phone earlier - I think I had a bit of a brain-melt - the public meeting is on the 30th, not the 31st. So I have attached a new letter with the right date on.

I'll send a follow up email on our conversation shortly.

thanks again for your time _____

thanks

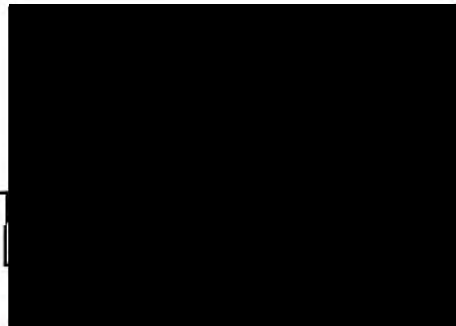
Katharine

-

Katharine Ford

Director - GK Partners

www.gkpartners.co.uk



Connect... Be active... Take notice... Keep learning... Give...

On 20 Oct 2017, at 12:05, Katharine Ford

<_____@gkpartners.co.uk> wrote:

Dear _____ hello and thank you for your very welcome email. It has been passed to me because I am leading on our very own 'Remain' project that seeks to secure a longterm future for The Cinema Museum at its current home.

We have met with _____ who knows the Museum and was very helpful and supportive when he visited - (hello

there _____ - things were so positive when you visited - shame we are this stage now - but we are still very positive that a good solution can be found). At the time of _____ visit the position was as follows:

- The Cinema Museum (TCM) has been leasing their home from South London and Maudsley Hospital Trust (SLaM) for the past 19 years
- The Museum and its associated buildings sit on a larger piece of land that is surplus to NHS requirements
- Over the decade SLaM have vacillated between whether to sell the whole piece of land (with us on it) or separate out our plot and the other surplus land
- Over 10 years of 'on-off negotiations with SLaM they agreed (again) to sell the entire site to us off market at a negotiated Red Book Valuation
- This has involved us spending some 100k on legal fees, working up bids as requested from SLaM, architects fees, consultants fees and valuation fees
- Our purchase involved: Red Book Valuation for SLaM; maximum affordable housing for Lambeth; ownership of The Cinema Museum plus circa 5 million inward investment and some 50 new paid jobs created

Since _____ visit:

- Up until a few months ago the plan was always that SLaM would sell to us but SLaM have recently reneged on that agreement - claiming that TCM trustees have imagined such discussions and SLaM have placed the entire site on the open market for sale to the highest bidder for a speedy cash sale before Christmas - and they want entirely unconditional offers.
- We had developer partners (social housing group) and we had an offer that 1) met Red Book Valuation

2) met Lambeth Council requirements for affordable housing and 3) secured the longterm security of the Museum and its collections and brought in a substantial collection gift to the Museum.

- Our lease expires in March 2018 and SLasM have instructed their estate agents Savills to tell potential bidders that.
- There is a strict planning condition on our site that says that is MUST be used as a cinema museum and only a change in planning can alter that - Lambeth Council at officer and politician level are 100% behind us and have verbally and in writing told SLaM they will not be changing that.

I attach:

- a letter to the Mayor
- a chronology of the events to date
- a copy of the planning notice
- a copy of the letter from the DCMS
- a copy of a letter from Southwark and Lambeth Council - they are currently writing an updated version of support letters
- a copy of just one of hundreds of email exchanges with SLaM that make their (now denied) intentions quite clear

I would be delighted to chat to see how you might be involved in helping us resolve this issue.

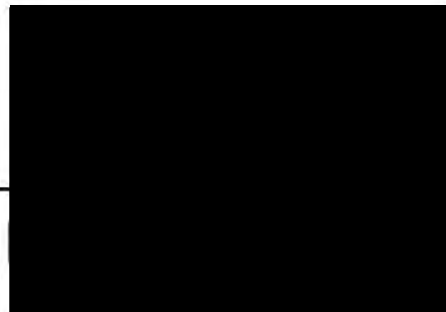
Please ring me at your convenience on 0 [REDACTED] - if the line is engaged just email me and I will ring you back.

thank you very much

--
Katharine Ford

Director - GK Partners

|
└───



<unknown.jpg>

From: [REDACTED] [mailto:[REDACTED]] london.gov.uk

Sent: 19 October 2017 17:46
To: | _____ cinemamuseum.org.uk
Cc: | _____
Subject: Intro from City Hall

Hi Martin

I work in the Mayor's culture team on culture at risk and came across your [change.org](https://www.change.org) petition around the Cinema Museum [here](#) and wanted to touch base to understand a bit more about your situation and to see if there's any way we can support.

Would you be happy to have a quick chat on the phone about this tomorrow? If so, what's the best number to get you on and what time works for you?

Many thanks

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Culture at Risk
Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983└

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<unknown.jpg><Letter S Kahn Mayor 20th Oct
2017.pdf><SLaM Chronology 12th Oct
2017.docx><Planning Decision notice TCM.pdf><eCase



Sadiq Khan Esq.,
Mayor of London,
City Hall, The Queens Walk,
London SE1 2AA.

20th October 2017

Martin Humphries
The Cinema Museum
2 Dugard Way
London SE11 4TH

Dear Mr. Khan,

Re: imminent closure of the country's leading museum dedicated to using Film and Cinema to improve mental health & wellbeing – and loss of associated services.

We were delighted with the very helpful visit by your officer [] back in the summer – who really seemed to understand and appreciate The Cinema Museum. However, things have become problematic since then and I write regarding its potential closure. We were thrilled to hear from [] yesterday that you are keen to help us avoid this imminent tragedy.

WHO WE ARE/WHAT WE DO/WHY WE THINK THIS IS A MATTER FOR THE MAYOR

Volunteering and social and financial contribution: We are an entirely volunteer run Museum – and we take no core funding from the public purse – we generate all our own income. We deliver a lot of great stuff free/subsidised to people - and at no cost the taxpayer.

Culture: The Cinema Museum is globally unique – there is no other cinema dedicated to the social history of going to the cinema – cinema memories – the study of memory and wellbeing, and how that relates to film and cinema. We are a museum, a screening venue, a wellbeing therapeutic venue and a community hub – we are the new face of sustainable art and culture for London.

History: Our building was the old Lambeth Workhouse where Chaplin lived with his mother and brother and this important part of our local heritage is strongly supported by the Chaplin Association and the Chaplin family.

Regeneration and Housing: We sit on the border between Lambeth and Southwark; we are seen by both councils and the developers and local residents as part of the cultural heritage of the area – we are a cornerstone of an emerging local identity around film which includes our partnership with London College of Communication and their Stanley Kubrick Archive. Our purchase partnership for this site involves working closely with Lambeth Council to ensure maximum affordable housing.

Business and economy:

We believe that people excel when they have opportunity so we invest our assets into our local economy. We attract well over 15 thousand people to our Museum each year; we maximize their spend through local referrals and we have a local and ethical supply chain policy and we provide free and subsidise space for local businesses. We help drive the tourism profile/attraction of London.

Communities: We subsidise the needs and good work of local councils, communities, educational institutes, Housing Associations, the NHS and Southwark and Lambeth wellbeing providers (free space, the support of our volunteer workforce and with occasional tiny bursaries).

Health: For nearly a decade The Cinema Museum has had a '5 ways to wellbeing' business model and business plan – all our projects and programmes are run through that lens – if an idea or project or offer does not adequately meet at least three of the '5 ways' then we do not do it and look for other more socially beneficial avenues for our work

Education, training and employment: We are passionate about helping create the environment your young people to flourish and for people to get paid jobs in the cinema and film related sectors

Environment: We have a development plan for a world class green museum when we undertake our development of the museum – we were pioneers of the Happy Museum project and we want to be a beacon of best practice when it comes to Museum development.

The London Plan: We have examined the London Plan and believe we contribute hugely to its aims

Planning: The position is that our home must be used as a Cinema Museum only. Planning permission is required to change this and Lambeth Council have indicated 100% support of the Museum and will not be granting change of use.

The Cinema Museum (TCM) in Kennington, South London has been running for over 35 years and has been in its current location for over 19 years. Our collection is of national and international importance; we are supported by some of the biggest names in the UK film industry and by the Los Angeles film and production community – however, we also see ourselves as a local community asset and are keen to play our part in improving the wellbeing and lifestyles of Lambeth and Southwark residents. We believe that alongside the heritage of buildings, the heritage of cinema can be something of significant practical value and we strive to ensure that the Museum has the maximum possible benefit on people's wellbeing. The charity uses its building and its collections entirely for the benefit of people; we have a local 'wellbeing offer' and our business model has been based on the 5 ways to wellbeing since 2008. We were pioneers of the Happy Museum Project and founder members of the Diversity in Heritage Group. We are a centre for the support of the elderly and infirm and their carers and we are a community hub, with reminiscence therapy being a feature of our cinema-based work. We have created a space that both challenges and cherishes our visitors - helping them develop their technical, social, creative and problem-solving skills - and we have a passion for securing its long-term sustainability. We are committed to our local community and to improving the lives and the wellbeing of the people of Lambeth and Southwark. We also see the Museum playing a strong role as an agent of 'place-making' for the new Elephant & Castle development master plan – we bring a treasure trove of artefacts, memories, experiences, events, screenings, celebrity supporters and educational and therapeutic programmes. Our day-to-day work keeps people's cinema-related stories alive and ensures the next generation of cinema and film makers are developed and supported; we work actively with our local and national university partners to educate young people and help them find rewarding work in: the film, cinema, museums, libraries and archive sectors – training some 350 students each year.

We have spent the past ten years negotiating with South London & Maudsley Hospital Trust to purchase The Masters House & Male Receiving Wards and potentially Woodlands Nursing Home – this would allow us to commence fundraising and provide a permanent home for our collection, our community support work and our work on creating dementia friendly museums.

We are a venue for varied leisure and enjoyment and an agent for local regeneration; we are enthusiastic about the regeneration of The Elephant and eager to play our part in its cultural, educational and community enrichment. We have a fabulous historic building, a unique collection, a band of willing volunteers and a can-do attitude – and we welcome like-minded supporters. We are looking forward to showing you our museum.

We run a wide-range of events on a daily basis to a community of both young and old including the LGBT+ community and mental health services for those managing/recovering from mental health issues. We also run a wide range of wellbeing services and ensure older people who are cut off from society have a place to go, meet others and reminisce through film – thus improving mental health and providing the social connectivity so vital in reducing demand on NHS services. Our work is about keeping people out of hospitals and our services stand as an example of how mainstream arts and health can work together to improve wellbeing in the community, in a way the NHS are unable to. Please see just a few quotes at the end of this letter from respected mental health professionals who know our work. I also attach a copy of the wellbeing offer we have provided to Lambeth and Southwark for over a decade. Our wellbeing offer is driven by our wellbeing business plan, that is linked to the '5 Ways to Wellbeing' and our buildings and collections are used entirely for the benefit and wellbeing of people. Our aim has always been to support the NHS by bridging the gap between health care and the social support required to keep people well within the community.

The value of the collection and the work of the museum is shared by healthcare professionals, social care professionals, the local community, our local MPs, the leader of Lambeth Council, London Assembly members and a host of well-known and established musicians, actors and directors. Sadly due to SLaM reneging on a ten-year promise to sell us our current home on disposal of their property assets, these services will disappear from Lambeth and Southwark in the coming months. TCM is entirely volunteer run and despite running a range of free wellbeing projects, seeks no core funding from the public purse. It is in danger of closure. We seek your help to find a way to avoid this imminent but unnecessary cultural, social and wellbeing tragedy.

THE BACKGROUND OF THE ISSUE

- SLaM have been telling TCM that they need to sell the wider site that our Museum sits on for the past 10 years. Over that decade SLaM promised to allow TCM to purchase its home, thus ensuring its future work – it was agreed that this was to be done via the Red Book Valuation process to reflect market values, ensure transparency and offer good value for the taxpayer.
- Through numerous and on-going negotiations (with the Museum constrained on one year leases) this continued to be the case - although SLaM vacillated between whether they wanted us to buy the entire site or just The Masters House & Males Receiving Wards (our home). TCM agreed to either option over an entire decade – the details of which are all documented and supported in writing. SLaM have, on four separate occasions asked us to commission our own Red Book Valuation in order that negotiations might begin to sell directly to TCM. The Museum have commissioned Red Book Valuations, found partners, secured funding and, as agreed, awaited the hospitals own valuation for both sides agents to fully negotiate.
- SLAM itself has said the services it commissioned TCM to deliver are outstanding and are an example of what can be delivered in partnership. This was supported by the Director of Public Health for Lambeth and Southwark.
- The reasons TCM want to purchase their home is 1) without a home we cannot continue our work 2) collections are on loan to TCM and before they can be gifted to the Museum (and essentially the Nation) TCM trustees must gain long-term security of tenure 3) SLaM has neglected the buildings, so they need significant investment – such investment cannot be made without ownership and 4) long-term security will also allow us to harvest a range of funding offers and scale up our wellbeing services 5) the lack of security of tenure coupled with the rent required by a landlord would make the running of any small independent museum financially unsustainable – especially one like TCM that provides so much non income-generating/free wellbeing and social support.

TCM has been absorbing those losses to date, because it saw it as an investment, based on SLaM's promises to work with us to secure our future. However, the latest 'on-off' position of SLaM is that they now intend placing the site on the open market this weekend (23/24 Sept) for a speedy sale, before Xmas, without planning permission – and without any consultation or planning with the Museum about the future of its work. This leaves TCM facing imminent closure over the coming months – indeed SLaM have told us they will make the expiry of our lease in March 2018 a feature of their marketing material.

SLaM have said that TCM can bid alongside the rest of the market – but that is naive. We will be running the site as a Museum – and retaining the current D1 use, which also specifies that the building needs to be used as a cinema museum (only). SLaM, however, are marketing the site to developers and highlighting the fact that the Museum's lease expires in March – the implication in property development terms being that if the developers can 'rentalise us out' at that time or later then they will easily be able to argue with our council that there is no longer anyone available to run a Cinema Museum – and get the planning status altered to residential.

SLaM now claim they have never even had conversations with us about selling to TCM directly – and their CEO and staff are broadcasting that message to our MP and other senior influencers. This claim is entirely untrue and deeply damaging for a small charity. We have a large file of clear documented evidence of the position.

SLaM claim that the reason they cannot sell directly to TCM is because it would contravene NHS rules – if this is true we struggle to understand why SLaM consultants, staff, management and board members led us to believe otherwise for 10 years. Had SLaM told us 10 years ago that they had no intention of ever selling to us, we would have entered into entirely different arrangements with them; we would be in a new home now with an established Museum and range of wellbeing programmes – and the Nation would own another fabulous and unique international collection. The NHS and its staff need and deserve our support – but we do not believe that it has to involve sacrificing our community assets, our cultural heritage and the shape of our future social care. We have worked hard over the past decade to put down strong community and wellbeing roots and we do not believe that important work – and its potential to address vital social care needs should be carelessly lost.

It is important that we are clear that TCM and its trustees completely understand the needs of the public purse and this Trust in particular to maximise their return on the land. It was for that reason we have always offered to purchase the land at a mutually agreed Red Book Value, at SLaM's convenience, over the 10 years. All we asked was that SLaM would not put our home on the open market at short notice, leaving us high and dry. SLaM agreed not to do this – but they now have.

Although we have the funding partnerships in place to purchase the entire site – and the potential to raise funds for the purchase of the smaller site we occupy, we find ourselves powerless to take any further steps than taking the whole discussion public.

THE CURRENT POSITION

The Museum have asked SLaM to:

- Construct the disposal tender in a way that it requires tenders to explain how they will work with The Cinema Museum to ensure their long-term sustainability on the site
- Refund the costs incurred by the Museum in the off market purchase 'partnership' that SLaM told us we were in – which they have now abruptly reneged on
- Reduce our rent to peppercorn as their refusal to grant us security of tenure past March 2018 means we cannot take bookings/programme any work – effectively cutting off our income streams

SLaM trustees have written to us to say they refuse to meet any of the above requests. SLaM have said *"we would like to make a goodwill gesture involving TCM receiving 0.8% of the achieved sales price of the Masters House, with a maximum cap of £25,000. We hope that this will encourage and incentivise TCM to support the sale process"*. Based on valuations this would be in the region of £8,000.00

We wrote to John Glen MP at DCMS who responded favorably. He has written to the 'Director' of SLaM about the wider social value of TCM. Mr. Glen also urged SLaM to take this value into account when making decisions and asks SLaM to re-engage with the museum as a 'potential purchaser'. This appears to have had little impact on SLaM to date, although it may, if others were to begin similar conversations. We have also written to: Philip Dunne MP, Jackie Doyle-Price MP, Lord Shaughnessy, Jeremy Hunt and Simon Stevens, CEO of NHS England. The CEO of NHS England has intervened and suggested that they become involved in brokering an agreement – but we do not yet know what they have in mind and we await a date from NHS England for that meeting.

We are saddened to have to take this public; we have spent 10 years working confidentially with SLaM to try and secure our future, but their behaviour of late means we now need to discuss this openly and appeal to the public to help us. We have applied to have The Masters House & Male Receiving Wards to be awarded 'community asset' status by Lambeth Council – and this has just recently been granted. We have also set up a 'Save The Cinema Museum' campaign which – amongst other things – involves an online petition, which at the time of writing has some 4,500 signatures in just 40 hours. We are withholding uploading all our information and copies of emails and letters onto a public platform because we love and respect the NHS and do not want it brought into any disrepute – but it is becoming increasingly hard to protect both SLaM and ourselves at the same time.

We understand SLaM have informally suspended marketing at this time pending advice from their solicitors and Council as to how they might proceed – we are told this advice is due sometime next week (this is all hearsay – SLaM are not keeping us informed about their plans).

WHAT WE WOULD LIKE YOU TO DO

We would like your political support and your advice. We would like to discuss other ways in which you can see you may be able to assist us. We also have a public meeting on the 30th of October which we would also like to talk to you about speaking at – to help keep our volunteers morale up.

Yours sincerely

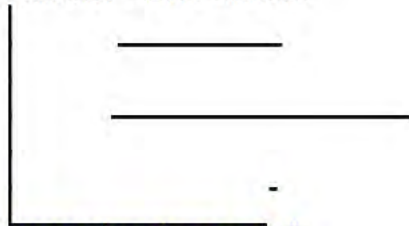
Martin Humphries (Museum Director, co-founder, Chair of the board of trustees)

From: Katharine Ford
To: [redacted]
Cc: HOEY, Kate; Peck, Lib Cllr; [redacted]
Subject: Re: Last chance to help Save The Cinema Museum
Date: 12 December 2017 10:58:06

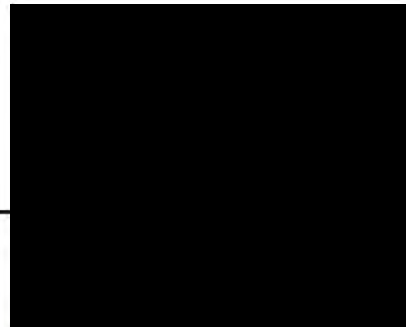
brilliant - thanks [redacted]

Katharine Ford

Director - GK Partners



www.gkpartners.co.uk



Connect... Be active... Take notice... Keep learning Give...

On 12 Dec 2017, at 10:56, [redacted]
<[redacted]@london.gov.uk> wrote:

Katharine

Thanks for your email for the introductions. Kate and Lib, we are exploring a letter from the Mayor's Office in support of the Cinema Museum, and am hoping to see examples of other letters sent to SLAM. Would it be possible if someone from your offices could forward any previous correspondence with SLAM?

Regards

[redacted]

[redacted]

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 [redacted]

From: Katharine Ford [mailto:[redacted]@gkpartners.co.uk]

Sent: 12 December 2017 10:52

To: [redacted] <[redacted]@london.gov.uk>; HOEY, Kate <HoeyK@parliament.uk>;
Peck, Lib Cllr <LPeck@lambeth.gov.uk>

Cc: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@alva.org.uk>;
Florence Eshalomi <Florence.Eshalomi@london.gov.uk>; McGlone, Paul

<pmcglone@lambeth.gov.uk>; Amos, David Cllr <damos@lambeth.gov.uk>;
Winifred, Sonia Cllr <SWinifred@lambeth.gov.uk>; COYLE, Neil
<neil.coyle.mp@parliament.uk>

Subject: Re: Last chance to help Save The Cinema Museum

Dear _____ please let Kate and Lib know what you need.

Sorry _____ - it is all frantic at the moment - I am in a meeting but will try and email what I can over - we have so many letters of support I honestly don't know where to start and time is running out - perhaps Kate and Lib can just reassure you that we are well and strongly supported in order for you to be confident enough to take some positive action. Sorry if that sounds rude - its not meant to be - its just that we are really out of time and I can't get out of any meetings today to do additional work.

Please do as you can - the time really is now.

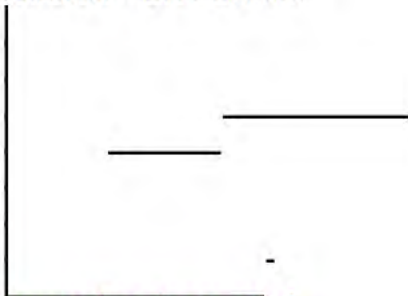
thanks

K

thanks

—
Katharine Ford

Director - GK Partners



www.gkpartners.co.uk



<image001.jpg>

On 12 Dec 2017, at 10:43, _____
<_____ london.gov.uk> wrote:

Many thanks Katharine

I will look into this today. in the meantime, if you have any other copies of letters of support e.g. form local MP or others, that would be greatly appreciated.

Many thanks,

L

From: Katharine Ford [mailto:_____@gkpartners.co.uk]
Sent: 12 December 2017 09:15
To: _____ <_____@london.gov.uk>
Cc: martin <_____@cinemamuseum.org.uk>; _____ <_____@london.gov.uk>; bernarddonoghue@alva.org.uk; Florence Eshalomi <Florence.Eshalomi@london.gov.uk>; HOEY, Kate <HoeyK@parliament.uk>; Peck,Lib Cllr <LPeck@lambeth.gov.uk>; McGlone, _____ <pmcglone@lambeth.gov.uk>; Amos,David Cllr <damos@lambeth.gov.uk>; Winifred,Sonia Cllr <SWinifred@lambeth.gov.uk>; COYLE, Neil <neil.coyle.mp@parliament.uk>
Subject: Re: Last chance to help Save The Cinema Museum

Dear _____ hello and thanks for your email - it is good to hear from the Mayors Office.

Sorry I will be in meetings all morning - with LGBT+ charities who are concerned over the potential closure of the Museum after March 2018 - and this afternoon we have a Christmas party at the Museum for elderly gentlemen recovering from complex cancer and mental health linked conditions. We are doing all we can at the moment to fight a positive campaign for the future of The Cinema Museum as well as deal with our delivery partners understandable concern and continue to run the Museum and host and hold events. It is a huge undertaking.

Headline story: the DoH said SLaM can sell to us at Red Book Valuation without going onto the open market (see attached letter); the CEO

of the NHS sent one of their senior people to broker the arrangement but (according to him) SLaM wouldn't engage. SLaM have proceeded with a market tender on the basis of an unconditional speedy cash sale. We have put in a competitive bid - alongside a Value Case (doc attached) that is compliant with the DoH directives (copy letter attached) and supported by our MPs, politicians, local charities, the people of Lambeth and Southwark and nearly 19,000 inline signatories. We have also shown flexibility in agreeing to back two other bids - from developers who have also promised to work with us to secure the ownership of our home within their development plans.

We have received in excess of 200 support letters that we will be preparing today for national circulation.

Our champions the Chaplin family have just sent us the attached letter which has raised the volunteers spirits and we hope that the value bid that we have put in (deadline for bids yesterday) will succeed. I attach a copy of our Value Bid and the bid support letter for the Family Mosaic/Cinema Museum.

I will also forward a couple of emails to you in a moment that will update you.

Our online petition is just about to hit 19,000 and is rising.

The best way The Mayors Office can assist at this stage is:

- with a written support letter from the Mayor for the attached value bid
- with a call from the Mayor to the Chair and CEO of SLaM to offer his support for our Museum and our social benefit work

thanks and best wishes,

BTW - we are on BBC news tonight.

Katharine and Martin and the trustees and volunteers of The Cinema Museum

--

Katharine Ford

Director - GK Partners

CEO -

[REDACTED]

[REDACTED]

[REDACTED]

www.gkpartners.co.uk

[REDACTED]

<image001.jpg>

On 11 Dec 2017, at 19:07, [REDACTED]
<[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Many thanks Katharine

Shall we have a catch up call tomorrow as it seems things have moved on since we last spoke.

Many thanks

L

From: Katharine Ford [[mailto:\[REDACTED\]@gkpartners.co.uk](mailto:[REDACTED]@gkpartners.co.uk)]
Sent: 08 December 2017 11:06
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: martin [REDACTED] <[\[REDACTED\]@cinemamuseum.org.uk](mailto:[REDACTED]@cinemamuseum.org.uk)>
Subject: Last chance to help Save The Cinema Museum

Dear [REDACTED]

please tweet about and share the
attached with as many people as you
can - the sale is to be decided on
Monday at noon - they can still help -
we are shortlisted,

thanks

Katharine

--

Katharine Ford

[REDACTED]

[REDACTED]

www.gkpartners.co.uk

[REDACTED]

From: [Justine Simons](#)
To: [Shonagh Manson](#); [\[redacted\]](#)
Subject: Re: NEWS: BBC LDN lunch bulletin
Date: 12 December 2017 14:59:20

Ta v much

[#LondonIsOpen](#)

From: [\[redacted\]](#)
Sent: Tuesday, 12 December 2017 14:58
To: Justine Simons; Shonagh Manson; [\[redacted\]](#)
Subject: RE: NEWS: BBC LDN lunch bulletin

Thanks Justine

Yes, [\[redacted\]](#) and I are close to this. We're working closely with the health team to explore a GLA letter in support of the museum. We'll pull together a more in depth brief this week.

Thanks, [\[redacted\]](#)

From: Justine Simons
Sent: 12 December 2017 14:14
To: Shonagh Manson <shonagh.manson@london.gov.uk>; [\[redacted\]](#) <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>
Subject: Fw: NEWS: BBC LDN lunch bulletin

Cinema museum under threat?

[#LondonIsOpen](#)

From: [\[redacted\]](#) <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>
Sent: Tuesday, 12 December 2017 14:01
To: Media Summaries
Subject: NEWS: BBC LDN lunch bulletin

1

The Mayor has launched the capital's second low-emission bus zone, stretching from Streatham to Brixton, one of the capital's worst-polluted areas. Brixton road exceeded hourly legal levels of nitrogen dioxide on over 500 occasions last year, nearly 30 times more than EU laws allow. Tom Edwards reports.

The Mayor spoke to local campaigners Mums for Lungs today, who welcome his plans but do want more action.

Mum describes how she worries about her child's health growing up in this area, and there are huge number of diesel buses here.

TE: Now, only low emission buses will be allowed to travel down here.

SK: "What we can't do is to clean up all the buses in London at once, we do one area at a time and the dirtiest areas go first, Putney was first, Brixton is second – we learnt the lessons from Putney, it takes longer than we thought and we've made sure that the buses here in Brixton are fitted.

The first low emission bus zone was Putney High St, and City Hall says emissions have dropped there, though initially the more polluting buses were moved onto other routes and Wandsworth Council said it was just shifting the problem. There are similar concerns here.

Cllr Jennifer Brathwaite, Labour, says this is a valid concern, this is a London wide problem and we shouldn't displace the buses to other areas.

TfL says diesel buses are being phased out and business groups say the low emission bus zones are a step forward.

Michael Smith, Brixton BID says we want people to be lingering on the high street, sitting, relaxing.

More cleaner bus zones are planned, while calls to clean up London's air seem to be increasing.

2

A Conservative Parliamentary aide has gone on trial accused of raping a woman at Westminster. 24 year old Samuel Armstrong is alleged to have assaulted the woman after an evening of drinking at his workplace last October. He denies rape and sexual assault.

3

Nearly 6 months on from the Grenfell fire, Kensington & Chelsea Council say it's leading the biggest house purchasing operation by any local authority in recent history. It's promising to make 300 local properties available by Christmas. But so far just 45 of 208 families have moved into permanent homes. Many are still expected to be in temporary accommodation by Christmas.

Reporter is shown new flat bought this week.

Kim Taylor-Smith, Deputy leader of K&C Council, says the pace has been very slow but they have been gathering info as to what people want – we've always said we won't dictate.

A resident says he's applied for about 15 properties permanently, but hasn't been able to go and view any, because there's a priority list. He totally understands this but it's not right for the Council to say that they're allowing people to go at their own pace when that's certainly not the case for people like him who are applying and applying and getting nowhere.

4

The Cinema Museum, a gem in South London, is under threat because its owner, the NHS, wants to sell it.

[REDACTED]

Mayor of London's Press Office

[REDACTED]

[REDACTED]

E: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

City Hall, The Queen's Walk, London, SE1 2AA

Follow the Mayor of London's Press Office on Twitter: @LDN_PressOffice

From: [HOEY, Kate](#)
To: |
Subject: FW: TCM
Date: 12 December 2017 11:11:14
Attachments: [TCM AL.AK 24.11.17.pdf](#)
[Letter - Lambeth Council with encs - 23.11.17.pdf](#)

From: Patrick, Matthew [mailto:██████████@slam.nhs.uk]
Sent: 05 December 2017 12:53
To: HOEY, Kate <HoeyK@parliament.uk>
Subject: Re: TCM

Dear Kate,

Many thanks for your email which I was very pleased to receive. We have only just managed to get a copy of DH's letter to The Cinema Museum (TCM) of October 27 which is why I am writing to you now.

The first thing to say is the Trust has never promised to sell the site to TCM which is, unfortunately, what has been claimed repeatedly and incorrectly. We have asked TCM on several occasions to provide written evidence of such a promise and none has been received. Having said that, we have also consistently said that we absolutely recognise the value of the Museum as a community asset and that our wish has been that the future of the museum is preserved. We are, however, also keen to ensure that we sell the site at a fair market rate. In order for this to occur we have to establish what such a fair market rate would be – the most reliable way to do so being to openly market the site. We have consistently indicated that TCM should engage in the bidding process and that the best outcome would be for TCM to secure its future by co-operating with potential purchasers. TCM has indicated that it is working with a partner and is considering a bid.

We acknowledge that part of the site has been listed as an Asset of Community Value (ACV) and the Trust does not intend to challenge that listing. We are confident, however, that the steps we are taking are entirely consistent with the advice provided in The Department of Health's letter to which you refer, with the further legal advice we have obtained and with the effect of the ACV listing. We have written to TCM explaining the effect of the listing of part of the site as an ACV and that the moratorium of six months does not apply in the current circumstances. I've attached a copy of my letter for your information.

I would like to emphasise that seeking best value for NHS assets in the way we are doing is absolutely critical at this time of immense financial challenge in the health service. Our front line services are under real pressure and we are required to invest in core infrastructure such as our estate for the benefit of our service users, including those in Lambeth where 60% of our estate is over 30 years old and in poor condition. I would also mention that the steps the Trust are taking are consistent with The Department of Health's requirements on NHS site disposals such as Estatecode. With this in mind I think it is very unfortunate that

the behaviour of the Trust and our intentions have not been more accurately represented in the public domain.

I would be happy to discuss further.

With best wishes

Matthew

Dr Matthew Patrick
Chief Executive
South London and Maudsley NHS Foundation Trust

Trust Headquarters | 1st Floor Admin | Maudsley Hospital | Denmark Hill | London | SE5 8AZ


[020 3228 6000](tel:02032286000) The switchboard number for SLaM

South London and Maudsley NHS Foundation Trust (SLaM) provides mental health and substance misuse services for people living in the London Boroughs of Croydon, Lambeth, Southwark and Lewisham. In addition, the Trust provides substance misuse services for people in the London Boroughs of Bexley, Greenwich and Bromley, as well as specialist services to people from across the uk.

On 2 Dec 2017, at 12:08, HOEY, Kate <HoeyK@parliament.uk> wrote:

Dear Matthew. I have seen a copy of the letter to the Cinema museum from the Department of Health of 27 th October which clearly gives SLAM the permission to sell to the Cinema Museum provided it is done in a particular way.

I am very disappointed that you seem to be putting so much effort and money into trying to sell on the open market. This is now blowing up quite rightly into a big issue with the local community very angry and the wider support for the Cinema Museum huge. We have all been holding off on the media (who are very keen to get involved) as we thought you would be more open to an agreement. Clearly time is running out and I would ask if you could now engage fully with the Cinema Museum yourself to end this logjam.

I will now have to consider an adjournment debate in Parliament to bring the whole affair into the wider public attention but would hope that is not going to be necessary.

I look forward to hearing from you on Monday.

Best wishes

Kate

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From: [Katharine Ford](#)
To: |
Subject: Fwd: Updates from The trustees of The Cinema Museum
Date: 12 December 2017 11:01:40
Attachments: [TCM report on potential bids as of 11th December 2017.pdf](#)
[TCM bid support letter 6th Dec 2017.pdf](#)
[Follow up to requests to support bid from \[REDACTED\].pdf](#)
[scan letter DoH 2 Nov 2017.pdf](#)

Dear |

please see below with attachments - thanks

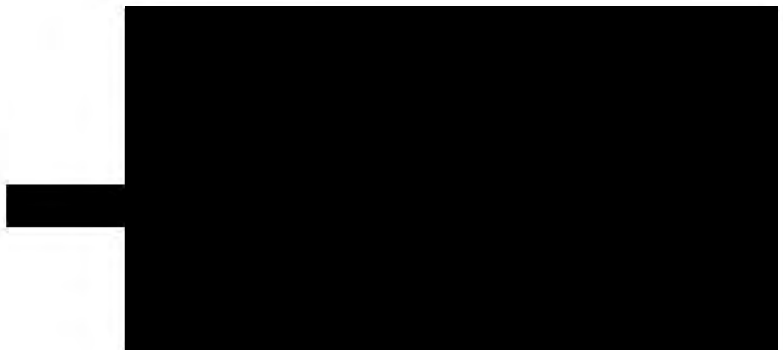
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Katharine Ford

Director - GK Partners



www.gkpartners.co.uk



Connect... Be active... Take notice... Keep learning Give...

Begin forwarded message:

From: Katharine Ford <| gkpartners.co.uk>
Subject: Updates from The trustees of The Cinema Museum
Date: 11 December 2017 12:59:01 GMT
To: [REDACTED]



Dear All, the deadline for best and final bids was, we believe, set for noon today and that you will shortly be analysing those bids.

As such The Cinema Museum attaches its copy of:

- TCM bid support letter for the Family Mosaic Bid (previously sent with the FM bid)
- TCM table report on other potential bids discussed with us as of today - which we have done our best to engage with and support - you will note we can support three of the four substantive bids discussed with us
- TCM explanation of why it is unable to support the fourth request to support a bid
- Copy of the DoH letter confirming that the sale does not need to go onto the open market and that in any event the matter of best value bid can also be taken into account in any decision-making

Today we will be sharing this with our close partners Lambeth and Southwark Council and with the ministers and the agents involved that have asked to be kept updated on this matter.

We will be following this email up with hard copies in the post.

Our petition to Save the Museum is rapidly nearing 19,000 signatories and from yesterday to today we have received well over 100 letters of support of our value bid from individuals to institutions. We will be putting them together for your appraisal and consideration at the end of today - we are still getting a lot of letters coming in.

We are still hopeful that your conclusions will arrive at a positive solution for everyone on this matter and wish you well in this difficult task. We remain open to any conversations that can assist in that successful outcome.

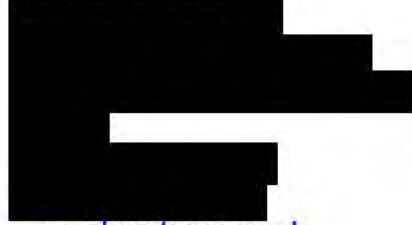
thank you

on behalf of martin Humphries and the board and

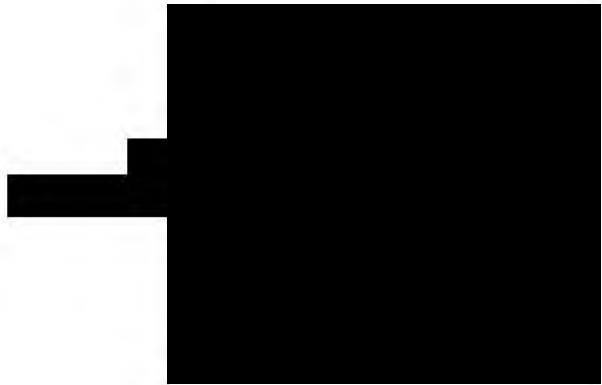
trustees and volunteers and supporters of The Cinema Museum

—
Katharine Ford

Director - GK Partners



www.gkpartners.co.uk





FAO: [REDACTED]
Lambeth London Borough Council
P.O. Box 734
Winchester
S023 5DG

23rd November 2017

Your ref: SL/MGCR2B/047
Our ref: **DBK/089216/19807219**

Your contact:

Your Contact:

[REDACTED]
[REDACTED]
[REDACTED] capsticks.com

By email and post
Email: [REDACTED]lambeth.gov.uk

Dear Sirs

Decision to list The Cinema Museum (“TCM”), Masters House and Gatehouse (the “ACV Property”) as an Asset of Community Value
No requirement to notify the Council of the proposed disposal

We act for South London and Maudsley NHS Foundation Trust (the "Trust") and write further to your letter to the Trust dated 16 October 2017.

We note the listing by the London Borough of Lambeth (“the Council”) of part of the Trust’s land as an asset of community value (“the ACV Property”). Strictly without prejudice to the Trust’s entitlement to request a review by the Council of the listing within the relevant period, we write to confirm that the Trust proposes to dispose of the freehold interest of the totality of the land owned by it at Dugard Way, London SE11 4TH (the “Site”), which includes the ACV Property, and that the proposed disposal does not trigger the moratorium provisions of the Localism Act 2011 (the “Act”). The Trust therefore is at liberty to dispose of the Site, including the Property, without notifying the Council pursuant to section 95 of the Act.

We set out below the basis in law as to why section 95 of the Act is not engaged.

The Site

For the purposes of this letter, the Site comprises three parts:

- a) the area leased to The Cinema Museum (“TCM”): By a lease of 31 March 2017 between the Trust and TCM (the “Lease”), TCM occupy the “Premises” as defined in that lease for a term up to and including 9 March 2018. The Premises are included in the ACV listing;
- b) the small areas included in the ACV listing which are not part of the Premises: on behalf of the Trust, we have written to TCM to confirm that TCM’s occupation of these areas, referred to here as the ‘other areas,’ is as a tenant at will. It is understood that TCM occupy the ‘other areas’ and use them in association with its use of the Premises. The ACV Property consists of both the Premises and the ‘other areas’.
- c) The remainder of the Site: this area is owned by the Trust, is currently vacant and is not part of the ACV listing [the “Remainder of the Site”].

For reference, we enclose:

- 1. Land Registry title plan for the Site owned by the Trust;
- 2. The plan of the ACV Property, as provided by the Council; and
- 3. Plan 1 and Plan 2 of the Lease showing the area demised pursuant to the Lease.

The proposed disposal

The Trust is proposing to dispose of the Site as a whole. It is anticipated that at the time of sale, the ACV Property will not be sold with vacant possession given the occupation by TCM.

A “relevant disposal”, for the purposes of the moratorium provisions of section 94 of the Act are defined in section 96 (see section 95(9)). Section 96(2) of the Act provides that “a disposal of the freehold estate in land is a relevant disposal of the land if it is a disposal with vacant possession (emphasis added)”. As such, the planned disposal of the ACV Property is not a “relevant disposal” for the purposes of the Act since it is not disposal “with vacant possession”. The moratorium provisions of section 95 of the Act are therefore not engaged. The Trust is free to dispose of the Site (including the ACV Property) without notifying the Council under section 95 and without the moratorium provisions being triggered.

Moreover, and in any event, even if (contrary to the above) the disposal were to take place with vacant possession, i.e. if the planned disposal were a “relevant disposal” (which it is not), the disposal would amount to a “part-listed disposal” within section 95(5)(e) of the Act and for the purposes regulation 13(2) and schedule 3 paragraph 11(1) of the Assets of Community Value Regulations 2012 (the “Regulations”). The ACV Property forms part of the Site and the Remainder of the Site is not part of the ACV listing. Therefore, the definition of a “part-listed disposal” in section 95(5)(e) is met. The

Site is owned by a single owner (as defined in regulation 1(4)), namely the Trust, and every part of the land can be reached from every other part without having to cross land which is not owned by the Trust. Therefore, Schedule 3 paragraph 11(1) of the Regulations is satisfied. As such, by section 95(5) of the Act and regulation 13(2) of the Regulations, the provisions of section 95(1) and the moratorium provisions do not apply

Conclusion

For the reasons set out above, we consider that, as a matter of law, there is no requirement under the Act for the Trust to formally notify Lambeth Council or TCM of its intention to dispose of the Site, including the ACV Property under section 95(2) of the Act and that the moratorium provisions do not apply to the proposed disposal. However, and for the avoidance of doubt, we would be grateful for your confirmation of the same within 10 days of the date of this letter.

In the interim, we would be happy to address any queries that you have arising out of this letter. The Trust is providing a copy of this letter to TCM under separate cover.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Capsticks Solicitors LLP', written in a cursive style.

Capsticks Solicitors LLP

Enc.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

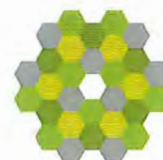
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 13 June 2014 shows the state of this title plan on 13 June 2014 at 12:12:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide *19 - Title Plans and Boundaries*.

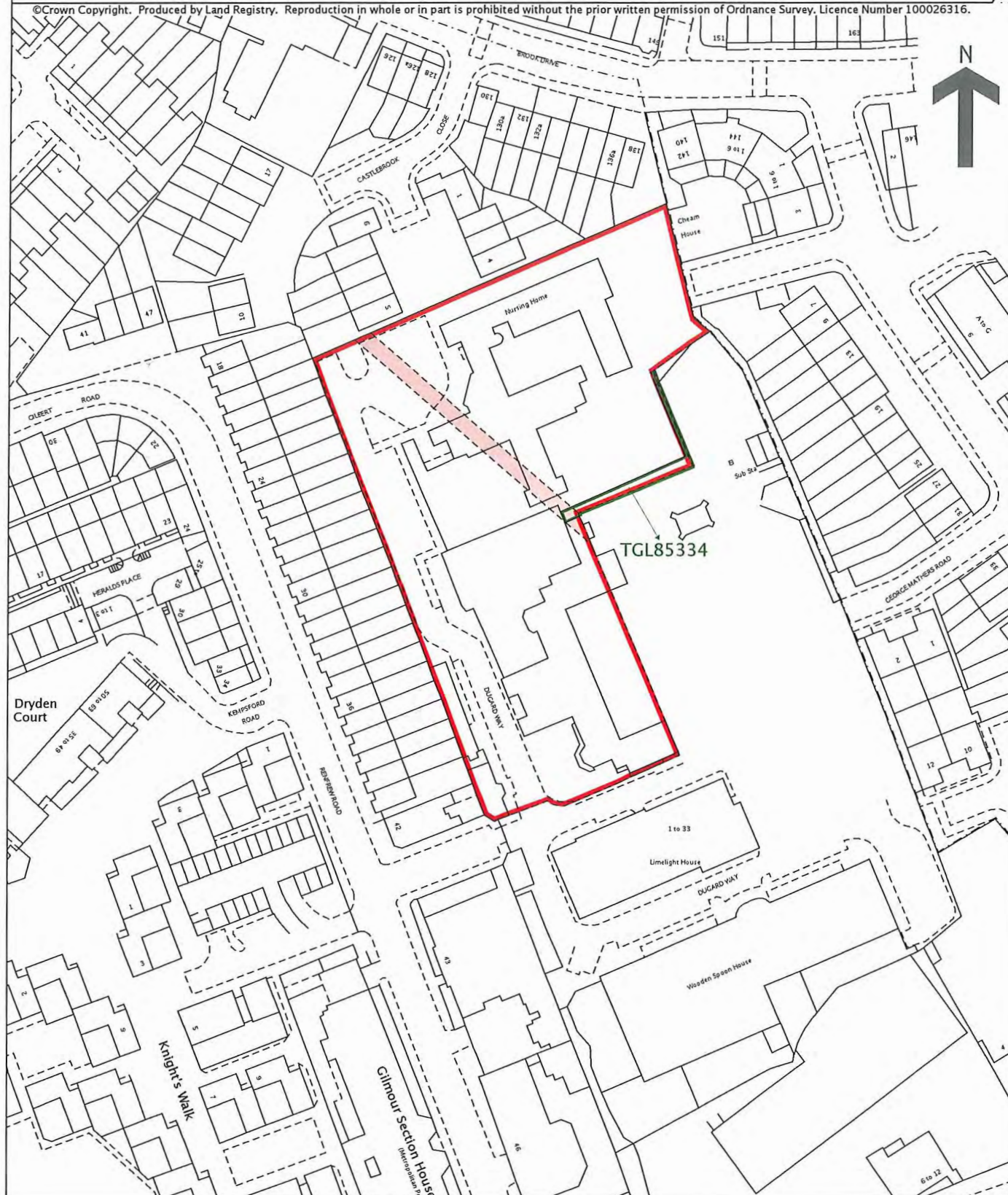
This title is dealt with by the Land Registry, Telford Office .

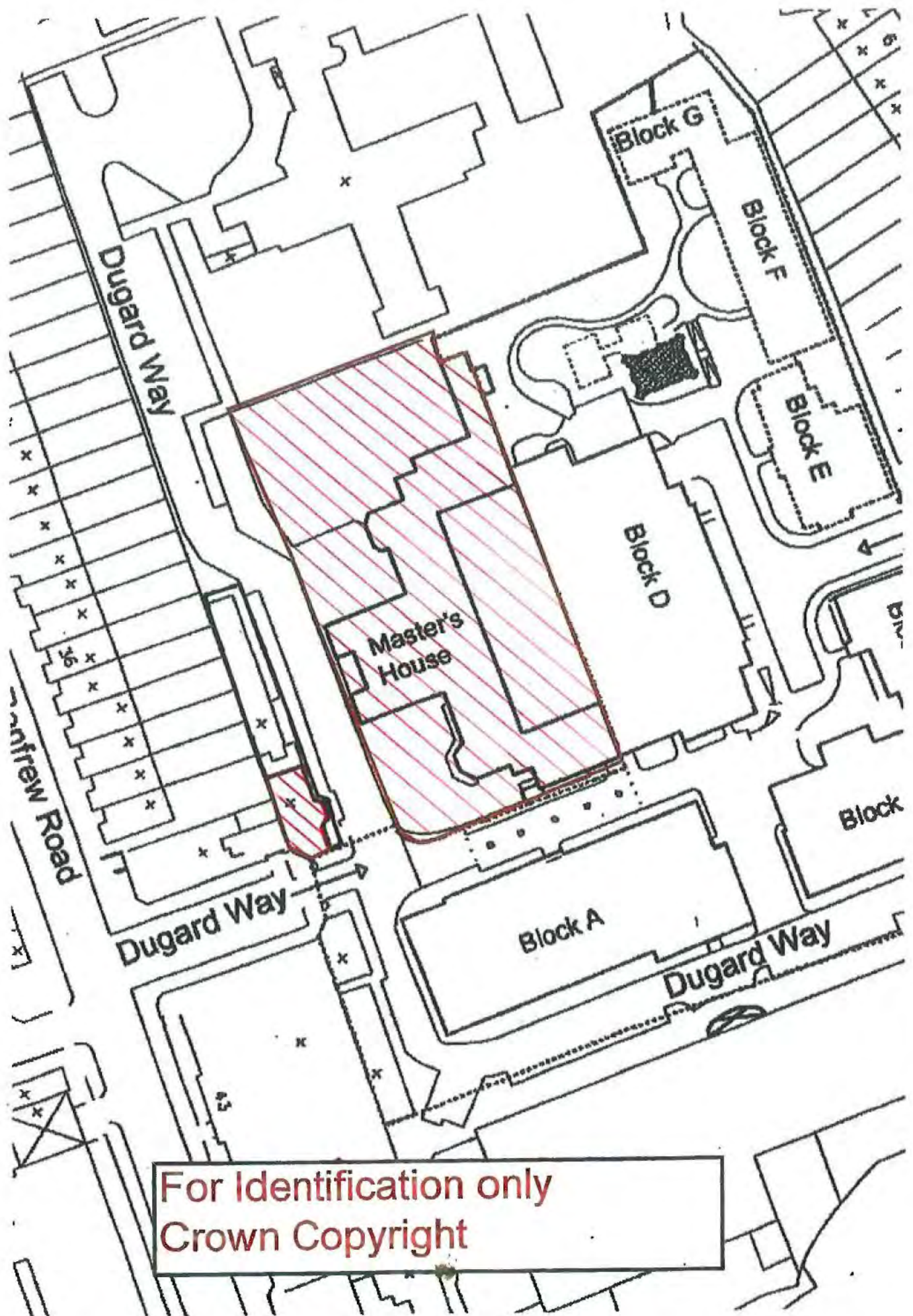
Land Registry
Official copy of
title plan

Title number **TGL85338**
Ordnance Survey map reference **TQ3178NE**
Scale **1:1250**
Administrative area **Lambeth**



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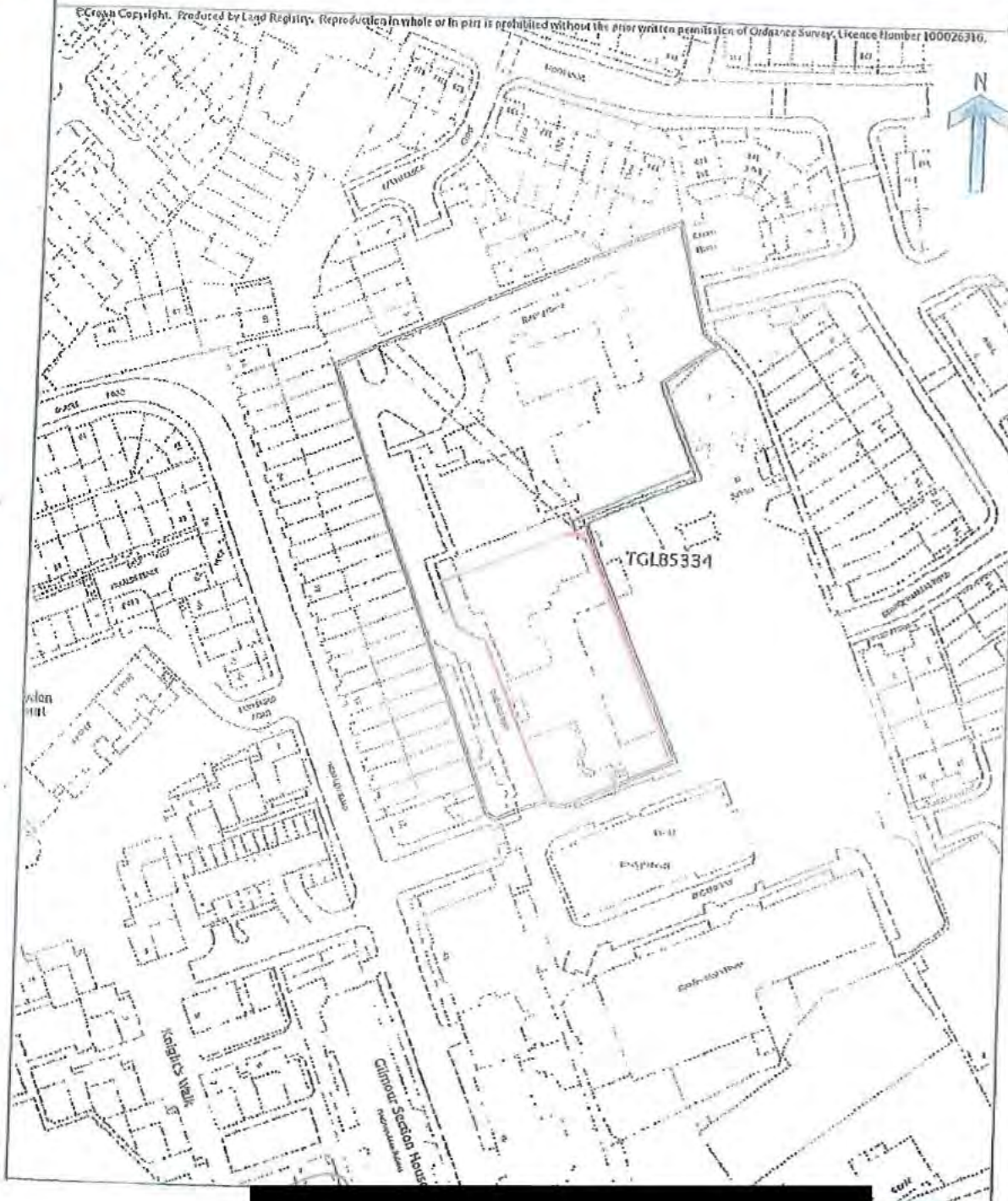


Land Registry
Official copy of
title plan

Title number TGL85338
Ordnance Survey map reference TQ3178NE
Scale 1:1250
Administrative area LAMBETH



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PLAN 1
STERS HOUSE

This official copy is incomplete w

Land Registry
Official copy of
title plan

Title number TGL85338
Ordnance Survey map reference TQ3178NE
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Administrative area LAMBETH



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PLAN 2
GATE HOUSE

This official copy is in



THE CINEMA MUSEUM REPORT ON LIAISON AND WORKING WITH POTENTIAL BIDDERS

This is a report designed to assist SLaM in making their value judgement on the best bid for the sale of Woodlands and The Masters House & Male Receiving Wards.

Before the commencement of marketing SLaM that Savills would be making and managing introductions (between potential purchasers and The Cinema Museum) to explain to both parties how they might work together to bring about an acceptable and positive bids that SLaM could accept and that would protect and support The Cinema Museum. That did not really happen except for a couple of very late approaches a day or two before the deadline – which left little time for either party to undertake any meaningful work. However, The Cinema Museum have committed time to any potential purchaser that has contacted us and we have engaged in a positive way with each.

We have told them

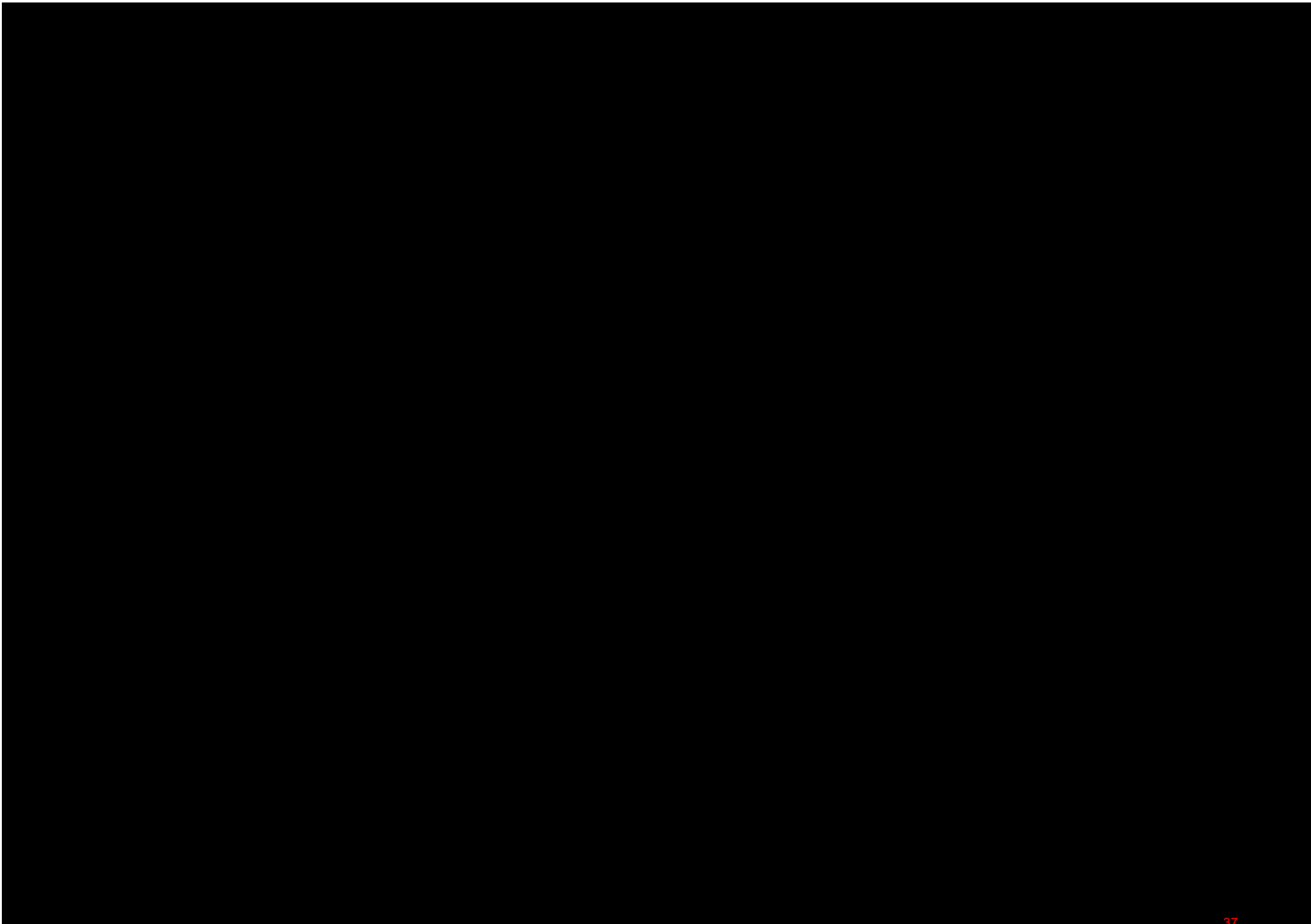
- not contact us until they have registered with Savills
- not to contact SLaM directly but to go through Savills
- that we will meet and discuss any ideas for collaborations with any potential developer
- there were issues with the marketing – so we have explained the matter of planning and a brief history of the position – it was felt by TCM trustees, our advisers and partners that a lack of transparency and openness at the outset of any new relationship would not be helpful to anyone – particularly Lambeth and Southwark Council and its residents
- that our interest is in ownership of our site in order that we might level in the support that we have lined up over the past decade
- that we will support any bids that we feel we can
- that we will work with whoever wins the bid – but only on the basis that their 'end game' is aligned with ours (and that any collaboration needs formalising)

The Cinema Museum received four 'substantive approaches' from organisations that have discussed how they would work with us on a supported bid. The Cinema Museum is able to support three out of those four bids.

We are not commenting on the financial and other terms of the bids provided to Savills because they have not been shared with us. We are commenting purely on the following:

- the level at which each potential purchaser engaged with The Cinema Museum
- the extent to which each potential purchaser appeared to want/be able to meet the needs of The Cinema Museum
- the extent to which each potential purchaser appeared to have a plan that also met the needs of The Cinema Museum local partners (Lambeth & Southwark Council; local charities and social enterprises local people; users of The Cinema Museum; and wider education and wellbeing partners)
- the bids that we believe we can support and engage with in a timely manner towards the required speedy exchange and completion





THE POSITION OF THE CINEMA MUSEUM (TCM)

TCM are strong supporters of the NHS; we do a lot of NHS pro bono work and they regularly use our facilities for free or at cost. Alongside our film/cinema museum work we deliver educational and community support projects. We are also pioneers of rehabilitation and wellbeing work in Museums and our wellbeing business plan uses our buildings/collections/volunteer time to help keep people off medication and out of NHS hospitals. As such we see the NHS as natural and long-term partners.

TCM and South London & Maudsley NHS Foundation Trust (SLaM) have been in disposal discussions for the past decade. TCM believed SLaM had agreed to sell us our home once they had no further use for it; we invested a lot (financially and time-wise and from a strategic planning perspective) in ongoing discussions/negotiations/valuations with a view to an agreed purchase. So this decision to sell on the open market is a disappointing threat to the future of TCM and our work. We don't object to the sale; our only issues is with the way the process has been managed over the decade and the negative impact that has had on our charity, our museum and our work. SLaM's current position is that they never discussed selling to us and for the purposes of your involvement in this tender we see no benefit, to anyone, in our commenting further on that.

We are entirely cognisant and sensitive of the financial pressures on SLaM and we fully support their wish to sell their excess land to reinvest elsewhere. Indeed, we are delighted they are finally selling the land and we are keen it is sold to someone whose bid delivers on the widest range of local socially beneficial outcomes. That is why we have spent the past four years finding/working with the right partner to develop the site.

MARKETING ISSUES

We do not intend discussing blame, but there are a number of marketing issues linked to this site that have been unhelpful for the vendor (SLaM), the current tenant (TCM) and potential purchasers (such as yourselves). These issues have made it difficult to grasp the real world challenges and limitations of the site. For instance it has been claimed that the pre-app got a positive response from Lambeth Council but those who have read the Councils response document struggle to reach a similar conclusion, given that much within the pre-app was not accepted – indeed, the Council were quite critical. There has also been no disclosure of the planning constraints associated with the Masters House and the Lodge – which have the unusual but quite specific requirement to be used as 'A Cinema Museum Only'. This is significantly important, because it has direct impact on the value of the buildings and any development/usage plans any potential purchaser may have (particularly since Lambeth Council have been very clear that they want to retain TCM on site and will not be entertaining applications for change of use). TCM were asked not to share that information with prospective purchasers, but TCM could not see how withholding that sort of information would be helpful to anyone, so we have been making potential purchasers aware. Potential purchasers have said Savills informed them that TCM lease expires in March 2018; those purchasers say they were left with the impression that vacant possession at that time would not present much of a challenge for any incoming landlords. This is misleading, since any attempts to evict or otherwise adopt tactics to 'manage out' TCM will be met with a robust response from both Lambeth and Southwark Council, politicians and institutional supporters, the local community, the community of interest in film and cinema and from TCM and its volunteers.

TCM is concerned that the above, coupled with Savill's advice that the site be sold, at speed, on an unconditional basis, via an informal tender process may result in purchasers over-investing in their purchase of this site, or making decisions based on aspirations that are unrealistic and unlikely to be easily achieved.

WHAT WE LIKED ABOUT YOUR PLANS

Thank you for saying you want to retain TCM. No bidder who approached us has said anything different but we are very grateful for the confirmation. We liked your model of a mixed-use membership-style community and have looked at the sites suggested re: your other similar projects. We like the idea of: accommodation hire, growing areas, a restaurant, working/office space for young social entrepreneurs and the 'holistic retreat' looks great. Your '42 Acres co-working concept sites' looks delightful and we concur with your aim to help people 'create change from the inside out' and your ethos of 'people being the change they want to see'.

THE CINEMA MUSEUM PLANS FOR THE SITE

Our discussions with SLaM over the past decade have involved 'the end game' being us remaining (via ownership) in our current buildings and growing and developing TCM as a sustainable entity at the Masters House & Male Receiving Wards.

The collections owners want to gift large sections of the collections to the Nation via TCM, but will only do so when they are confident the collections will have: ownership of its home; a solid funding stream: a museum management team who will ensure the collections are entirely accessible and used for the benefit of people.

We are a charity and a Museum - as such we do not generate financial profit - but we generate significant social benefit and we can access substantial charitable funding. The key to unlocking the capital needed to bring all the buildings back into public use is ownership. Throughout the years of negotiations with SLaM we have forged and maintained relationships with funders who are aware of the ongoing discussions and are awaiting our funding applications once we have the final piece of the funding jigsaw in place – that of ownership. We can't emphasise how strongly ownership relates to the sustainability of TCM.

We will be working with the Chaplin family, the Chaplin Association and the Museum of Childhood (under the banner of the V&A) to develop the Chaplin Pop Up – a local museum for the investigation and celebration of Chaplin and his works – with a focus on the concept of Childhood. At local level the space will also be used as a permanent facility for schools children's projects and to help local artists/art organisations/community groups who are 'between premises' due to the loss of their 'meanwhile use' facilities.

We will continue and develop our education; training; enterprise; wellbeing and community partnership work with our current schools; universities; health/social care providers; and community groups. Those partnership plans require the development of underused parts of The Masters House & Male Receiving Wards.

THE EXPECTATIONS OF OTHERS

We have worked locally for the past 30+ years and over that time we have put down roots and we have engaged local partners in our plans about the future of the site, should we be involved with a partnership bid. This process has involved understanding the long-term plans of our partners and working with them and with our bid partners, Family Mosaic to understand how we might create a development plan that meets their needs - as well as our own and our joint projects with them. Below is a topline overview.

Arts Council England: ACE awaits confirmation of ownership before granting TCM full 'Museum Accreditation' that will take TCM to the next stage of its growth as a recognised museum. Accredited museums must adhere to strict rules/regulations in order to comply with their accreditation status. ACE will expect the Museum to demonstrate they can accommodate the expansion of the collections and will have the facility to make the collections available publicly and frequently to the general public.

London College of Communication: TCM runs LCC curriculum courses for students – these are run across 6 months of the year and involve considerable and private access to the Museum and its collections.

UK University Partners: Our research partnerships involve us having to keep the collections and the archives in one accessible space for universities and researchers to access – we also need to provide the space for them to study this material in private. This is particularly true of the work that we do on memory research with those who suffer from cognitive impairment and vulnerable adults involved in rehabilitation projects.

Reminiscence, wellbeing and therapeutic partners: TCM runs something in the region of 150 tours a year for the elderly (with partners like U3A, Age UK, SLaM and a range of local charities) – for various H&S and logistical and operational reasons these tours require full and private use of the Museum main spaces – and the ability for the full turning of coaches transporting those with mobility issues.

LGBT+: We fund and run a lot of partnership projects with charities and agencies that support the LGBT+ community – these are long-term projects that require regular use of the Museum.

Lambeth & Southwark charities and social enterprises: A big part of our social contribution to Lambeth and Southwark is the free use of our facilities for their project work, public meetings, programmes and events.

Southwark Council: One of Southwark's expectations of the site development is the opening up of the local walkways with a view to opening up the area around the Masters House to the public.

Lambeth Council: Lambeth is quite clear they want optimum levels of affordable housing and TCM retained as a sustainable entity with the security of tenure required to bring in capital and ongoing inward investment.

WHY I WAS UNABLE TO AGREE THAT TCM WOULD SUPPORT YOUR BID

Ownership: The suggestion of a 20 or 30 year lease will not give funders the security of tenure required to draw in the funds needed for the renovation and development work needed to bring the Museum buildings back to good repair and public use. Nor will it satisfy the owners of the collections who need that confidence if they gift their collections to TCM – this is important not just from the perspective of a functioning museum – but because the gifting of such valuable collections will allow the Museum to lever in other ‘match-funding’.

TCM existing work continuation (and new work development) issues: The various and exciting plans you had for the site involved you needing to have use of the Museum as ‘shared space’ for your community members/users. Even with sole use, TCM currently struggles to find adequate space at the moment for all its current projects and programmes, so it is hard to see how such a collaboration might work at a practical level. The reason TCM want ownership of their current space is so we can develop it in order to maximize the opportunities we are offered – if we entered into an arrangement whereby our spaces were shared it we can’t see how we might have the freedom we need to programme events and to enter into legally binding contracts with funders about guaranteeing time-bounded project outputs and outcomes.

Museum regulations and insurance reasons: As an institution regulated under the ACE ‘Accredited Museum’ rules TCM needs to adhere to a range of directives and one is sole control and management of our Museum space – and open accessibility to the general public. Consultation with our insurance brokers confirms that there would also be issues around insuring the collections if there was a ‘shared use’ scenario, rather than the standard museum secure use of its buildings (and by implication its collections).

Practical site issues: Given the ambition of TCM and the ambition of your plan, TCM can’t see how both could be achieved on such a small footprint with the existing planning restraints on height and other matters.

Planning issues Southwark: We don’t know Southwark Council’s position on the matter of gated communities – it has never come up – but I can’t imagine they would look favorably at that since their aim is to open up the road at the back of the potential development to make on-foot access easier for local people.

Planning issues Lambeth: We don’t know the position of Lambeth Council on the matter of gated communities either, but I can’t see them approving that either. The current planning usage is for ‘A Cinema Museum Only’ and as such any attempts to move it towards a type of ‘shared space’ within a private membership-style community would not meet current planning criteria. The more important matter, however, is that of affordable housing and given the ambitious plans for your community project the trustees can’t see how you might account for TCM’s exclusive occupation of its own Museum space, the creation of all the component parts of your plan and the inclusion of the optimum number of affordable houses.

Space accessibility issues: There is a capacity issue associated with any sense of a ‘shared space’ as it would mean that TCM would have to significantly reduce the free access it gives the local community/charities and third sector organisations. That would create governance issues for TCM in that it would not be complying with its aims as a charity, which would lead to serious issues around retaining our charitable status.

General accessibility issues: TCM works with a lot of people who are disabled and/or have accessibility and mobility issues – so it is important that we retain the ability for coaches and other specialised vehicles to directly access the Museum. This is currently achieved via the garden area – which we would have retained as a ‘turning’ area in our plan with Family Mosaic. Losing this accessibility will isolate us from one of the vulnerable groups in society that we have worked so hard to engage with and include.

The reason I was unable to agree that you could tell Savills and SLaM that we were ‘together’ on your bid is not because we are trying to be obstructive – it is just that as things stand there appear to be 1) significant incompatibility issues around both your organisations plans and our plans co-existing and 2) there appear to be incomparability issues around what Lambeth Council and Southwark Council also want for the site.

WHY TCM SUPPORTED THE FAMILY MOSAIC BID

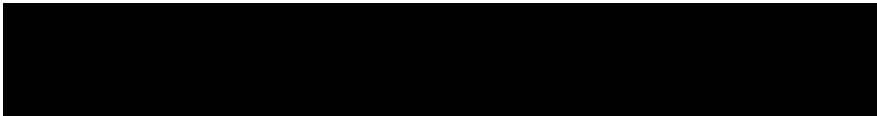
Family Mosaic and TCM have shared values and a shared vision for the site - developed over years in ongoing consultation with both councils and our local partners/users. We are confident our plan offers the people of Lambeth and Southwark the maximum social benefit – which supports the DoH request for a ‘Value bid’. We think our bid is the fastest, most reliable way of SLAM achieving their aims of a speedy unconditional sale because of 1) the close fit/compliance of our plan with the desires of both councils and 2) our full understanding of all the site’s challenges – meaning no delays as a result of enquiries and due diligence.

Having explained why I was not prepared to agree that you to tell Savills or SLaM that we were 'together' in your bid, I reiterate that TCM has said it will work with whoever wins the bid to support their plans. However, as discussed on the phone, SLaM did say that Savills would work with TCM to effect introductions to potential buyers and assist us in understanding how the potential buyers might work with us to achieve their aims and ours. Unfortunately this did not really happen and bringing people who do not: know each other; the background to the issue; the site; or the area, just a few days before the bid deadline was always going to be a challenge for both of us.

Savills hastily convened call for unconditional bids has made it impossible for us to agree that we are 'together' on this bid. To agree to support another bid, other than the one we have spent years developing is not something we have dismissed. However, after such brief and outline only discussions, over what looks like a very complex set of ideas and potential negotiations, agreement was always an unlikely outcome. In fairness to Savills, I am not sure how helpful more time would have been. TCM trustees have tried very hard to engage in this very late introduction and hope that the points they raise make it clear that they are taking your plans seriously and considering how that might work. The spent quite some time looking at your ideas over this weekend and they applaud what you are trying to do – it looks great. Unfortunately they have concluded that as things stand they think that this is not the right site for your current plans and exciting ambitions – so they are not able to support your bid.

We are going to effect an introduction to another Council who have approached us with an interesting site that we think might offer you more flexibility. We hope there are no hard feelings – we really are trying to be as helpful with everyone as possible.

Kind regards

A large black rectangular redaction box covering the signature area.

Martin Humphries (Museum Director, co-founder, Chair of the board of trustees) Ronald Grant, co-founder and trustee and all the trustees and volunteers at The Cinema Museum

South London and Maudsley NHS Foundation Trust
1st Floor Administration Building
Maudsley Hospital
Denmark Hill
London SE5 8AZ
By email and post

Friday, 24 November 2017

**The Trustees of
The Cinema Museum**
2 Dugard Way
Lambeth
London
SE11 4TH

Dear Sirs

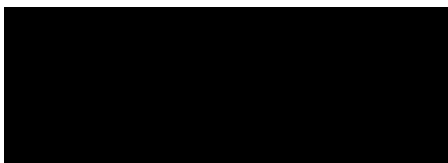
Listing of The Cinema Museum as an asset of community value (ACV)

Please find enclosed a letter sent by solicitors to South London and Maudsley NHS Foundation Trust (the "Trust") to Lambeth Council dated 23rd November 2017.

The Trust wishes to update you following the listing of The Cinema Museum as an ACV. As you will see from the enclosed letter, the Trust's proposed disposal of the Site at Dugard Way does not engage the moratorium provisions relating to ACVs. As such the Trust can proceed with its planned disposal of the Site, including the area that has been listed as an ACV. The Trust's solicitors have invited the Council to confirm that it agrees with the position as set out in the enclosed letter.

The Trust will continue with marketing and the process for seeking bidders for the Site. It understands that The Cinema Museum may intend to be part of that bidding process which it is, of course, welcome to be.

Yours faithfully



Dr Matthew Patrick
Chief Executive

Encl.

Letter addressed to Lambeth Council from Capsticks Solicitors LLP dated 17/11/17



♥ LAMBETH LOVES: THE CINEMA MUSEUM BID

Dear Bid Assessors,

6th December 2017

Thank you for the opportunity to bid for the purchase/development of Woodlands, The Masters House & Male Receiving Wards. We write in 100% support of the Family Mosaic bid.

We have put in a commercial and competitive financial bid for the site, based on an independent Red Book Valuation – but our bid delivers significant additional benefits to the NHS, to SLaM, to the taxpayer and to the people of Lambeth and Southwark. We know that you appreciate that The Cinema Museum is a globally unique Museum collection and that it is well loved and well visited by cinema and film buffs from LA to London, but this bid is not about our museum and our collection – it is about how we have chosen to use those assets – entirely for the wellbeing and benefit of people. The wellbeing and social care work of the Museum has always been at the heart of what we do – and was formalised in 2008 as the framework for our business plan. Our wellbeing business plan challenges the experience of being old, the fear of being alone and the isolation of mental illness. The Museum uses its collections and the joy of cinema to connect people and normalise differences. Our work helps people stay out of hospital, supports those in recovery and reduces the burden on our health and social services. Our pioneering work with University of Westminster and DeMontfort University on memory, recollection and reminiscence is helping shape the future of social prescribing. And we self fund our work – we operate at no cost to the taxpayer. By recognising and valuing our work and that of local charities and third sector organisations, SLaM can help local councils build resilient, supportive and sustainable communities. This bid will secure significant social benefit for the people of Lambeth and Southwark, not just now, but for generations to come.

THE VALUE BID

SLaM has been our landlord for 19 years+ and the Museum was convinced that SLaM had agreed to sell the site to us off market. So we are surprised that the matter has gone out to competitive tender and we are very worried about our future. However, we are encouraged that SLaM has been clear that they are not obliged to take the highest financial offer for site – which means there is still the opportunity to work together to maximize social benefit and affordable housing on the site. The notion of a 'value bid' is also supported by the Department of Health (DoH) who have even advised that SLaM do not need to take the site onto the open market (see letter attached DoH letter dated the 27th Oct 2017) which states "in this case, a sale could possibly be undertaken as a 'solus' transaction under clause 4.126 to 4.131". The DoH then explains how the process would work saying "two valuers need to be appointed to confirm the market value and, under Charity Commission rules, the charity should also undertake a valuation and confirm it is purchasing at the correct value. As the value will not be tested in the market, all valuers have to agree." So it seems that with the right 'total value bid' there is a positive option available for SLaM and the Museum that will also meet with the NHS and DoH approval. In the spirit of a 'total value bid' we have produced an outline case for the sale of the site to the Museum and our chosen partners, Family Mosaic (part of the Peabody family).

WHY WE ARE BIDDING

- ♥ We want to secure and continue our wellbeing work
- ♥ When we own our home the charity will be gifted large collections of national importance
- ♥ If we can secure a permanent home our funders will then be able to invest in our future
- ♥ We want to ensure that the Old Lambeth Workhouse – home to Charlie Chaplin and his brother and mother will remain publically accessible – not turned into flats or similar
- ♥ We want to support the work of our partners Family Mosaic in their ambitions to build affordable homes for Londoners
- ♥ We want to support Lambeth Council in making Lambeth a great place to live and work
- ♥ We want to support Southwark Council in making The Elephant regeneration project a place people want to visit and where residents love living
- ♥ We want to support local developers by helping them create the types of places where people will want to buy homes and put down roots

WHY WE ARE BIDDING IN PARTNERSHIP WITH FAMILY MOSAIC

We started working with Family Mosaic in late 2014/2015 in response to a SLAM request in September 2014 that we substitute our 'commercial' development partner with a housing association partner for the off market sale under discussion. We have worked with Family Mosaic consistently since then; despite delays and SLAM's change in their disposal plans, Family Mosaic remained loyal partners for nearly four years. We have a strong partnership and we trust them. We share their firmly held values of **sustainability, equality, diversity, inclusion**. When Family Mosaic joined forces with Peabody a year or so ago, we were delighted. Peabody has a great track record of caring for the elderly – this is very important to us and to our delivery partners Age UK – Lambeth. Peabody say:

- ♥ We put the **most vulnerable first**
- ♥ We build **resilience in people and communities**

Family Mosaic/Peabody/Cinema Museum share the same values; we reflect the aims of our two councils (Lambeth/Southwark) and our work supports people's wellbeing and the work of SLAM and the NHS. This bid will allow us both to scale up our delivery on issues such as: wellbeing; social care; care of the elderly; transitioning from hospital back into society; housing; education, training and employment – plugging many of the (growing) gaps in existing funding. Once the Museum secures its own home it can cease living hand-to-mouth and 'planning on the hop'. We can harvest the range of potential capital/core/project funding that funders have encouraged us to consider and we can put in place a long-term business and growth plan. We will treble current activities and that development will create new, permanent and good quality jobs for local people. Family Mosaic share that vision of affordable housing, increased wellbeing and decent jobs and they are committed to working with us to achieve that long-term plan.

WHY WE THINK THE FAMILY MOSAIC BID WILL BE GOOD FOR SLAM

The NHS knows the importance of good, affordable housing for the wellbeing of individuals and communities. Family Mosaic/Peabody are respected social housing associations that put people before financial profit. They can be trusted to build the affordable housing the council need – they will not agree one deal then try and squirm out of those agreements later on. Family Mosaic have roots in Lambeth and Southwark and they invest in local people.

THE VALUE CASE FOR THE CINEMA MUSEUM IN THIS BID

- ♥ The driving principle of TCM is that it uses its assets and collections entirely for the benefit and **wellbeing** of people – the trustees are fully committed to this aim. TCM has a **5 ways to Wellbeing Business plan (since 2008)**. If an activity does not significantly deliver on three or more of the 5 ways to wellbeing we do not engage in it – with the exception of high value, short-term space hires that allow us to cross subsidise our public benefit work.
- ♥ We offer up our museum and its spaces at cost (and if there is no budget, then at no cost at all) to the following groups: Lambeth & Southwark Council; **SLaM; the wider NHS; T&RAs; charities of Lambeth & Southwark**; our local universities and any local group that is working on the **wellbeing agenda** and/or with **the elderly**. We gift circa **100 days free space hire a year** to these groups and **150 days of space hire are delivered at cost**.
- ♥ We **train and support some 70 volunteers each year** – many at risk of **social isolation**, many seeking a route into, or **back into work**. In 2012 TCM won an Arts Council England funded Award for 'Outstanding Achievement' from the Mayor's Office.
- ♥ Since 2008 we have had **a permanent, free wellbeing offer for both Lambeth & Southwark** (see attached)
- ♥ We were **pioneers of the museum wellbeing movement** 'Happy Museums Project'
- ♥ TCM is lead Museum in our partnership project 'Cinema Memories' with DeMontfort University, where we examine the role of **memory** and how cinema and film relates to memory, sense of self and social connectedness.
- ♥ Our **Dementia Friendly** Memory Road Project seeks to **'change the experience of growing old'** and has delivered a range of projects to **support the aged** and those with dementia – e.g our award winning project with Liverpool Museums where we helped create a memory app and **delivered dementia-awareness training sessions for SLaM** and other healthcare providers.
- ♥ We were founder members of Diversity in Heritage; we run a range of LGBT+ projects/programmes in partnership with specialist charities and we were the first London Museum to run open house and projects for the Trans community. We focus on those in the **LGBT+ community who are vulnerable or at risk**.
- ♥ **We run (and fully fund) SLaM projects/programmes** – e.g. the award-winning JOAP project – a second is a permanent on-going referral programme for discharged elderly male patients recovering from and/or living with, complex physical and **mental health issues** (and thus at risk of social isolation/in need of social support).
- ♥ We use our award winning status and experience in **volunteering** to support other museums in setting up their volunteering schemes – for example, we spent two months **working with SLaM to help them plan their volunteer support for their new Museum of the Mind** at Bethlam.
- ♥ We use our space/volunteers time to support local charities in crisis – e.g. we hosted events for the Cuming Museum after their fire; we helped Battersea Arts Centre fundraise after their fire, **we hosted numerous events for SLaM when their museum was closed (e.g. World Mental Health Day 2014)** and we currently host Grow Elephant (our local community growing charity) whilst they find themselves a new home.

- ♥ We are pioneers of the MUPI movement – Museums and Universities partnerships – working together to maximise productivity over the two sectors and **reduce the cost to the public purse.**
- ♥ We deliver educational programmes/projects 'at cost' to some 500 students each year.
- ♥ All the above is delivered by our volunteers and is funded from donations and our ticket and space hire sales – **all our wellbeing work and our work that benefits people is done at NO cost to the taxpayer – we generate all our own income.**
- ♥ The above has been delivered by a workforce that is made up entirely by volunteers:
 - ♥ with a business plan that never has the ability to cover more than 10 months ahead – at the maximum
 - ♥ with no ability to programme more than 10 months head – at the maximum
 - ♥ with no ability to lever in any capital funding
 - ♥ with no ability to lever in any core/revenue funding
 - ♥ with no ability to lever in significant project funding
 - ♥ whilst also having to manage on-going discussions and negotiations over its future

With that track record think of what we can achieve with long-term security and the funding that comes with that.

THE NEGATIVE THREAT

Whilst we want to be as positive as possible it would be negligent not to mention the possible losses to the Nation and to the people of Lambeth and Southwark if The Cinema Museum and Family Mosaic bid is rejected in favour of a 'for financial profit only' decision.

- ↓ Less likelihood of affordable housing
- ↓ Potential for new landlords to 'rentalise us out' (rent-hike in order to 'manage out' tenants)
- ↓ Lambeth, Southwark and The Elephant loose their Museum
- ↓ Potential breaking up and sale of the collections
- ↓ Loss of free use of the Museum as a community space
- ↓ Closure of our long-term project supporting SLaM's patients back into society
- ↓ Termination of wellbeing work
- ↓ Termination of our LGBT+ work
- ↓ Termination of educational projects
- ↓ Termination of our research and our projects on memory and reminiscence
- ↓ Termination of our work supporting the elderly
- ↓ Termination of our Volunteering and Training Programme
- ↓ No new 'quality' museum jobs for local people
- ↓ Diminution of the cultural offering for Lambeth, Southwark and The Elephant
- ↓ Closure of the Museum's programme of supporting developing artists through free space hire and marketing
- ↓ Overall reduction in the access to art and culture across London but particularly for the people of Lambeth and Southwark
- ↓ Reduction of tourist/economic footfall (Museum's circa 350 annual events attract some 30,000+ people at year)
- ↓ Overall damage to the local economy

WHO RECOGNISED OUR WORK, SUPPORTED OUR PETITION, BACKED OUR BID TO BUY AND OUR 'REMAIN (IN THE WELLBEING GAME) CAMPAIGN':

The Cinema Museum has a strong London following – evidenced by the circa 18,000 people that have signed our 'Save The Cinema Museum' petition in just a couple of months. However, we also have a long history of wellbeing delivery in the boroughs of Lambeth and Southwark, dating back decades. Over that time we have done a lot of important work and used our assets to help a lot of people. Just a few of the people who are supporting our aim to secure our long-term future at The Masters House & Male Receiving Wards are: the leaders of Lambeth Council and Southwark Council, the MPs of Lambeth and Southwark Council, The Mayors Office, the majority of local Councillors in Lambeth, Age UK Lambeth, The Small Charities Coalition, The Happy Museum Project, The Museum of London, Arts Council England, London College of Communications, DeMontfort University, The Elephant & Castle Partnership, The Chaplin Museum, The Chaplin Family, The Chaplin Association – that is just a sample!

WHY THE CINEMA MUSEUM SUPPORTS THIS BID OVER OTHER BIDS

This is a long-term and very well developed partnership that has grown over the years. Family Mosaic are our chosen partners on this bid and we are confident that the partnership with them will deliver the maximum social benefit. We have spoken to some potential bidders, but none have come back with a worked through plan, as Family Mosaic did. However, The Cinema Museum has always said that although it wants to win the bid, it will work positively with whoever does win the bid to achieve a similar set of positive outcomes for everyone.

OUR VALUE STATEMENT AND OUR MESSAGE TO OTHER BIDDERS

Please don't come to Lambeth and Southwark just to make money from selling expensive apartments to people who won't live in them; won't meet us; won't become part of our community. Lambeth and Southwark needs homes, quality jobs, access to art and culture and good volunteering and wellbeing opportunities - and a strong community with a support structure that allows people and small businesses to flourish. If you are committed to all that then you will be right at home here and we will be happy to work with you.

That is The Cinema Museum and our bid:

- ♥ Love cinema
- ♥ Love looking after Chaplin's old home
- ♥ Love our wellbeing work
- ♥ Love the people of Lambeth and Southwark
- ♥ Love Family Mosaic and Peabody
- ♥ Love to carry on...and love to stand alongside SLaM as part of a sustainable plan for it all



LAMBETH LOVES: THE CINEMA MUSEUM BID – and Southwark quite loves it too !

Martin Humphries (Museum Director, co-founder, Chair of the board of trustees) Ronald Grant, co-founder and trustee and all the trustees and volunteers at The Cinema Museum

WHAT JUST A FEW OF OUR PARTNERS/SUPPORTERS SAY ABOUT THE CINEMA MUSEUM

The Cinema Museum focuses on community wellbeing; it does so genuinely, effectively, and impressively. Our partnership project with the Museum exposes LCC students to a unique approach to the arts; the Museum's emphasis on 'art for wellbeing's sake' is shaping the thinking of our future arts professionals and entrepreneurs. And all for the good of people!

Jo Hodges Creative Practice Director, Communications Programme, London College of Communication

The Museum's work, particularly, with older residents and other vulnerable groups has sought to improve wellbeing and social relationships, which has in turn delivered wider health benefits. I have been impressed by The Cinema Museum's creative use of the new economics foundation's 'five ways to wellbeing' as a framework for their business plan. This clearly demonstrates a commitment to thinking about how museums can help people flourish. The Cinema Museum is a fantastic community asset for both boroughs (Lambeth and Southwark).

Dr. Ruth Wallis, Director of Public Health, Lambeth and Southwark Public Health

Public health looks at the big picture of what makes a difference to health, then takes action to promote healthy lifestyles, prevent disease, protect and improve general health, and improve healthcare services. We encourage organisations to consider how they might positively contribute towards wellbeing. The Cinema Museum is an exemplar of an arts organisation that both understands the concept of wellbeing, and delivers it in practice. Our relationship has helped them understand more about public health and it has helped us understand more about the potential of Happy Museums and the significant impact museums can have on wellbeing.

Lucy Smith, Public Health Manager, Lambeth and Southwark Public Health

We work in strategic and delivery partnership with The Cinema Museum because they understand and share our values. The Cinema Museum's focus on mental health and wellbeing and the practical help they have given us has created a mutually supportive partnership. The Museum of the Mind aims to make a significant contribution to the experience and the perceptions of mental health; the work of The Cinema Museum in their 'Happy Museum' and 'five ways to wellbeing' business model has been an inspiration to us as we plan the work of our new Museum.

Victoria Northwood, Head of Archives and Museum, Museum of the Mind: Bethlem

Strong partnerships between healthcare providers and arts organisations are vital in increasing wellbeing and improving the quality of social care. The long-term relationship between South London and Maudsley's Hospital Trust (SLaM) and The Cinema Museum illustrates what can be achieved if organisations work together strategically, practically and consistently. The Happy Museum project emboldened the Museum to reach out to SLaM and in doing so they triggered a series of co-produced projects with us (Journey of Appreciation, Power of Story, Carers Social Events, and 'Prescriptions'). The projects were a great success and made a significant contribution to SLaM's Arts Strategy (2013-2018). Society faces considerable wellbeing challenges; we have shown that healthcare providers and Museums can develop flexible, trusting partnerships to help deal with those challenges.

Helen Shearn, Head of SLaM Arts Strategy, South London and Maudsley Hospital Trust (SLaM)



KEEN TO WORK WITH PARTNERS IN LAMBETH & SOUTHWARK

Check out our wide-ranging support package to help local wellbeing initiatives

THE WELLBEING CONNECTION

The Cinema Museum is a Happy Museum with a wellbeing business plan – we follow the New Economics (NEF) '5 ways to wellbeing' - everything we do is about people and how we can help people Connect, Be Active, Take Notice, Keep Learning, and Give. Our aim extends to helping and supporting friends and partners who also aim to support the concept of wellbeing for everyone – there are various ways we can help you:

1. **Wellbeing Marketing:** helping you get your wellbeing events and ideas 'out there'
2. **Wellbeing Trailers:** the chance to showcase your wellbeing events at our events and turn our audiences into your audience
3. **Relaxed Screenings:** for children; families; those who need special support and those with audience-challenging behaviour
4. **Event and Screening Sponsorship:** fully funded and staffed screenings to help you raise awareness/money for your charity/cause
5. **Subsidised use of The Cinema Museum:** for local organisations that plan meetings, consultation and conferences around wellbeing
6. **Free Tickets for Local People:** our own 'last minute local' free ticket offer to encourage our neighbours to connect and be active
7. **Volunteering Opportunities:** standard volunteering, volunteering to get into work and volunteering for those with support needs
8. **Memory Road Project:** for our elder citizens, where we aim to work with local partners to help change the experience of ageing
9. **Education Partnerships:** long term strategic and delivery partnerships to help our local learning institutions
10. **Partnership Working:** long term strategic partnerships with those who want our support with their wellbeing work
11. **Co-Produced Project:** discrete projects where we work to raise funds and deliver joint projects with likeminded partners
12. **Wellbeing Business Planning Talks:** sharing how we created our wellbeing business plan and turned it into an action plan

THE BIG IDEA - HOW IT WORKS

We are a charity with limited resources, run and enabled by local volunteers. We have been working to improve life for local people for many years. There is less and less funding around for local projects but we want to do more and more – and that presents challenges. In order to meet those challenges we have a plan that will help us be more efficient and effective – and that involves dividing our wellbeing work into 12 separate offers. We are run entirely by volunteers and receive no core funding – we occasionally win bids to deliver wellbeing events – and when there is no funding we cover the costs from our own resources. As such there are limits to the amount that we can do – but we always do our best.

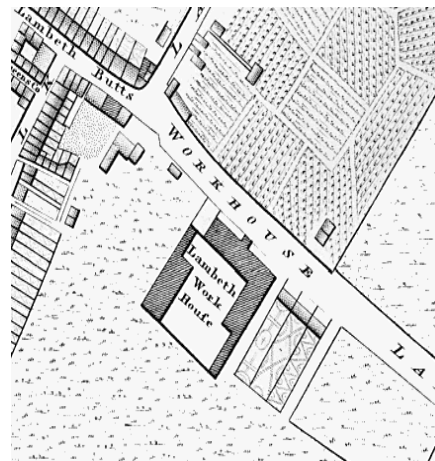
WHAT TO DO IF YOU ARE INTERESTED

If you are interested in any of our wellbeing offerings please contact martin@cinemamuseum.org.uk – please have the below information ready. If we think we can help we will send you a project briefing pack so that you know how the particular project that you are interested in works.

- Confirmation you qualify (live locally or are a charity/organisation working on the wellbeing agenda in Lambeth/ Southwark)
- Identification of which of the above projects you are interested in
- Details of any timelines, specific dates or deadlines

THE LAMBETH WORKHOUSE: A BRIEF HISTORY OF OUR CURRENT HOME

Lambeth Parish first opened a workhouse in 1726 on what is now Black Prince Road, to look after the parish's poor and destitute. Men, women and children were housed in different areas, splitting up families and causing great distress to many. Life was designed to be harder inside the workhouse than outside as a deterrent, but many were so poor they had no choice but to stay. In 1865 medical journal *The Lancet* was commissioned to investigate the state of infirmaries in London workhouses, including the Lambeth workhouse; their report noted that the workhouse's official capacity of 1,100 was regularly reached or even exceeded in winter. In 1866, a report on the Lambeth Workhouse recommended that 'a new infirmary ought to be built on modern principles'.



1. Lambeth Workhouse site on Workhouse Lane (now Black Prince Road), 1790s

The new workhouse, on Renfrew Road, opened in 1874, housing some 820 inmates. It was one of the earliest pavilion-block style workhouses built in England. In 1876 the



2. Lambeth Workhouse administrative block and Master's offices, Renfrew Road, 1874. © Peter Higginbotham

Lambeth Infirmary was built next to it on an adjoining site, with its entrance on Brook Drive. In 1896 the young Charlie Chaplin, then aged seven, along with his brother Sydney and mother Hannah, was admitted to the Renfrew Road workhouse. They went through the usual admittance procedure; after three weeks the two boys were sent off to The Central London District School for Orphans and Destitute Children which was in Hanwell, Middlesex.

Chaplin wrote in his memoirs how he remembered spending a wonderful day with his mother and brother in Kennington Park before returning to the workhouse in the evening and going through the whole shameful admission process again. In 1922 the workhouse and the Infirmary were amalgamated as Lambeth Hospital. The hospital came under the control of the London County Council in 1930, and by 1939 it was one of the three largest municipal hospitals in London, accommodating 1,250 patients. During WW2 the hospital treated many air-raid casualties, and itself suffered bomb damage, with ten members of staff killed. Two ward blocks were destroyed, as were the kitchen, dining room and laundry, and three other ward blocks were severely damaged. In 1948 the hospital joined the newly formed NHS. By 1970 Lambeth Hospital was an acute general hospital with 468 beds. The hospital closed in 1976, when the new North Wing of St Thomas' Hospital opened, and services moved there. Today, many of the original buildings have been demolished. The infirmary's original water tower (built in 1877) still exists and has been converted for residential use. Since 1998 the Cinema Museum has occupied the former Master's House, originally the central building of the old Workhouse complex.



Our Belief: We believe the benefits of cinema should be available to all

Our Vision (*what our perfect world looks like*): One where museums use collections and assets to improve people's lives

Our Mission (*the contribution we make to our perfect-world vision*):

- Collect, preserve, display and share the history of cinema
- Educate, engage and delight
- Use our museum and collection creatively and for the benefit of people

Our Aims (*our charity's on-going purposes*):

- Provide a secure future for the collection
- Ensure access to cinema history is accessible and affordable to all
- Make the collection accessible in all media
- Continue collecting cinema artefacts and memories
- Encourage newcomers into sector-based paid work and volunteering
- Develop and deliver a range of museum and cinema-related wellbeing programmes and support offerings



The Concept: (*the type of museum we run, the things we get involved in and the people we try to help*)

- An internationally unique collection of cinema: picture and literature archives; artefacts; architectural objects; and memories
- An education and entertainment venue where stories are told and issues examined via the media of film and cinema
- A place where film, media and cinema professionals can research, work, teach, network, screen and exhibit
- A facility for the community that exposes people to the moving image as creators, participants, and audiences
- An encouragement to youngsters - alerting them to the career opportunities of film and cinema and the pathways into work
- A place where the heritage, the artefacts and the collective memories of cinema are treasured and shared
- A space where people can relax, celebrate, and reminisce; a dementia-friendly space that cherishes and uplifts the elderly

The Facilities:

- Cinema and film library, archive and permanent exhibition
- Event and exhibition space
- Large cinema (seating to 120) and mini-cinema (seating to 36)
- Work-learning spaces
- Shop, Café and Bar
- WWF Wildlife garden

Products and services:

- Cinematic archive research and image provision
- Material, memorabilia and artefacts rental agency
- Schools and university learning programmes and placements
- Film lectures, film clubs and private screenings
- Support packages for artists of all art forms; supporting new work and new independent production companies
- Wellbeing offer for the boroughs of both Lambeth and Southwark and for our local healthcare partners
- Cinema-related community engagement and wellbeing events and workshops
- Specified exhibitions to compliment and interrogate local, regional, national and global occurrences
- Catered and themed launches, awards, parties, exhibitions and events



Business model, legal structure, and charitable status:

- Financially self-sustaining social enterprise with a socially and environmentally sustainable business plan
- A company limited by guarantee and a registered charity

Objectives 2016 -18:

- Increase our volunteer pool by 35%
- Formalise 'Friends of The Cinema Museum' UK and Los Angeles
- Conclude our property development plan and raise implementation funding
- End our 30 year permanent-home search and conclude the 10 years of purchase negotiations for our current home with South London & Maudsley NHS Hospital Trust (SLaM) – and launch our capital fundraising initiative
- Review our business plan and wellbeing delivery plan – in partnership with Lambeth and Southwark Council and SLaM

As an organisation we are: Knowledgeable, Committed and Enthusiastic

As people we are: Resourceful, Flexible and Co-operative



OUR ASPIRATIONS FOR THE CINEMA MUSEUM IN 5 YEARS TIME

- Extended the Masters House and refurbish the outbuildings
- Be financially, socially and environmentally sustainable
- Employ a paid staff team to implement our business plan policies, aims, systems and processes
- Retain and develop our existing volunteer programme
- Host similar events to those hosted in the past
- Increase our international reach
- Host more community events
- Increase the level of project work that we do around wellbeing and community

WE WILL BE VIEWED AS

- An 'exciting museum' rather than just a 'tourist attraction'
- An exciting and respectful community space for the people of Lambeth and Southwark
- Specialists in the history of 'cinema and going to the cinema'
- One of Chaplin's spiritual homes – where his work and the spirit of his work is kept alive
- A haven where people experience happiness and feel better after visiting
- An organisation that is changing the experience of growing old
- Somewhere that is financially sustainable but does not feel commercial
- A catalyst for the successful development of The Elephant and its surrounds
- A place where people's memories and works are cherished and passed on
- A centre of opportunity for a dementia friendly society
- An international museum; a national and regional place for learning, and a local resource for the benefit of the local community



Department
of Health

Richmond House
79 Whitehall
London
SW1A 2NS

Our ref: TO-1099236

Mr Martin Humphries
Director
The Cinema Museum
2 Dugard Way
London SE11 4TH

27 October 2017

Dear Mr Humphries,

Thank you for correspondence of 22 September to Jeremy Hunt, Jackie Doyle-Price and Lord O'Shaughnessy about The Cinema Museum (TCM). I have been asked to reply and I apologise for the delay in doing so.

In view of the concerns you raise regarding the proposed sale of land owned by South London and Maudsley NHS Foundation Trust, including The Master's House, which is leased to TCM, Departmental officials have made enquiries with the Trust through NHS Improvement (NHSI).

I understand that you have contacted the Trust direct, and that the Trust Chair, Roger Paffard, responded to you on 27 September, on behalf of all the Trust Board members, to provide a comprehensive response to the concerns raised in your letters of 6 and 13 September. The Trust advises that it has not made any commitments to TCM beyond the lease in place, and that no offer was made for TCM to buy the property. However, I understand the Trust confirmed in its response to you that it would be happy to review any correspondence that you feel indicates otherwise.

I understand that the Trust has not yet brought the property to market, and that TCM has made an application to Lambeth Council to be registered as an 'asset of community value'. I am advised that the Trust is considering its options in view of this. NHSI advises that the legal position is that an NHS trust is responsible for disposing of its own land, including determining the price at which it is to be sold. There is no specific legal requirement to sell at best price or market value, but in deciding any sale price the trust must act reasonably with regard to relevant guidance.

A direct sale may be permissible, if the trust could clearly identify the wider public benefits and comply with the guidance and applicable approval requirements. As you may be aware, if TCM does manage to have the property listed as an 'asset of community value', TCM would have six months to put an appropriate offer to the Trust. NHSI advises that TCM would probably still need to pay the market value, with an appropriate valuation reflecting the fact that it is an untested value.

NHSI further advises that, in this case, a sale could possibly be undertaken as a 'solus' transaction under clauses 4.126 to 4.131 and connected back to clause 4.118, as detailed in the *Health Building Note 00-08 Part B: Supplementary information for Part A* document, which can be found on the www.gov.uk website by searching for 'HBN 00-08'. The use of the solus transaction allows for disposal to a selected purchaser. To undertake the solus transaction, two valuers need to be appointed to confirm the market value and, under Charity Commission rules, the charity should also undertake a valuation to confirm it is purchasing at the correct value. As the value will not be tested in the market, all valuers have to agree.

As outlined above, it is for the Trust to consider the relative benefits of the different approaches to the sale of the surplus land and to decide how to proceed. Should you have any further concerns, I would therefore encourage you to continue raise them with the Trust direct.

I hope this reply is helpful.

Yours sincerely,

A large black rectangular box redacting the signature of the official.

Ministerial Correspondence and Public Enquiries

From: [redacted]
To: [Amanda Coyle](#)
Cc: [redacted] [redacted] [redacted] [Shonagh Manson](#)
Subject: RE: URGENT: Cinema Museum
Date: 13 December 2017 14:29:31

Thanks Amanda

Completely understandable, appreciate your help with this.

Best, [redacted]

-----Original Message-----

From: Amanda Coyle
Sent: 13 December 2017 14:27
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] [redacted] <[redacted]@london.gov.uk>
Subject: RE: URGENT: Cinema Museum

[redacted]

Best from Justine I think as [redacted] does not have enough information at present to understand the Trust's position. A

-----Original Message-----

From: [redacted]
Sent: 13 December 2017 14:26
To: Amanda Coyle <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] [redacted] <[redacted]@london.gov.uk>; Shonagh Manson <[redacted]@london.gov.uk>
Subject: RE: URGENT: Cinema Museum

Thanks Amanda

In that case, shall we draft the letter as a direct letter from Justine rather than joint with Tom?

Thanks, [redacted]

-----Original Message-----

From: Amanda Coyle
Sent: 13 December 2017 14:25
To: [redacted] [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: RE: URGENT: Cinema Museum

[redacted] - I discussed this with Tom & he will write to the CEO to request more information / convene a meeting to discuss if ness. A

-----Original Message-----

From: [redacted] [redacted]
Sent: 13 December 2017 14:10
To: [redacted] <[redacted]@london.gov.uk>
Cc: Amanda Coyle <[redacted]@london.gov.uk>
Subject: Re: URGENT: Cinema Museum

Hi [redacted]

I'm on leave today so have sent some info to Amanda but haven't been able to follow up properly. Is there time to do a briefing for Tom Coffey tomorrow as I still don't know if he's aware of this?

[redacted]

Sent from my iPhone

> On 13 Dec 2017, at 14:03, [redacted] <[redacted]@london.gov.uk> wrote:

>

> Thanks [redacted]

>

> Also attach letter as don't think it was attached to previous email.

>

> Have already been in touch with Kate's office. See attached her correspondence with CEO of SLaM.

>

> Given timing (TCM advise me that the sale is due to be decided on Monday), a call might be better than a meeting (see text in red below).

>

> Will flag to HE, although worth mentioning that listing (see register here<<https://historicengland.org.uk/listing/the-list/list-entry/1392740>>) only protects bricks and mortar, not use. Given the museum has only been there 19 years, it might be hard to argue 'historic' link with museum (although history of Charlie Chaplin is included as part of listing).

>

> Thanks

>

> [redacted]

>

> From: [redacted]

> Sent: 13 December 2017 13:38

> To: [redacted] <[redacted]@london.gov.uk>; Shonagh Manson <[redacted]@london.gov.uk>

> Cc: Head of Culture <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>

> Subject: Re: URGENT: Cinema Museum

>

>

> Hi

>

> Pitching in

> Letter of support is totally fine - please also cc Kate Hoey, we know her well and can do joint work on this.

> Offer a meeting with the owners with Justine to find a win win solution that meets SLaM's requirement to dispose of the site whilst retaining a cultural asset.

> Are English Heritage involved? Grade II listed so can we get them to also write in?

> Thanks

>

> [redacted]

>

> Sent from my BlackBerry 10 smartphone on the O2 network.

> From: [redacted]

> Sent: Wednesday, 13 December 2017 12:51

> To: Shonagh Manson

> Cc: Head of Culture; [redacted] [redacted] [redacted] [redacted] [redacted] [redacted]

> Subject: URGENT: Cinema Museum

>

>

> Shonagh

>

> As discussed, see below a short brief and draft letter regarding The Cinema Museum (TCM) for Justine's reading slot tomorrow at 3.30pm. The urgency is due to the fact that TCM advise me that its future is due to be decided on Monday.

>

> Do you agree with my proposed course of action? If so, do you have any comments before sending to Barbra for tomorrow's reading slot?

>

> Overview

> · The Cinema Museum ("TCM"), in Kennington, is London's only permanent museum dedicated to the history of cinema.

> · Based in an old Victorian Lambeth workhouse to which a young, destitute Chaplin was sent with his

stepbrother and his mother, it houses a treasure trove of artefacts, memorabilia and equipment that preserves the history of cinema since the 1890s.

> · It hosts screenings and events in its atmospheric 36-seat downstairs cinema and upstairs projection event space, and also supports local mental health services, especially the wellbeing of elderly people and other marginalised groups through its space hire, volunteer programme and outreach work. For example, it hosts 'the VITO Project', a series of free monthly screenings for older members of London's LGBT+ community.

>

> Issue

> · The former workhouse has been TCM's home for 19 years. Its landlord, the South London and Maudsley NHS Foundation Trust (SLaM), now plans to sell the building on the open market and TCM has submitted a joint bid with housing association Family Mosaic (part of Peabody family), based on an independent valuation. TCM advise me that the sale is due to be decided on Monday 18 December.

> · TCM claims this is despite initial promises from SLaM to sell the building off-market. SLaM claims it has not made any commitments to TCM beyond the lease and has never received an offer from TCM to buy the property. This is clearly a complex and longstanding issue, and at the request of the Department for Health (DH), NHS improvement – the NHS regulator – has agreed to mediate. To my knowledge, this has not happened yet.

> · DH advise there is no specific legal requirement to sell the building at the highest market value, and that direct sale to TCM is permissible. While, the NHS has a general duty to the taxpayer to secure good value for its assets, the value the museum brings to the area and local community is also important, and we think that with the right developer partner a solution can be found to achieve both objectives.

> · John Glen MP – Minister for the Arts, Heritage and Tourism – has written to the Director of the NHS Trust urging him to take the cultural value of TCM into account when making a decision, and to re-engage with TCM as a potential purchaser. TCM's bid has also got backing from its local MP, Kate Hoey and Charlie Chaplin's family and has received press coverage in national press including BBC and The Guardian. Lambeth Council has also supported TCM by locally listing it as an 'asset of community value'.

>

> Recommendation

> · We recommend that Justine sends a joint letter (attached) with Dr. Tom Coffey, the Mayor's Health Advisor, urging SLaM to take into consideration the cultural and wellbeing value of TCM as part of the sale of the site. The Health team is briefing Dr Coffey separately.

> · We think this is relatively low-risk given the priority the Mayor has placed on protecting culture and mental health services in London, as well as the swell of public support behind TCM, including from the government and local politicians.

> · TCM has also requested a call from the Mayor's Office (Justine or Nick probably best placed) to the CEO of SLaM to offer support. [I would welcome your views on this]

>

> Many thanks

>

> L

>

> L

> Culture and Creative Industries

> MAYOR OF LONDON

> Tel: 020 7983 L

>

> Love culture?

> Sign up to our London Culture Newsletter<<https://www.london.gov.uk/what-we-do/arts-and-culture/culture-newsletter>> | Follow us @LDN_Culture<https://twitter.com/LDN_Culture> | #Londonisopen<<https://twitter.com/search?q=%23LondonIsOpen&src=tyah>>

>

> <FW: TCM.eml>

> <Letter of Support - Cinema Museum - December 2017.doc>

From: [Katharine Ford](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: NHSE response to M Humphries complaint letter
Date: 14 December 2017 16:59:33

Dear [REDACTED] I emailed Dr. Patrick early this morning suggesting a meeting with SLaM and Family Mosaic, our Housing Association partners but I have received no response as yet. I once again expressed that the wish of the trustees of The Cinema Museum is that this matter is resolved in a positive way for everyone involved and that we work with SLaM to try and get a good agreement on this matter. It would be marvellous if Justine could effect some form of positive change - I am afraid that NHS Improvements could not get SLaM to engage with them - perhaps that Justine can succeed where they could not.

I am awaiting news of a visit to the UK from representatives of the Chaplin family who are very keen to know what is happening - they, like us were of the opinion that the Museum were going to be able to buy their present home, the Old Lambeth Workhouse and retain Chaplin's memory. They are nice people - they are not angry as such - if anything I think they are hurt. It is all getting very difficult indeed - do hope you and Justine can help.

The only email address I have for Matthew Patrick is:

[REDACTED]@slam.nhs.uk

I am sorry not to be more helpful - I think that is the one you have.

Mark Gatiss is doing an awareness raising and campaigning event at the Museum tomorrow night - would you [REDACTED] Justine like a couple of VIP tickets?

thanks

Katharine

--

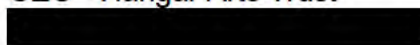
Katharine Ford

Director - GK Partners



www.gkpartners.co.uk

CEO - Hangar Arts Trust



www.hangarartstrust.org

Connect... Be active... Take notice... Keep learning... Give...

On 14 Dec 2017, at 16:29, _____
<_____@london.gov.uk> wrote:

Hi Katharine

Just following up to ask whether you have an email address for SLaM and/or Dr Patrick as the one we have _____@slam.nhs.uk) is bouncing back.

Grateful if you could forward to _____(copied), Justine's assistant.

Many thanks

L

From: _____
Sent: 13 December 2017 11:31
To: 'Katharine Ford' <_____@gkpartners.co.uk>
Cc: _____ <_____@london.gov.uk>; _____
_____@london.gov.uk>
Subject: RE: NHSE response to M Humphries complaint letter

Thanks Katharine

We are exploring on a Mayoral letter. Re: Mayor's position for press piece. I am copying our press officer _____ in who should be able to look into a quote.

_____ – I'll pop over and give you the lowdown now.

Thanks, _____

From: Katharine Ford [mailto:_____@gkpartners.co.uk]
Sent: 13 December 2017 11:29

To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>; bernarddonoghue@alva.org.uk;
Florence Eshalomi <Florence.Eshalomi@london.gov.uk>; McGlone [redacted]
<pmcglone@lambeth.gov.uk>; Amos, David Cllr <damos@lambeth.gov.uk>;
Winifred, Sonia Cllr <SWinifred@lambeth.gov.uk>; COYLE, Neil
<neil.coyle.mp@parliament.uk>; HOEY, Kate <HoeyK@parliament.uk>; Peck, Lib Cllr
<LPeck@lambeth.gov.uk>
Subject: Re: NHSE response to M Humphries complaint letter

Dear [redacted] - any news from the Mayor?

We are working on a piece with the Guardian and The South London Press - they have asked what the Mayors position is on the matter and we would like to have something to say.

thanks

Katharine

-

Katharine Ford

Director - GK Partners
Head Office address



www.gkpartners.co.uk



<image001.jpg>

On 12 Dec 2017, at 11:31, Katharine Ford

<[redacted]@gkpartners.co.uk> wrote:

Dear [redacted]

please see attached Letter from NHS - sending in [redacted] (NHSI) who's role was to broker the agreement and way forward with TCM and SLaM to agree the off market sale (as

set out by NHSI in the DoH letter of the 27th October 2017). We understood from Mr. Schofield that SLAM refused to engage with the DoH or the NHSI on this - apparently he could gain no 'traction' from SLAM.

The NHS have been hugely supportive - it is SLAM where the issue stands but we don't want to get too bogged down in the negative. We have put in a good best value and financially competitive bid with Family Mosaic to buy and develop the site (with homes for people and the retention of the museum and its wellbeing work) and we'd just like to get the deal agreed and the money to SLAM asap - so we can all start saying positive things and get on with our work.

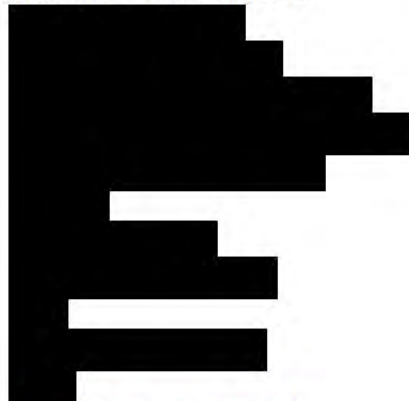
happy to do anything that can further that positive outcome,

thanks

K

Katharine Ford

Director - GK Partners



www.gkpartners.co.uk



CEO -



<unknown.jpg>

Begin forwarded message:

From: "EAVES, Iain (NHS ENGLAND)" [REDACTED]@nhs.net>
Subject: NHSE response to M Humphries complaint letter
Date: 18 October 2017 08:48:34 BST
To: "| gkpartners.co.uk"
<[REDACTED]@gkpartners.co.uk>
Cc: "[REDACTED] (NHS IMPROVEMENT - T1520)"
[REDACTED]@nhs.net>

Dear Ms Ford

Please find attached a response on behalf of Simon Stevens to Martin Humphries regarding the Cinema Museum and South London and Maudsley NHS Foundation Trust.

Kind regards
Iain

Iain Eaves
Director of Transformation & Delivery (South London)
NHS England (London region)
Skipton House | 80 London Road | London | SE1 6LH



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NHSmial is the secure email and directory service available for all NHS staff in

From: _____
To: _____
Cc: _____@gmail.com
Subject: RE: URGENT: Cinema Museum
Date: 18 December 2017 18:29:22

_____ – sorry, just got to your email. _____
_____ the rest of this week please copy in my gmail, or text my non-work phone
on _____ for anything urgent.
Sorry I missed this.

From: _____
Sent: 12 December 2017 17:30
To: _____ <_____@london.gov.uk>
Subject: RE: URGENT: Cinema Museum

Grateful for comments and whether the letter would be better coming from Justine rather than Amy (I put Amy because of LGBT+ work).

Also, whether you think a Justine/Nick call would be helpful?

To note, Justine flagged earlier (attached).

Thanks, _____

From: _____
Sent: 12 December 2017 17:27
To: _____ <_____@london.gov.uk>; _____
<_____@london.gov.uk>; _____ <_____@london.gov.uk>
Subject: RE: URGENT: Cinema Museum

Thanks _____

All – see attached a draft letter to SLaM regarding the site.

I understand the sale of the site is due to be decided on Monday at noon, and the museum is shortlisted.

Please let me know if you have any comments by **COP tomorrow** if possible. And also whether Tom would also be happy to co-sign the letter.

Many thanks

Culture and Creative Industries
MAYOR OF LONDON
Tel: 020 7983 _____

From: _____
Sent: 12 December 2017 14:23
To: _____ <_____@london.gov.uk>
Subject: RE: URGENT: Cinema Museum

Hi _____
I've sent your email to Amanda Coyle to ask if Tom Coffey would be happy to do a joint letter.
We'll let you know.
Regards

From: _____
Sent: 12 December 2017 10:47
To: _____ <_____@london.gov.uk>; _____ <_____@london.gov.uk>
Cc: _____ <_____@london.gov.uk>
Subject: URGENT: Cinema Museum

Hi

Just following up the below to ask whether you've heard back from SLaM?

We have now received the attached outlining the imminence of the situation. We are exploring a Deputy Mayoral letter today to the trust. Would there be scope to do a joint letter with the DM responsible for health?

Many thanks

From: _____
Sent: 04 December 2017 14:56
To: _____ <_____@london.gov.uk>
Cc: _____ <_____@london.gov.uk>; _____ <_____@london.gov.uk>
Subject: Re: [confidential] Cinema Museum

Hi _____
I haven't heard back from anyone so will chase.
Apologies for this.

Sent from my iPhone

On 4 Dec 2017, at 14:45, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Just following up the below to ask whether you have any update from South East London Estates STP regarding the Cinema Museum.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 06 November 2017 15:38
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: [confidential] Cinema Museum

Thanks [REDACTED]

From: [REDACTED]
Sent: 06 November 2017 15:37
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: [confidential] Cinema Museum

Hi [REDACTED]

Apologies for the delay in getting back to you. Amanda Coyle has asked someone to link me to the South East London Estates STP lead so we can find out who the estates contact is in SLAM. I'll get back to you as soon as I hear something.

Regards

From: [REDACTED]
Sent: 26 October 2017 15:22
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: [confidential] Cinema Museum

Thanks [REDACTED]

Happy to chat next week.

L

Sent from Email+ secured by MobileIron

From: 'L' <L@london.gov.uk>
Date: Thursday, 26 October 2017 at 15:04:55
To: 'L' <L@london.gov.uk>
Cc: 'L' <L@london.gov.uk>, 'L' <L@london.gov.uk>
Subject: RE: [confidential] Cinema Museum

Hi
I've read about this and it does seem unfair. I no longer have a contact at SLaM but I can speak to Amanda Coyle who is back at work on Monday. I might need to speak to you before I do this.
Regards

From: L
Sent: 25 October 2017 17:37
To: L <L@london.gov.uk>; L <L@london.gov.uk>
Cc: L <L@london.gov.uk>
Subject: [confidential] Cinema Museum

Hi L

Hope you don't mind the cold email. I work with L in the culture team on protecting culture at risk in London and was wondering whether you'd be happy to have a quick chat about the below case at some point this week given its potential overlap with the work of the health team.

I have been approached by The Cinema Museum (TCM), a museum in Elephant and Castle dedicated to the social history of going to the cinema. It also bills itself as a 'wellbeing therapeutic venue and a community hub'.

It has been leasing its home from South London and Maudsley Hospital Trust (SLaM) for the past 19 years and over the last decade has been in off-market negotiations with SLaM to purchase the freehold with a developer partner (social housing group) to deliver a long-term home for TCM as well as delivering affordable housing and jobs. To date, this has cost TCM around c.100k on legal and other fees.

However, TCM state that a few months ago SLaM have reneged on this agreement and have placed the site on the open market. The Leader of Lambeth Council, a government minister for culture and Southwark and Lambeth MPs have written

letters of support. The Department for Health Ministers and the NHS are trying to re-establish constructive dialogue.

I was wondering whether the GLA health team has any relationship with SLaM that it could use to establish positive dialogue. Happy to chat next week if helpful.

Many thanks

Culture at Risk

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 _____

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Follow up
Date: 10 April 2018 13:08:36

[Redactions off topic information]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: Katharine Ford [[mailto:\[REDACTED\]@gkpartners.co.uk](mailto:[REDACTED]@gkpartners.co.uk)]
Sent: 10 April 2018 11:05
To: [REDACTED]@london.gov.uk
Cc: Florence Eshalomi <Florence.Eshalomi@london.gov.uk>; [REDACTED]
<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]@alva.org.uk; [REDACTED]
<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]@london.gov.uk; Justine Simons
<Justine.Simons@london.gov.uk>
Subject: Re: Follow up

Dear [REDACTED] thanks very much for your email. It was great to meet you and show you The Cinema Museum and I found our meeting very useful. Please forgive my tardy response - its been hectic at the Museum, trying to negotiate our survival with potential new owners. But we have great news (please see attached) we have a chance of winning the LOVE LONDON Award for 'most loved local culture spot' - which we are all very thrilled about.

I am also thrilled to say that I have just concluded discussions with the Chaplin family about a one month Chaplin Festival at The Cinema Museum next year - where the Chaplin family will be involved in fundraising activities for the purchase of the Museum's

current home - we are going to work with BAFTA and the BFI to use this unique fundraising festival as a platform for attracting donations from high net worth individuals and the whole thing will be supported by our UK celebrity actors who are big Chaplin fans. So get ready for London's 2019 Chaplin super-sparkler-fest in Lovely Lambeth (and just over the border from a very supportive Southwark) !!!

The link to the pdf about the Growth Fund you sent me is extremely helpful - thanks very much for that - I have read it and will be factoring its contents into our plans.

Thank you also for linking us to your Regen Team; please extend an invitation for a formal tour - why don't you bring them down for a tour and a sandwich lunch? I know everyone is busy - but we'd happily fit in around them.

I'm copying in Florence Eshalomi, [REDACTED] [REDACTED] and Justine Simons who have also been very helpful and supportive of The Cinema Museum. Thank you everyone for all your advice and support it has been a huge help and we are very grateful. It would be marvellous if The Cinema Museum were to win the Award - but we feel pretty uplifted already, just being one of the front runners!

very best wishes

Katharine Ford and Martin Humphries
The Cinema Museum

--
Katharine Ford

Director - GK Partners

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

www.gkpartners.co.uk

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On 21 Mar 2018, at 13:50, [REDACTED]
[REDACTED]@london.gov.uk> wrote:

Hi Katharine,

Great to meet you yesterday and thank you for such a brilliant guided tour! One point I wanted to follow up with is that the Good Growth Fund is very much focused on capital funding:https://www.london.gov.uk/sites/default/files/good_growth_fund_prospectus.pdf I hadn't fully appreciated this at the time of our interview!

It may be worth bearing in mind. I will send an update to the Regen team letting them know the outline of our conversation.

Good luck!

[REDACTED] | [REDACTED] Intelligence
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[REDACTED]

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#LondonIsOpen

From: [redacted]
To: "Katharine Ford"
Cc: [redacted]
Subject: RE: Becoming plastic free
Date: 24 April 2018 18:03:57

Hi Katharine – thank you for such a positive response, and it's great that you have put the RAW guide on your board's agenda. I was really impressed when I read it.

We are mulling over the possibility of commissioning specialist guidance leading to advice for venues who want to phase out disposable plastic. The response I am getting from cultural venues is fantastic so I now need to do some more thinking on how we might corral/galvanise this. I will come back again in due course.

I also completely take your point about ownership. Completely understood.

Re the fountain fund, I am compiling a list of interested venues as it will help me demonstrate to my Environment colleagues that there is demand for scaling up what is currently a limited pilot. Fingers crossed.

Kind regards

[redacted]

From: Katharine Ford [mailto:[redacted]@gkpartners.co.uk]
Sent: 23 April 2018 12:40
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@co.uk>
Subject: Re: Becoming plastic free

Dear [redacted] hello there - yes I am well thank you. How nice to hear from you and very happy to hear about your environmental initiatives.

This is our position on the environment:

- The Cinema Museum (TCM) is committed to reuse, recycling and up-cycling and the reduction of waste and our carbon footprint
- TCM has an environmental policy a local supply chain policy
- TCM has an environmental Adviser ([redacted] Associates) who also does the Museums's H&S policy and auditing and advises the board as to how they can improve their environmental impacts
- TCM has an artist in residence, whose role is to mend, reuse

and up-cycle all items brought into the Museum - with the aim to be keeping things out of landfill

- TCM is committed to creating a market for cinema and film-related items, thus helping to keep them in circulation/out of landfill - and runs a 'Collectors Bazaar' project to implement this aim and encourage item sales
- TCM was a pioneer participant in the Happy Museum Project - a [REDACTED] and subsequently ACE funded project that aims to improve the positive social and reduce the negative environmental impacts of Museums
- TCM were pioneer members of Operation Green Museum and hosted green museum events at The Cinema Museum

Ownership issues and our capacity to improve our environmental credentials:

- At the moment TCM does not have a lease and is 'holding over' whilst the current owners (SLaM) and the new owners (Anthology) decide which of them is to grant us a new one year lease - any changes require landlords consent and SLaM don't want to get involved in any consents at this stage and Anthology won't enter into any agreements with us until we are legally a lessee of theirs
- TCM wants to invest in environmental improvements - but it is a charity, so before it commits its own resources and funds to any change it will need to know whether or not it is going to be able to purchase its own home.
- Once a longterm future is secured TCM trustees will be making some very strong environmental promises and some heavy investment - our work with architects to date has involved how the development of TCM building results in the creation of an international exemplar of 'Green Museum' - the trustees want to put financial and environmental sustainability at the centre of the development of the buildings and we are working with [REDACTED] [REDACTED] on that - but we are keen to be involved in any additional projects, programmes or support you might suggest.

Re: The Julie's Bicycle initiative:

- TCM have worked with Julie's Bicycle in the past and ran an ACE funded event with them for the museum sector in 2013 - in our role as Happy Museum ambassadors
- TCM would be very happy to work with them again
- TCM would be very interested in phasing out plastic
- I have put the Raw Foundation Festival Guide on the agenda for TCM's next board meeting so that the trustees of TCM can formally commit to its recommendations
- We would be happy to engage with any initiatives you have in mind - bearing in mind our current issues of capacity and very restricted funds due to lack of security of tenure

Re: The Drinking Water Fund:

- TCM thinks this is an excellent initiative however, due to the deadline of tomorrow and our uncertainty around our tenure we are unable to get involved as of today
- Please keep us informed of any roll-out - we would be keen to be involved

Re: The Pilot Refill Scheme:

- TCM would be very keen to be involved in this initiative - again, we will need to be clear about our future and who our landlords are first
- Ideally we would include this and the drinking water fountain initiatives within our building and development plan for the Museum

Other points:

- TCM feels very strongly about environmental issues and our environmental statements and policies are rooted in Brundtland and the work of the WCED - so if there is anything we can do to help further these initiatives then please let me know - we really are very keen.
- We are happy to offer up the use of the Museum's space (at no cost) for any

events you might be considering around improving environmental impacts

- I am sorry but I don't really think any impact studies will show significant results from tCM, mainly because we don't use disposable plastic glasses anyway and we don't pull in the kind of numbers that festivals or the huge national museums do.
- We are particularly keen to work with partners to create a world class environmentally sustainable museum - it is not every day that a museum redevelops a Grade 2 listed building and we want to ensure that 1) we do the best job that technology can conceive and 2) that we share all our learning with others - as such we want to approach the matter as a project from the outset - that way we will have an ongoing record of the challenges we faced, the options we considered and the outcomes achieved.

Thanks so much for asking us to comment and including us in these important initiatives.

best wishes,

Katharine
The Cinema Museum

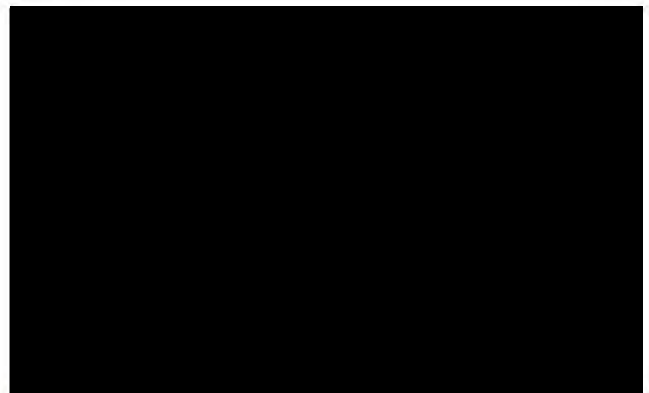
—

Katharine Ford

Director - GK Partners



www.gkpartners.co.uk



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On 19 Apr 2018, at 15:37, _____@london.gov.uk wrote:

Hi Katharine

I hope you are well. I wanted to brief you, and hopefully get your thoughts on, some of the environmental initiatives we are currently working on.

We are currently working with Julie's Bicycle and venues like the Natural History Museum and Royal Albert Hall to look at how venue owners and managers can reduce their disposable plastic consumption. We are trying to gauge whether venues would like to do more to begin phasing out disposable plastic, bearing in

mind the cost implications and the potential impact on food waste. There is a very useful guide aimed at festivals (but which applies more widely to venues/event organisers). The guide aims to help owners reduce disposable plastic starting with phasing out relatively straightforward items like plastic straws and sachets.

<http://rawfoundation.org/making-waves/wp-content/uploads/2018/03/Festival-Guide-20182.pdf>

We have also launched a drinking water fountain fund with #oneless aimed at reducing consumption of plastic bottles. <https://www.onelessbottle.org/fountainfund/> We are interested in high footfall organisations interested in installing a water fountain either indoors or outdoors. The drinking fountains are being offered for free. The GLA are asking landowners to cover installation costs – although in some cases funding might be available to cover installation costs. **Any venue is welcome to apply. The deadline for expressions of interest is 5pm on Tuesday 24 April.** A link to the prospectus is here: <https://www.onelessbottle.org/wp-content/uploads/sites/14/2018/03/Prospectus-DRAFT-v9.pdf>

If you are not able to apply for this fund this time we would still like to hear from you as we are exploring the feasibility of rolling out this fund more widely.

Finally, we are currently supporting a pilot refill scheme in London, with 700 organisations already signed up, including the Tate and the National Theatre. Under the scheme, participating organisations that have a publicly accessible water tap, allow members of the public to top up their water bottles. Participating venues are added to the Refill app and also put a sticker in their windows. <https://www.refill.org.uk/refill-scheme/pilot-refill-london/> Here is the page for anyone interested in signing up to participate: <https://www.refill.org.uk/add-refill-station/> And how to sign up here: <https://projectdirt.typeform.com/to/vNb5CS>

It would be great to get your thoughts.

Kind regards

Culture and the Creative Industries

MAYOR OF LONDON

Tel: 020 7983 _____

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Outstanding actions
Date: 01 May 2018 16:39:02
Attachments: [image001.png](#)
[20180501_Time Out Love London 2018 winners announcement.pdf](#)

Hi [REDACTED]

Here's the Time Out Love London Awards press release, which we're supporting.

See the mention of TO support for the Cinema Museum which is currently under threat.

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@timeout.com]
Sent: 01 May 2018 15:43
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@timeout.com>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@timeout.com>
Subject: Re: Outstanding actions

Hi [REDACTED]

Please find attached the press release - let me know if there's anything else you need!

Many thanks,

[REDACTED]

On 1 May 2018 at 15:29, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Thanks for sending this over, it would be great to see the press release so I can pull together some text.

Thanks

[REDACTED]

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 [REDACTED]

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From: [redacted] [mailto:[redacted][timeout.com](mailto:[redacted]@timeout.com)]

Sent: 01 May 2018 14:30

To: [redacted] <[redacted][london.gov.uk](mailto:[redacted]@london.gov.uk)>

Cc: [redacted] <[redacted][london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]
<[redacted][timeout.com](mailto:[redacted]@timeout.com)>

Subject: Re: Outstanding actions

Hi [redacted]

Our results are in! Could we please get a tweet and Facebook post from the Mayor's account congratulating our winners? You can find the full list at www.timeout.com/lovelondon. [redacted]
cc'd can send over a full press release if that's helpful.

Thanks very much,

[redacted]

On 17 April 2018 at 22:31, [redacted] <[redacted][timeout.com](mailto:[redacted]@timeout.com)> wrote:

Hi [redacted]

What would be great would be a tweet and Facebook post linking to our page revealing the winners: the most loved places in the city, as voted for by thousands of Londoners. We'll have that URL live on the day. Does that work?

Thanks,

[redacted]

On 17 April 2018 at 08:54, [redacted] <[redacted][london.gov.uk](mailto:[redacted]@london.gov.uk)> wrote:

Hi [redacted]

Yes we can get that scheduled in. Would you want just a general congratulations or to name certain organisations?

[redacted]

[redacted]

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 [redacted]

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From: [redacted] [mailto:[redacted][timeout.com](mailto:[redacted]@timeout.com)]

Sent: 13 April 2018 16:47

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Re: Outstanding actions

Great, thanks [REDACTED] We're announcing the winners on May 1 – could you put something out then?

On 12 April 2018 at 14:34, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Yes I know it's disappointing. I've just spoken with my comms lead and they advised that because of the violent crimes happening across London, no planned copy or any business as usual went out from Friday until yesterday.

They have said however that if there's anything that can still be posted – either any follow up or congratulatory messaging then we can get that scheduled in.

So do let me know what we might be able to do.

Thanks,

[REDACTED]

[REDACTED]

Culture and Creative Industries

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Tel: 020 7983 [REDACTED]

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From: [REDACTED] [mailto:[REDACTED]@timeout.com]

Sent: 12 April 2018 14:17

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Re: Outstanding actions

Hi [REDACTED]

Thanks for looking into it. It did go out the @LDN_gov

Twitter: https://twitter.com/LDN_gov/status/982166116280631298 – just a shame it didn't go out via @MayorofLondon which has 10x as many followers!

Thanks very much,

[REDACTED]

On 12 April 2018 at 14:09, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Thanks for your email. This is disappointing and I wasn't aware that they didn't go out, I have asked our comms team what happened as I was advised they were scheduled to be posted on Friday and Monday through the Mayor of London and London.gov social accounts.

I will let you know when I hear back from them.

[REDACTED]
[REDACTED]

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 [REDACTED]

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From: [REDACTED] [mailto:[REDACTED][timeout.com](mailto:[REDACTED]@timeout.com)]

Sent: 12 April 2018 13:53

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Re: Outstanding actions

Hi [REDACTED]

I hope you've had a good week so far. Voting for Love London has now closed – thanks for being involved!

I'm just looking at the Mayor of London social feeds and I can't see any posts about the campaign. I appreciate there's been a big drive on violent crime this week. Did this result in no social posts going out? I'm a bit disappointed if so, as this was a key part of the partnership.

Thanks,

[REDACTED]

On 6 April 2018 at 18:10, [REDACTED] <[REDACTED][timeout.com](mailto:[REDACTED]@timeout.com)> wrote:

Brilliant, thanks [REDACTED] Have a lovely weekend!

On 6 April 2018 at 16:48, [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Hi [REDACTED]

Facebook posts were asked to be scheduled as well as Tweets. I'll let you know when they go out.

Thanks,

[REDACTED]

[REDACTED]

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 [REDACTED]

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From: [REDACTED] [mailto:[REDACTED][timeout.com](mailto:[REDACTED]@timeout.com)]

Sent: 06 April 2018 13:59

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Re: Outstanding actions

Hi [REDACTED]

That's brilliant, thanks. I think the only outstanding thing is social posts, including Facebook posts – are these scheduled too?

Thanks,

[REDACTED]

On 5 April 2018 at 13:48, [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Hi [REDACTED]

Hope you are well.

Can I check if there is anything else you are waiting/expecting from us re Love London?

Some tweets will be going out over the next couple of days, and there will be a one day to go tweet from the Mayor of London's account on Monday.

Regards,

[REDACTED]

[REDACTED]

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 [REDACTED]

Love culture?

LONDON'S MOST LOVED CULTURE SPOT: UNDER-THREAT CINEMA MUSEUM WINS TIME OUT LOVE LONDON AWARD

- Londoners show their love for The Cinema Museum at a time it is under threat of closure
- Time Out Love London Awards celebrate the city's independent venues and businesses
- South London reigns in awards as tens of thousands vote for their favourite local places

London, 1 May 2018: Tens of thousands of locals voted for their favourite London spots in this year's Time Out Love London Awards and winners have been announced today. [The Cinema Museum](#) triumphed in the **most loved culture spot** award category, shining a spotlight on the iconic venue whilst it is in the middle of a campaign to save the site and its future.

The old Lambeth Workhouse where Charlie Chaplin spent some of his childhood has been home to The Cinema Museum for twenty years, but is now under threat of closure as the site is currently up for sale. Housing a unique collection of artefacts, memorabilia and equipment that preserves the history and grandeur of cinema from the 1890s to the present day as well as the only archive of cinema architecture, this museum is a real community asset. Londoners got behind this gem in the Time Out Love London Awards, demonstrating just how important its heritage is for the city and how dedicated they are to preserve decades of invaluable volunteers' work.

The Love London Awards are an initiative created by Time Out, the global brand that inspires people to make the most of the city. The awards celebrate the most loved local venues and small businesses - voted for by locals - while also offering them a platform to gain the recognition and fame they deserve. Over the past few years, hundreds of thousands of locals in cities around the world from Sydney to New York to Lisbon cast their votes, helping people discover the best of the city and helping local businesses raise their profile, drive higher footfall and increase sales.

This year, in a twist from the last Time Out Love London Awards, the majority of winners are in South London, showing that the North South rivalry is still a powerful force to be reckoned with. [PeckhamPlex](#) tops the list of **most loved cinemas** while [The Sultan](#) (Collier's Wood), a second home to many locals, wins the **most loved pub** award.

[Highness Café and Tea Room](#) in Highbury has retained its title as London's **most loved coffee place** for the third time, crediting their high-quality products, customer service and loyal locals for their win. Other winners include [Victoria Park](#) triumphing as London's **most loved park**, tea shop [Mei Leaf](#) in Camden Town as **most loved shop**, [Printworks](#) as **most loved club**, and South London institution [Royal Vauxhall Tavern](#) as **most loved LGBTQ+ hangout**.

Caroline McGinn, Global Editor in Chief at Time Out, added: *"Huge congrats to our amazing Time Out Love London Award winners! We are incredibly proud that once again tens of thousands of Londoners cast their votes to show their love for their favourite local places - it is those gems that make all the difference to the city's neighbourhoods."*

"Local knowledge is what Time Out has been all about since 1968 but our editors can't be everywhere at once. People who live in a city love and know their neighbourhood, and want to tell Time Out about it. Their recommendations help us capture great existing and new venues - often cool indie spots - all over the city, and give them some love and the spotlight they deserve."

Martin Humphries, Co-founder of The Cinema Museum, on what the Time Out Love London Award means at a time when the museum is under threat: *"It feels quite overwhelming. We know people love the Museum - we didn't realise quite how many - and this is so important at a time when our*

museum is in danger of being closed down due to the redevelopment of the area. We hope that the love of Londoners will help us through this very difficult time and that The Cinema Museum will survive and thrive. To have the whole of London behind us makes me think we can do it!"

Katharine Ford, Director at GK Partners, on The Cinema Museum winning the award: *"In a time when art and culture is under threat people need to have a way of telling others what is important to them. Without the Time Out Love London Awards we are not sure where else those conversations might take place. Time Out noticed us a long time ago and they have taken a consistent interest in our future; they have become a serious player in hosting important public conversations about our cultural heritage."*

Visit www.timeout.com/lovelondon to see the full list of Time Out Love London Awards 2018 winners.

-ENDS-

Notes to editors:

For further press information, please contact:

pr@timeout.com

About Time Out Group

Time Out is the leading global media and entertainment business that inspires and enables people to make the most of the city. Operating in 108 cities in 39 countries, it has a global monthly audience reach of 217 million across all platforms.

No one knows the city like Time Out because we've been discovering the brilliant and searching out the secret and extraordinary since 1968. If you want to know about food, drinks, attractions, art, culture, travel and nightlife, then Time Out is your social companion. With a world-class digital platform and top-quality curated content, Time Out connects brands and local businesses to the city. Now Time Out Market is taking that to the next stage, bringing the best of the city together under one roof enabling people to discover, book and share their experiences.

In the evolving digital world, our expertise and our growing community of Time Outers and Tastemakers put the very best of the city in the palm of your hand. We are global, and no one knows local better than we do.

Since June 2016, Time Out Group is listed on London's AIM stock exchange, trading under the ticker symbol 'TMO'.

From: [Amanda Coyle](#)
To: [COFFEY, Tom \(NHS WANDSWORTH CCG\)](#)
Cc: [Shonagh Manson](#)
Subject: FW: Sale of Master's House - Kennington
Date: 08 January 2018 08:30:28

Thanks Tom.

– see attached the response to the Health team correspondence about this NHS site.

A

From: COFFEY, Tom (NHS WANDSWORTH CCG) [mailto: [REDACTED]@nhs.net]
Sent: 05 January 2018 21:47
To: [REDACTED]@slam.nhs.uk>
Cc: [REDACTED]@slam.nhs.uk>; Amanda Coyle <[REDACTED]@london.gov.uk>
Subject: Re: Sale of Master's House - Kennington

Sarah

Thank you for keeping me informed

regards

TomC

Dr Tom Coffey OBE
MBBS MRCP MRCPGP BSc DRCOG DCH
Chair CQRG for St George's Hospital Trust, Clinical Lead for Mental Health and Children's Services

Clinical Director for Emergency Care NHS England (London)

From: [REDACTED]@slam.nhs.uk>
Sent: 05 January 2018 14:01
To: COFFEY, Tom (NHS WANDSWORTH CCG)
Cc: [REDACTED]
Subject: Sale of Master's House - Kennington

Dear Tom

Following your recent correspondence with Dr Matthew Patrick, CEO, I am writing to update you about the sale of the Master's House building in Kennington, belonging to the Trust of which the Cinema Museum are currently tenants.

We have identified a potential purchaser who is very aware of the situation with TCM, keen to work closely with them and committed to keeping TCM on the site. Additionally, we are looking to set up a meeting next week with all parties to explore matters further. We will be in touch with more information when we have made a final decision by which time Matthew will also be back from leave.

The preferred bid from the potential purchaser is not the highest offered in monetary terms, but meets our standards for due diligence including a commitment to support the future of the Cinema Museum. These requirements are:

- Sensitivity to the aims of TCM, a willingness to work with them in developing a realistic and fair proposal that enables them to secure their future on the site
- Deliverability – including of credible, substantial and secure funding
- Offering fair, market-tested value to the NHS for the benefits of the local population.

Do let me know if you have any questions,

Kind regards

Sarah

Head of Communications and Media
South London and Maudsley NHS Foundation Trust
Maudsley Hospital | Denmark Hill | London SE5 8AZ

[REDACTED] Switchboard: 020 3228 6000
[Website](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

From: _____
To: _____ [Amy Lamé](#); _____
Subject: RE: FOR INFO: update on the Cinema Museum
Date: 15 October 2018 17:48:31

Awesome!!!! Brilliant work _____

From: _____
Sent: 15 October 2018 17:43
To: _____ <_____@london.gov.uk>; Amy Lamé <_____@london.gov.uk>;
_____ <_____@london.gov.uk>; _____ <_____@london.gov.uk>
Subject: FOR INFO: update on the Cinema Museum

All

Some tentative positive news for The Cinema Museum – a key ‘culture at risk’ case that we helped keep their current site when its former landlord South London and Maudsley NHS Foundation Trust (SLaM) sold it to a private developer.

-

The developer – Anthology – has offered for them a 250 year lease with peppercorn rent. It has also offered to increase the size of its footprint to include vacant space at the rear of the museum (to potentially incorporate a Picturehouse cinema) and two buildings opposite (to create a 9-5 publicly accessible museum).

The devil’s in the details but watch this space!

Culture and Creative Industries

MAYOR OF LONDON

Tel: 020 7983 _____

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From: [redacted]
To: [redacted]
Subject: RE: GLA 4963 - Woodlands and Masters Site
Date: 20 December 2018 12:04:41

I think it worked if you received 2 emails from me.

This is the 3rd one.

I don't know anything about the detailed of the proposal unfortunately. I will need to have a look at this after xmas.

[redacted]

From: [redacted]
Sent: 20 December 2018 11:59
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: GLA 4963 - Woodlands and Masters Site

Thanks [redacted]

I can't access it unfortunately. Could you attach to an email instead?

I note from the attached there has already been a pre-app. It seems the Cinema Museum was mentioned. Do you know what, if any, assurances the developer gave about proposed terms offered?

Thanks

[redacted]

From: [redacted]
Sent: 20 December 2018 10:35
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: GLA 4963 - Woodlands and Masters Site

Hi [redacted]

Can you access this file? It contains the development proposal's documents.
S:\Planning Decisions\Cases\Cases\4963\Pre-app

I have also attached an advice note we produced when colleagues discussed the initial proposal with the applicant.

[redacted]

From: [redacted]
Sent: 13 December 2018 11:39
To: [redacted] <[redacted]@london.gov.uk>

Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: GLA 4963 - Woodlands and Masters Site

Thanks [redacted]

Yes I am, I'll pop something in the diary.

[redacted]

From: [redacted]
Sent: 13 December 2018 11:37
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: GLA 4963 - Woodlands and Masters Site

Hi [redacted]

Thanks for your email.

It would be good to sit down and discuss.
Are you back at work week commencing 7 January?
The pre-app meeting is on the 9th.

Thanks

[redacted]

From: [redacted]
Sent: 28 November 2018 16:37
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: GLA 4963 - Woodlands and Masters Site

[redacted]

Hope you're well. Just emailing about the below pre-app as it impacts on a cultural organisation of strategic importance to the GLA culture team – the Cinema Museum.

I understand the applicant may be putting in two applications for the same site – one for residential elements and one for the museum – and just wanted to check which one this is for.

If it does have implications for the museum, would it be possible to have a culture team officer at the pre-app meeting?

Happy to sit down and discuss if helpful as this has a long and complicated history!

Best wishes

L

From: Pre-applications@london.gov.uk <Pre-applications@london.gov.uk>

Sent: 28 November 2018 10:45

To: [redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]
<[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]@tpbennett.com; [redacted]
<[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]@tfl.gov.uk; danny.calver@tfl.gov.uk;
[redacted]@tfl.gov.uk; [redacted]@TfL.gov.uk; [redacted]@tfl.gov.uk; [redacted]
<[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]
[redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; Planning <Planning@london.gov.uk>; [redacted]
[redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; Heather Juman <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]
<[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted]
<[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>

Cc: Pre-applications <Pre-applications@london.gov.uk>

Subject: GLA 4963 - Woodlands and Masters Site

Dear Donald Considine

GLA reference number: 4963

Site Name: Woodlands and Masters Site

Site Address: Woodlands, former Lambeth Hospital, Kennington , London, SE11 4TH

LB: Lambeth

Proposal Description: Erection of residential tower and perimeter blocks.

On 16 November 2018 the Development Management Unit received your request for an initial meeting for the above pre-planning application proposal. The case officer assigned to this case is [redacted]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. The case officer will carry out a site visit and assess the documentation prior to the meeting. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon receipt of purchase order information and your acceptance of the proposed meeting date and time at the bottom of this email.

In order to invoice the company paying for the meeting, we need to confirm whether they use a purchase order system. **Please could you confirm this?**

If they do use a purchase order system, then a PO will need to be raised by them and sent to accountspayable@tfl.gov.uk before the meeting.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

We can offer a tentative date and time of **Tuesday 15 January 2019 @ 13:00**. Please let us know if this is acceptable and who will be attending.

Regards



Planning Support
Greater London Authority

From: [redacted]
Sent: 01 October 2019 08:53
To: [redacted]
Cc: [redacted]
Subject: Re: Cinema Museum

Hi [redacted]

[redacted] is happy - she's just asked if we can cut the jargon as much as possible - I know that's tricky when we are talking about the planning process, but if anything can be simplified that would be great.

As a last line we could add something like ...

I am pleased that my officers have been able to provide support so far and I can assure you my officers will continue to do so as your project proceeds.

Feel free to tweak that though! [redacted]

[redacted]
[redacted], Culture and Creative Industries
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [redacted]
london.gov.uk
[redacted] london.gov.uk

From: [redacted]
Sent: Monday, September 30, 2019 4:32:04 PM
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: Cinema Museum

Thanks [redacted]

I've asked [redacted] if she needs to have sight of it will come back to you ASAP [redacted]

From: [redacted] <[redacted]@london.gov.uk>
Sent: 30 September 2019 16:16
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: Cinema Museum

[redacted]

This is what the response from the Mayor is likely to look like.. I just need to tweak the letter a bit.

Let me know if you would like to add a line or 2 on the cinema museum.. I don't really know if it is necessary but as the letter is addressed to Justine you may want to add something.

Let me know what you think.

Thanks

From: _____ <_____@london.gov.uk>
Sent: 30 September 2019 10:15
To: _____ <_____@london.gov.uk>
Cc: _____ <_____@london.gov.uk>
Subject: RE: Cinema Museum

Hi _____

We are happy to feed in. I assume it will be led by Jules as its largely asking for more of that side of the GLA? We need to consider sign off from Justine and _____ with this as well. _____

From: _____ <_____@london.gov.uk>
Sent: 30 September 2019 10:09
To: _____ <_____@london.gov.uk>
Subject: RE: Cinema Museum

Would you like to draft something on behalf of Justine?

Thanks

From: _____ <_____@london.gov.uk>
Sent: 30 September 2019 09:03
To: _____ <_____@london.gov.uk>
Cc: _____ <_____@london.gov.uk>
Subject: Cinema Museum

Hi _____

Jules, Justine and Sadiq received the attached letter and I need to send a response to the Trustees of the cinema on their behalf.

As you know the planning application has been referred to us and I understand that terms have been agreed with the Cinema Museum to acquire a 999 year long leasehold interest from Anthology. I understand that the offer has been fully signed off by the Cinema Museum Board of Trustees and each party is now in the process of instructing solicitors to progress the legal agreements.

Are there any other issues that could threaten the future of the museum?

_____, are you aware of any other issues?

I need to draft the response by tomorrow.

Thanks

From: [REDACTED]
Sent: 02 December 2019 12:50
To: [REDACTED]
Subject: RE: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

There are no confirmed grant funding allocations for this scheme. Anthology have not formally made a grant funding request.

Note: in your description, the site is 'Former Woodlands Nursing Home and Masters House' – not Lambeth Hospital.

[REDACTED]
Area Manager (South), Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 December 2019 12:37
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

Hi [REDACTED]

Hope you are well

I am working on the woodland case again.. and I am planning to present the application to the Mayor on 16 Dec.

Has the applicant received funding (such as grant) from us other than the commercial loan facility mentioned below?

Thanks

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 October 2019 11:24
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

[REDACTED]
Area Manager (South), Housing and Land

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED]
Sent: 21 January 2019 11:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

[REDACTED]
[REDACTED] in GLA planning has requested that we keep her in the loop if there is any further correspondence regarding Anthology's Woodlands scheme.

As I understand it, the loan facility is not considered public money, and therefore it does not in effect change the policy requirements around this scheme providing affordable housing (on public land), nor our potential allocation of affordable housing grant?

[REDACTED]
[REDACTED] I Area Manager (South) | Housing and Land
GREATERLONDONAUTHORITY 169 Union Street, London, SE1 0LL
0207 983 [REDACTED] | [REDACTED] london.gov.uk

From: [REDACTED]
Sent: 09 January 2019 16:58
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

[REDACTED]
Just to follow up on a few points:

- GLA Land and Property Limited has a £22m loan facility for this scheme, agreed through a Director's Decision (2305), attached. This is a loan on commercial terms which covers land acquisition and development costs, for the purpose of accelerating delivery of new homes. A first tranche has been drawn down, while a second tranche is contingent on attaining planning permission. [REDACTED] copied here, can provide more information as needed.
- Shared ownership homes are anticipated to represent 69% of the affordable housing provision under the current proposals for development, achieving 50% affordable overall as calculated by habitable rooms. London Shared Ownership is defined in the Housing Strategy as based on the national shared ownership model, but with extra assurances for Londoners over service charges. Homes must be demonstrated as being genuinely affordable to households with incomes under £90,000 (Policy 4.1.C.i). The Mayor has published a Shared Ownership Charter for Service Charges, with signatories setting out their commitment to work together to standardise approaches to service charges. The principles of the charter – transparency, affordability and approach to design – must be applied to all shared ownership homes funded through the Mayor's Homes for Londoners 2016-2021 Affordable Housing Programme.
 - o https://www.london.gov.uk/sites/default/files/so_charter_for_service_charges_-_final_.pdf
 - o https://www.london.gov.uk/sites/default/files/2018_lhs_london_housing_strategy.pdf

- We heard today that Anthology are talking to RPs about acquiring completed homes to manage as affordable housing provision. As I mentioned today, I would be keen to learn which RPs Anthology have engaged thus far. I would appreciate our communication to Anthology that we would be happy to broker introductions to RPs who would be willing to manage rented units within a high-rise development containing homes of other tenures. I would discourage GLA from accepting (or being seen to accept) the argument that the built form of the proposed developments effectively caps the number of social rented homes as the number which can be accommodated in a stand-alone low-rise block within the development.

Please feel free to engage with us further in relation to the pre-app process. I imagine this development will be scrutinised closely given the use of public land and the GLA's investment of loan finance.

[REDACTED]

[REDACTED] | Area Manager (South) | Housing and Land
GREATERLONDONAUTHORITY 169 Union Street, London, SE1 0LL
0207 983 [REDACTED] | [REDACTED] london.gov.uk

From: [REDACTED]
Sent: 09 January 2019 10:37
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

Rushing to a meeting, sorry see attached

-----Original Appointment-----

From: [REDACTED] On Behalf Of Pre-applications
Sent: 09 January 2019 10:35
To: [REDACTED] [\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk); [REDACTED] [\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk); [REDACTED] [\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk); [REDACTED]
Cc: [REDACTED] Jonathan Goldstraw; [REDACTED] Heather Juman
Subject: FW: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington
When: 09 January 2019 12:00-14:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: 4.1e

[REDACTED]

I am attending the pre-app on behalf of Housing and Land.

Do you have any documentation I can look at in advance?

[REDACTED]

-----Original Appointment-----

From: Pre-applications
Sent: 02 January 2019 15:14
To: Pre-applications; [REDACTED] [\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk); [REDACTED]
Cc: [REDACTED] Jonathan Goldstraw; [REDACTED] Heather Juman
Subject: 4963 Pre-app Woodlands, former Lambeth Hospital, Kennington

When: 09 January 2019 12:00-14:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: 4.1e

Dear all

This date has been confirmed by the agent. Please hold in your diary if you wish to attend.

GLA reference number: 4963

Site Name: Woodlands and Masters Site

Site Address: Woodlands, former Lambeth Hospital, Kennington , London, SE11 4TH

LB: Lambeth

Proposal Description: Erection of residential tower and perimeter blocks.

Case Officer:



From: [REDACTED]
Sent: 18 June 2019 09:14
To: 'Katharine Ford'
Subject: RE: TCM/Anthology

5.30 today would work, speak then or soon after.

[REDACTED]

Area Manager (South), Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: Katharine Ford <[REDACTED]@gkpartners.co.uk>
Sent: 18 June 2019 09:11
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: TCM/Anthology

Hello [REDACTED] I am running an event at the Museum this afternoon. I could speak

- anytime up to 12.30 today
- anytime from 5.30 onwards today
- anytime from 7am tomorrow morning through to 7pm

will any of that work for you?

thanks

Katharine

--

Katharine Ford

Connect... Be active... Take notice... Keep learning... Give...

On 18 Jun 2019, at 09:07, [REDACTED]
<[REDACTED]@london.gov.uk> wrote:

Thanks for getting back to me. From 4pm today I will be at my desk, and look forward to a quick catch up.

[REDACTED]

Area Manager (South), Housing and Land

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: Katharine Ford <[REDACTED] gkpartners.co.uk>

Sent: 18 June 2019 08:59

To: [REDACTED] <[REDACTED] london.gov.uk>

Subject: Re: TCM/Anthology

Dear [REDACTED] hello, yes I can do that - I will ring you - when is a good time to speak.

thanks

Katharine

--

Katharine Ford

<image001.jpg>

On 17 Jun 2019, at 17:24, [REDACTED] [REDACTED]
<[REDACTED] london.gov.uk> wrote:

[REDACTED]

I am due to meet [REDACTED] this week and just wanted to get word on how the negotiations are proceeding with Anthology? Happy to be discreet with [REDACTED] of course, but would be interested in having an up to date picture since we met the other week.

[REDACTED]

[REDACTED]

Area Manager (South), Housing and Land

From: [REDACTED]
Sent: 12 August 2019 10:54
To: 'Katharine Ford'
Subject: FW: Mayor pledges £600k to help Londoners make a difference in their local area

Katharine,

Just in case you aren't in receipt of these, the recent GLA Regen email newsletter has some details of the upcoming Good Growth Fund round.

[REDACTED]

[REDACTED]

Area Manager (South), Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: Mayor of London <mayor@email.london.gov.uk>
Sent: 08 August 2019 08:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Mayor pledges £600k to help Londoners make a difference in their local area

Inbox preview message will display here

[View in browser](#)



Mayor pledges £600k to help Londoners make a difference in their local area



The Mayor of London has pledged more than £600k to 23 inspirational community-led projects through [Crowdfund London](#). The projects all have the potential to transform Londoners' lives, but they need further support to become a reality. Which one will you support?

[Find out more](#)

Share:





Engaged Cities Award 2019


We're thrilled that Crowdfund London is a finalist in the Cities of Service's Engaged Cities Award 2019. The award recognises programmes where cities are demonstrating new and effective ways to actively engage citizens to solve local challenges.

[Read more](#)

Share:



Supporting Diversity

Deputy Mayors Jules Pipe and Debbie Weekes- launched the 'Supporting Diversity Handbook' during this year's [London Festival of Architecture](#), at community arts hub, Rich Mix. Find out more about City Hall's work with the built environment sector to improve diversity.

[Read the Handbook](#)

Share:



Good news for Good Growth

Applications for the third round of the Good Growth Fund will open on 2 September with over £20 million available. Working with the [London Economic Action Partnership \(LEAP\)](#), the fund supports innovative regeneration activities that empower local people, make better places and grow prosperity in London's most deprived communities. We will once again be providing place-based workshops during the first two weeks in September to introduce potential applicants to the new round. Round 3 will be fully managed through the Greater London Authority's online investment management system (GLA OPS). Instructions on how to register with GLA OPS are available on our website.

Credit: graphic design: Bandiera

[Find out more](#)

Share:



Good Work Standard

The Mayor has officially launched his Good Work Standard which sets out to benchmark best employment practice in the capital. Areas covered include fair pay, diversity and inclusion, health and wellbeing, work-life balance, skills and training and engaging employees. Sign up today to join the many businesses that have already embarked on the Good Work Standard journey.

[Find out more](#)

Share:  



The Mayor's Prize

The client and design team behind Chobham Manor in the borough of Newham have won this year's prestigious Mayor's Prize. Deputy Mayor Jules Pipe announced the result at the New London Awards, which recognise the very best in architecture, planning and development in the capital.

[Read more](#)

Share:  





Lift off for the Southbank Undercroft skate park

The famous skate park has reopened after undergoing a massive transformation with funding from the first round of the Mayor's Good Growth Fund. Doubled in size it will allow more people to use the free facility for years to come. Phase two of the project will provide a new creative education centre for young people.

Photo credit: Rich West

[Find out more](#)

Share:  



London Fashion Fund launches

The London Fashion Fund formally launched on 30 July at a Retail Innovation Challenge, hosted at Westfield in Stratford. Talented and creative businesses are encouraged to apply to the Fund, which is a great opportunity for early stage designers, entrepreneurs and

tech-talent to take the next step in developing their businesses in the global creative capital that is London.

Photo credit: Emmi Hyypä

[Find out more](#)

Share:  



To: Sadiq Khan, Justine Simons, Jules Pipe
From: The Trustees of The Cinema Museum
Address: The Town Hall, The Queen's Walk, London SE1 2AA
Sent by: Email and hard copy by hand
Date: 1st September 2019

WINNER
BEST VENUE FOR
SILENT FILM 2018

Dear Sadiq, Justine and Jules,

By hard copy and email

Please forgive me for taking the unusual approach of contacting you jointly and directly, but The Cinema Museum (TCM) is at a critical point in its fight to survive and thrive and we, as trustees, would be neglecting our obligations if we did not bring the matter to your urgent attention.

Thank you for placing TCM on the Mayor's Cultural Infrastructure Map and for placing us on your Culture at Risk list – it has resulted in exceptionally good support from the GLA Culture at Risk, Housing and Land (South) and Regeneration & Economic Development teams. We are most grateful for their help and advice.

I reiterate TCM's previously stated support for 'more homes for Londoners'. We understand compromises must be made in order for progress to happen and have approached negotiations with Anthology (who now own the land upon which TCM resides), with the ethos of compromise in mind.

TCM have worked hard with Anthology to reach an agreement that supports the provision of new homes but does not threaten the sustainable development of TCM's work. Our recent agreement guarantees TCM's long-term future and vastly increases the socio-economic and regenerative outcomes TCM can deliver. It also ensures that Anthology and TCM's construction work can be conducted concurrently, thus reducing: TCM's development costs by some £500k+; levels of construction-based pollution/environmental damage; and the length of time that local residents are inconvenienced. The agreement we have reached is a 'once only' opportunity to maximise the benefits of the Anthology scheme and minimise drawbacks.

We do not wish to interfere in any decision-making process but the trustees of TCM need you to be aware of our fears. The agreement with Anthology is conditional on them gaining planning permission within their previously published planning window and this creates the following concerns about the future of TCM.

1. If the issue of planning is not resolved before May's Mayoral elections then risks to TCM emerge:
 - A different Mayor may not be as supportive of TCM as your administration has been
 - A different Mayor may have a different housing agenda – leading to point 2
2. If planning issues cannot be resolved then: Anthology will likely cut their losses and dispose of the land at which point a number of other risks emerge:
 - TCM will be returned to the uncertainty suffered for the past 35+ years; it will continue to be denied access to significant grant/donor funds and will be prevented from generating maximum income
 - The ageing owners of the collection may die – meaning that the collections (which will not be gifted to TCM until a permanent home at The Masters House is secured) will be disposed of privately and thus this unique collection will be lost
 - It is hard to see how the combination of: chronic uncertainty; the inability to access grant funding; and the loss of the collections could result in anything other than the demise of TCM.

In both scenario 1 and 2 raising capital funding will get harder over time and Brexit impacts start biting; so for various reasons it will become increasingly harder for TCM to secure its future and grow its work.

TCM does not have in-house planning expertise and due to limited funds we have not employed planning consultants. As such the above represents the concerns of the Museum trustees as they see the matter.

Please may I reiterate our thanks for your support to date and ask that you seriously consider and take all possible steps to factor in the sustainable future of TCM in decisions made about the future of the site.

From: [REDACTED]
Sent: 30 September 2019 09:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cinema Museum
Attachments: Trustee cinema museum.pdf

Thanks for looping me in.

Katherine

Your understanding below is consistent with the update I have had recently from [REDACTED] Ford on behalf of TCM trustees.

The lease agreement requires significant fundraising by TCM over the next several years. You are probably aware that TCM are very likely to submit an application to the Good Growth Fund in the current round. I am copying Matthew, who has been liaising with [REDACTED] Katherine

I would also suggest that you make James Murray aware of this correspondence, via his advisor [REDACTED] also copied.

[REDACTED]
[REDACTED]
Area Manager (South), Housing and Land
GREATER LONDON AUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 30 September 2019 09:03
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Cinema Museum

Hi [REDACTED]

Jules, Justin and Sadiq received the attached letter and I need to send a response to the Trustees of the cinema on their behalf.

As you know the planning application has been referred to us and I understand that terms have been agreed with the Cinema Museum to acquire a 999 year long leasehold interest from Anthology. I understand that the offer has been fully signed off by the Cinema Museum Board of Trustees and each party is now in the process of instructing solicitors to progress the legal agreements.

Are there any other issues that could threaten the future of the museum?

██████, are you aware of any other issues?

I need to draft the response by tomorrow.

Thanks

MAYOR OF LONDON

Martin Humphries
Board of Trustees
The Cinema Museum
2 Dugard Way
London SE11 4TH

Our ref: MGLA040919-1615

Date: 07 OCT 2019

Dear Mr Humphries,

Thank you for writing to me and my Deputy Mayors Jules Pipe and Justine Simons, on behalf of The Cinema Museum's board of trustees, about the proposed redevelopment of the Masters House site in Lambeth and associated planning application.

Lambeth Council consulted me on the planning application on 19 August 2019 and my officers are currently reviewing the application, prior to preparing a report on the strategic planning issues that are raised by the proposals. This will include an assessment of the suitable re-provision of The Cinema Museum. I will consider this assessment before providing a view to the Council on whether or not the application complies with my planning policies. My spatial strategy for London, the London Plan, provides strong support for the establishment and protection of museums and cultural venues. A copy of my consultation response (also called Stage 1 response) will be made available at: www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search.

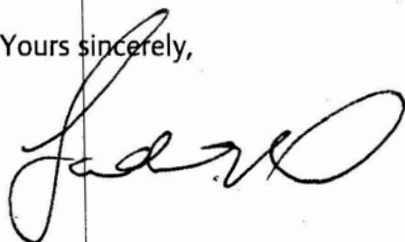
Once Lambeth Council has determined the application at its planning committee, the Council will be required to refer the application back to me for my final decision. This stage is called Stage 2.

In order not to prejudice my decision-making role, it is important that I do not comment on the application in further detail at this time. However, as part of my decision-making process at Stage 2, I will take into account all representations received, in addition to a detailed assessment of the proposal by my planning officers.

I should also clarify that any funding applications for the Good Growth Fund will be considered separately.

I am pleased that my officers have been able to provide support so far and I can assure you my officers will continue to do so as your project proceeds.

Yours sincerely,



Sadiq Khan
Mayor of London

From: [redacted]
Sent: 09 October 2019 14:41
To: 'Donald Considine'
Subject: RE:

Hi Donald
I have started to draft the report but ok, I will not rush through it to finalise it.
I am also waiting to hear from your colleague on play space.
Hope you are having a good holiday.
[redacted]

-----Original Message-----

From: Donald Considine <[redacted]@tpbennett.com>
Sent: 09 October 2019 09:50
To: [redacted] <[redacted]@london.gov.uk>
Subject:

Hi [redacted]

Quick e mail to pick up how we are doing, as you know we would very much welcome a positive stage 1 report particularly around the architectural approach and the quantum of development.

I am still on leave but more than happy to pick up. I understand that the LBL case officer is also now on leave until the end of October, so I presume if there are qualifications that we can pick up, a short delay on the stage 1 process is unlikely to have a substantive effect on LBL programme.

Thsnks

Sent from my iPhone

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From: [REDACTED]
Sent: 25 November 2019 10:35
To: Heather Juman
Cc: [REDACTED]
Subject: RE: Homes for Lambeth and Lambeth's wider housing delivery strategy update

Heather,

Let's catch up tomorrow on this before I respond. Would be good to know if you think Rickardo should attend, and then I can come back to Lambeth copying [REDACTED] if necessary to coordinated diaries.

[REDACTED]

[REDACTED]

Area Manager (South), Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

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[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From [REDACTED]@lambeth.gov.uk>
Sent: 22 November 2019 08:54
To: Rickardo Hyatt <[REDACTED]@london.gov.uk>; Heather Juman <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
Subject: Homes for Lambeth and Lambeth's wider housing delivery strategy update

Dear Rickardo and Heather,

Rickardo, it is great to be back working together and hoping you're well.

Heather and I spoke earlier in the week and I apologised for the fact that you have had to chase for an update on the grant we expect to be drawing down in the current programme to support delivery of homes via our Homes for Lambeth arms-length company. I explained that there is a major business planning and reprogramming exercise due to finish in early December. This will give all parties confidence that there is a robust delivery programme going forward. Sara and I are very encouraged by progress here.

The business plan exercise is part of a wider refresh and refocusing by Homes for Lambeth supported by the Council as clients. There is a new leadership team comprising Jitinder Takhar, HfL's CE – who started late summer, myself and Sara Waller as co-Strategic Directors for Lambeth Council and enhanced financial and investment leadership with a new Strategic Director for Finance and Investment, Fiona McDermott

Jitinder and I would like to meet with you both to give you the strategic overview of what's changed within Lambeth, to explore in this context opportunities for closer joint working to accelerate housing delivery, and as part of the meeting, (perhaps with a more detailed review to follow), a revised grant allocation profile. We were also encouraged by the potential for a larger investment in housing which appeared to be emerging last week – the form

of funding (a £50m loan) didn't work with the Council's wider financial parameters but it would be helpful to discuss this kind of more flexible option.

It would also be helpful to touch on wider strategic projects where the GLA either directly or indirectly is a funder (HIF funding, Anthology). We want to ensure that they are progressing to mutual satisfaction.

My assistant [REDACTED] (copied) can liaise with your offices to land a date, hopefully in early December. Could you advise her on who leads on diaries your side?

Best wishes

Eleanor

Sara Waller & Eleanor Purser
Co-Strategic Directors – Sustainable Growth and Opportunity
London Borough of Lambeth

[REDACTED]
[REDACTED]@lambeth.gov.uk
Web: www.lambeth.gov.uk

From: [redacted]
Sent: 11 December 2019 15:29
To: Donald Considine
Subject: RE: Woodlands Nursing Home

Hi Donald

I have just been called to a meeting, so won't be available at 4pm.

I will send you the stage 1 report asap on Monday.

[redacted]

From: Donald Considine <[redacted]@tpbennett.com>
Sent: 11 December 2019 14:16
To: [redacted] <[redacted]@london.gov.uk>
Subject: RE: Woodlands Nursing Home

Hi [redacted] I am indeed – I will give you a call then.

Donald Considine
Director

[redacted]
[redacted]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [redacted] <[redacted]@london.gov.uk>
Sent: 11 December 2019 14:04
To: Donald Considine <[redacted]@tpbennett.com>
Subject: RE: Woodlands Nursing Home

Donald, are you free at 4pm?

[redacted]

From: Donald Considine <[redacted]@tpbennett.com>
Sent: 11 December 2019 12:22
To: [redacted] <[redacted]@london.gov.uk>
Subject: Re: Woodlands Nursing Home

Hi [redacted] are you around this afternoon just to have a quick chat?

Thanks!

Sent from my iPhone

On 11 Dec 2019, at 12:13, [redacted] <[redacted]@london.gov.uk> wrote:

Hi Donald

Hope you are well

We are planning to take the application to the Mayor on Monday 16 December.

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA
020 7983 _____

_____ [london.gov.uk](https://www.london.gov.uk)

www.london.gov.uk/what-we-do/planning

From: [REDACTED]
Sent: 16 December 2019 17:48
To: Donald Considine
Subject: Woodlands

Hi Donald

Hope you are well

Just to let you know that Woodlands has been removed from the Mayor's agenda today as we need to have further discussions internally.

I will keep you updated.

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[REDACTED] [london.gov.uk](https://www.london.gov.uk)
www.london.gov.uk/what-we-do/planning

From: [redacted]
Sent: 18 December 2019 10:34
To: Donald Considine
Subject: RE: woodlands briefing note

Hi Donald

Thank you for this. It is helpful.

I agree that the harm to the significance of the heritage assets is less than substantial.

Meeting with [redacted] has been postponed. I will keep you updated.

From: Donald Considine <[redacted]tpbennett.com>
Sent: 18 December 2019 09:22
To: [redacted] <[redacted]london.gov.uk>
Subject: woodlands briefing note
Importance: High

Hi [redacted]

I have put together a briefing note for your meeting with [redacted] this morning. This covers off the policy and guidance in relation to 'harm' in a heritage sense, along with the specifics of this scheme, in relation to that guidance and then the HE letter (which we requested from LBL as they hadn't forwarded to us)

Thanks in advance and don't hesitate to contact me if you have any questions.

Donald Considine
Director



www.tpbennett.com

GLA Kennington Stage (Woodlands) Heritage Briefing Note

Summary

The application site is currently underused, semi vacant, brownfield, and in a highly accessible location (PTAL 6A/B) adjacent to the Elephant and Castle Opportunity Area and the CAZ boundary. The Development Plan as expressed in the London Plan, Draft London Plan and Lambeth Local Plan is clear that such sites in such locations are appropriate in principle for tall buildings. The proposed development meets the relevant tests for the principle of the location of a tall building and is exactly the kind of site that national, regional and local policy wishes to see brought forward.

The area of the site proposed for development is adjacent to a conservation area and has been commented already on by the GLA as part of the pre application process, and also in liaison with their heritage adviser / Historic England. There has been agreement with the GLA through this process that the design approach is appropriate for the site, with a central 'point block' and lower perimeter blocks. The question that has come through the pre-application process has been what tower and at what height? In this context, the planning assessment falls into four key areas:

1) Does the tower element meet the relevant tests with regard to impacts on the significance and setting of heritage assets?

The approach to built heritage impacts has been assessed, and it has been agreed with the LPA and also Historic England (through the pre application process) that the proposed development would lead to 'less than substantial harm' to the significance of designated heritage assets, and as set out in the application submission it is our view that such 'harm' would be limited to a specific number of assets, and would in each case only arise indirectly from the effect of change on part of their settings and views. The application submission demonstrates that, as is required, considerable weight and importance has been given to the relevant statutory duties and policy requirements, and any such 'harm' in relation to listed buildings and conservation areas. The submission takes a rigorous approach to first identifying and assessing any heritage harm, and also conversely any heritage benefits that could be realised. And then in accordance with planning policy and national guidance, weighing up any 'less than substantial harm' against the wider 'public benefits' that this development would offer as part of the overall planning balance.

The harm in heritage terms then, is limited and specific, while the public benefits, in providing a high-quality design, reconfiguring the substandard setting of the Cinema Museum, creating a more permeable neighbourhood, increasing accessibility, providing 50% affordable housing, substantial urban design benefits, and bringing back into use a brownfield site, are substantial and quantifiable. The proposed development therefore clearly meets the requirements of the relevant policy test, and the planning balance would be favourable.

London necessarily involves the successful co-existence of heritage assets with major re-development. Elephant and Castle/ Kennington is clearly an area of the city with strong heritage interest; however, the area is undergoing transformational change, in line with the London Plan/ Draft London Plan aspirations, and the need for accessible centre sites to contribute to London's urgent housing requirements. There will inevitably be a tension between the imperative for higher densities and the need to conserve heritage assets. However, the proposed development is of high-quality design and will bring with it enhancements to the adjacent conservation area and also listed buildings through new architectural excellence, landscaping and access improvements.

2) Does the development meet the relevant tests with regard to the effect on adjacent residential amenity?

The application has been accompanied by a full suite of assessment documents, including daylight and sunlight, landscaping, design and access, transport, waste and servicing, and the development is capable of being accommodated on the site, without causing any undue detriment to surrounding residential amenity – separation distances are generous, there are no detrimental wind effects, and daylight and sunlight effects are acceptable within the context of inner London and not focussed in the height of the building.

In this context, the proposed height of the central point block has been tested against all relevant planning policy requirements. It is recognised that Daylight and Sunlight are legitimate planning concerns, and these have been fully addressed. Any significant effect on the light levels falls within the lower floors of the proposed development, and thereby any development that meets any reasonable aspiration on the site will have a comparable effect.

3) Does the development meet the relevant policy requirements with regard to play space, servicing, transport (i.e. is the development able to self-service, without being reliant on other infrastructure)?

The development is completely able to self-service, meeting all the housing, open space and play space standards and creating an entirely compliant scheme.

4) Does the development meet its social, economic and environmental responsibilities?

The application provides 50% affordable housing and is substantiated with a rigorous viability assessment, which the LPA is able to interrogate. The development meets in full the energy requirements of the Draft London Plan, and takes an existing brownfield site of no ecological or biodiversity merit, and landscapes in a manner that contributes to both. As existing the site is inaccessible and intimidating; the development opens this up, in accordance, with CABE, Mayoral and Secure by Design principles.

The concrete, assessable, elements of the proposed development, then, all meet the relevant planning policy requirements, and the quantum of development can be shown to be appropriate for a development of this kind in this location. Any doubts around the appropriateness of the development lie in a more subjective, un-assessable non-planning realm, and should form no part of the assessment. Planning Policy is adopted and exists in order to guide and assess development and provide rigour and certainty as to how this is carried out; where a development meets the relevant guidance and policies, it is clear that it should go ahead without delay.

In summary, this proposal is in accordance with national and local policies and as such, in terms of the overall planning balance, there are clear and compelling reasons to justify the granting of planning permission, and there are no overriding considerations that weigh against such grant of planning permission.

Background

The applicant has had four meetings with the GLA, including a separate meeting with the GLA heritage advisor, seconded from Historic England. The GLA has been supportive of a tall building on the site, subject to detailed design and other policy considerations and discussions with the LPA. For the GLA the retention of the Cinema Museum has been flagged as key issue, along with affordable housing provision and ensuring good connections through the site. The applicant has also had a number of meetings with the LPA and the scheme design has been discussed at length. Changes have been made to the appearance and materiality of the taller element of the scheme to ensure that the tone and

palette of the materials are suitably sympathetic when viewed from the surrounding heritage assets. This approach has been supported by the LPA. While it is true to say elements of the proposals have not been supported in full, at no point has the LPA determined that the development would amount to 'substantial harm' to heritage significance in terms of national policy.

A detailed Heritage Statement has been submitted with the application (together with a Townscape and Visual Impact Appraisal supported by verified views). The Heritage Statement provides an appropriate and proportionate description of the significance, and also any contribution of setting, of each of the identified heritage assets that would likely be affected by the proposed development at the site. This analysis establishes a robust baseline that has then been used to inform the overall scheme design through the pre-application process, and also upon which to assess the heritage impacts of proposed change, in accordance with best practice guidance.

Policy and Principle

The protection of heritage assets is a well-established planning principle through national, regional and local policy, and for listed buildings and conservation areas is also subject to overarching legislative control. Accordingly, it needs to be carefully addressed as part of the planning process, particularly the way this interacts with other policy priorities around density, tall buildings and bringing forward accessible sites.

The NPPF confirms the great weight that should be given to the conservation of 'designated heritage assets', such as conservation areas and listed buildings. In effect, national policy sets up a sequential test for assessment:

a) When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (Para 193)

b) Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (Para 194)

The concept of the setting of a conservation area is not enshrined in the legislation and does not attract the weight of statutory protection, although the NPPF advises that the setting of a heritage asset can contribute to its significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. However, the corollary to this (i.e. that proposals that do not take such opportunities should be treated unfavourably) is not explicitly stated by the NPPF, and the NPPF does not introduce any separate test over and above the main test of balancing harm against benefits.

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate securing its optimum viable use." (Paragraph 196 of the NPPF).

The NPPG specifically gives guidance on 'public benefits' in this context:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy

Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

Paragraph 8 of the NPPF qualifies non-heritage public benefits as:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

The Draft London Plan ensures that views be assessed, and that development take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm require clear and convincing justification, demonstrating that alternatives have been explored and there are clear public benefits that outweigh that harm.

National policy states that harm be assessed, and public benefits also be assessed, and they be weighed against each other. There are two things that flow from this position:

- A reasonable and rigorous approach to 'harm' in heritage terms; and
- A reasonable and rigorous approach to 'public benefit'

How Harm is treated

NPPG provides some clear guidance on where harm may be considered to be 'substantial', and this should be considered within the context of (and was, indeed, developed in the light of) recent appeal and high court decisions (referred to in more detail below). NPPG provides the following guidance:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key

element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.'

While this guidance is rather broad, the extent to which substantial harm can be considered to be a 'high test' has been confirmed within a number of legal decisions, most notably Bedford Borough Council v Secretary of State for Communities and Local government and NUON UK Ltd [2013] ('Nuon'), and the decision by the Secretary of State for communities and Local Government relating to the Site known as Land at Chapel Lane, Wymondham, Norfolk ('Wymondham'). In the Nuon case, focusing on setting issues, the Inspector originally identified that, 'There is no specific guidance as to the level at which harm might become substantial but on a fair reading, it is clear that the author(s) must have regarded substantial harm as something approaching demolition or destruction.' ('Nuon' Judgement, para. 22) Conservation Area, 'substantial harm' can be identified as harm sufficient to challenge its statutory designation.

As such, the Nuon judgement provides context for the NPPG's identification that substantial harm will occur where an '*adverse impact seriously affects a key element of its special architectural or historic interest*'; such an adverse impact would have to impact upon a '*key element*' of the building's or conservation area's significance, such that the significance of the asset as a whole was '*either vitiated altogether or very much reduced*'.

Additionally, the Wymondham decision has provided further clarification of the meaning of substantial harm, and the '*draining away*' of significance, and it is quite clear that substantial harm is only relevant where harm will be caused to a '*key element*' of the building's or conservation area's significance, such that its significance is '*drained away*' to such an extent that its statutory designation should either be reduced or removed.

Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) The Setting of Heritage Assets sets out guidance, against the background of the NPPF. This states:

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The NPPF acknowledges that the setting of a heritage asset is not necessarily static, defining it as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a

positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The starting point for an assessment must be based on the need to understand the value of what is there at the moment i.e. the significance of the heritage assets. The NPPF defines 'significance' as 'the value of a heritage asset to this and future generations because of its 'heritage interest'. The NPPG goes on to state that the need to provide information is proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance. An assessment of harm can comprise the following:

- The impact on the significance of the asset;
- The seriousness of the impact;
- The importance of the asset;
- The nature of the proposal and the likely impact of those changes, if implemented;
- Whether there are any suitable alternative solutions which cause less or no harm.

(Historic England Checklist 2018)

As found today, the existing setting of the Cinema Museum and this listed building is poor within the site layout and built form. The museum and this part of the site sits partly within the conservation area designation, although the development as such sits outside its boundary (current occupied by a vacant nursing home). The published Renfrew Road Conservation Area Appraisal acknowledges the nursing home to be a negative contributor to the character and setting of the conservation area:

To the North of the Master's House is a modern nursing home building of no architectural or historic interest.

The appraisal concludes:

However [the CA], it has a forlorn and neglected character due to the dereliction and vacancy of some buildings sites and the surrounding unsympathetic built environment. Opportunities for sympathetic re-use and redevelopment abound

In this context, any 'harm' needs to be assessed against the current situation and be shown to create a worse setting than that currently exists. Harm, then can be reasonably assumed to accrue from further afield than the immediate setting, and the case that the development causes harm in this context has not been raised by the LPA or the GLA.

The published Lambeth Tall Buildings Study 2014 acknowledges that a tall building does not necessarily demonstrate 'harm':

Given the dense urban nature of the northern part of borough it is not unusual for existing tall building development to be visible from within conservation areas there... Visibility itself should not, in most cases, denote harm; form, materials, scale, etc. all need to be considerations. ...A balanced approach is required—the impact of existing or proposed tall development on the setting of the conservation is very much dependent on the quality of the tall building, its orientation and materials as well as the character of the conservation area.

It has been acknowledged through the support of verified views testing that 'less than substantial harm' would likely be caused to the significance of a number of heritage assets. For the purposes of this, the applicant has worked with the LPA to minimise 'harm', in particular when looking at the tone

and appearance of the proposed façade treatment, and look to avoid incidences where development could be considered to be at the higher end of the spectrum of ‘less than substantial harm’. In this context, and also in light of the relevant statutory duties, the planning policy test then becomes balancing any such harm against the wider public benefits.

Public Benefits

The public benefit test is fundamental to the consideration of the application. In line with national policy, and paragraph 8 of the NPPF, the provision of housing is, in itself, a public benefit, and the provision of 50% affordable housing adds substantial additional weight by achieving and contributing to the three core aims of relevant social and environmental test.

Placing the Museum on a secure footing is a policy key outcome for the GLA and LPA. The GLA pre application response (Feb 2019) states:

The applicant’s intention to offer a permanent home to the Cinema Museum within Woodlands House is strongly supported, as this would not only secure an active use for the Grade II listed building but would also ensure that the future of an important local cultural and community asset is secured. Protecting the Cinema Museum is a Mayoral priority, and GLA officers would want to see the museum securing a long lease with affordable rental levels and public accessibility (which would allow the museum to have enough exhibition space to support a long—term sustainable business model.”

In this context putting the Museum on a permanent footing is a key policy outcome, a major public benefit, and its retention is a central to the development.

In addition, there are substantial architectural and urban design public benefits, which are fully covered in the application submission, in bringing forward and making accessible an intimidating and underdeveloped site, including issues around access, wayfinding, Secure By Design, permeability, public spaces.

Historic England Submission

Historic England has concerns that proposing a tall building in this location does not appear to them to follow a plan-led approach. However, the principle of the site as being acceptable for a tall building has previously been discussed with the GLA through the formal pre application process; where it lies on the edge of the Elephant and Castle Opportunity Area, the CAZ and the Elephant and Castle major town centre. The formal pre application response stated that

“given the location of the site a high-density development could be supported on this site, however the applicant should demonstrate that it has followed a design led approach to determine the optimal development density of the site”

The response goes on to state:

“A tall building of exemplary design could relate appropriately to the existing and emerging context of tall buildings around the Elephant and Castle.”

The principle of a tall building therefore, subject to design modelling and other assessments, has been accepted on the site by the GLA. It is then for the LPA to determine the application in light of the

development plan and all other material considerations. In this context Historic England position on the appropriateness, or not, of a tall building in this location is essentially outside their remit as heritage advisers.

A key part of the remit of Historic England is to identify and assess the level of any 'harm' to the significance of heritage assets, and also where appropriate to identify potential 'heritage benefits', relating to a development. Harm to the significance of a number of heritage assets is indeed set out in his letter, however as it stands there is a failure to distinguish between 'substantial' and 'less than substantial', whereas the relevant tests in the NPPF are specifically set up on the basis of this distinction. The position of Historic England in policy terms is therefore unclear, or unhelpful.

The application submission sets out that the proposed development would lead to 'less than substantial harm' to the significance of a limited number of designated heritage assets, and also would only arise indirectly from the effect of change on part of their settings and views. The measure of 'less than substantial harm' has also been agreed with the LPA through the pre application process. In the letter Historic England do make specific reference to paragraph 196 of the NPPF, which relates specifically to 'less than substantial harm', and no reference to paragraph 195, which relates to 'substantial harm'. We can only infer from this that Historic England concur with our rigorous assessment, and also that of the LPA, that proposed change on site could not reasonably at all be considered to meet the high test of 'substantial harm' in policy terms?

Historic England highlight concerns with regard to harm to the significance of a particular number of heritage assets within the area of the site, and where associated change is represented in specific verified views within the application Heritage, Townscape and Visual Impact Appraisal. The application submission itself also identifies that harm would likely be caused to the significance of a number of listed buildings and conservation areas, albeit to varying degrees and minor in some cases, as a result of the indirect effects of new development on site. In our assessment such harm could only be considered to be of the measure of 'less than substantial' in NPPF terms.

Also, whereas Historic England allege harm to the significance of the listed building Imperial War Museum, it is our assessment that there would be no such adverse impact. The proposed tall building would be observed within, and as part of, an established context of other taller and tall buildings within the background to highly open views out from the park around this listed building. The sheer scale and boldness of the architecture of this building as a local landmark is powerful within these views and as such would not be undermined by this change within its wider setting and relatively distant views.

It is also to be noted that Historic England do not identify the opportunity for 'heritage benefits' to be otherwise delivered by this development. Such potential benefits are clearly identified in the application submission and have also been highlighted by the GLA as part of pre-application discussions (in particular in relation to supporting the ongoing use of the listed building and Cinema Museum).

In light of the relevant statutory duties, and then in accordance with planning policy and national guidance, it is for the LPA to weigh up any such 'less than substantial harm' to heritage significance against the wider 'public benefits' that this development would offer as part of the overall planning balance. It is the role of Historic England to assess just one half of this balance; however, to be clear, the proposal does not approach the benchmark for 'substantial harm' in this context and has been fully assessed against the relevant tests in the application submission

tp bennett

From: [redacted]
Sent: 17 December 2019 12:04
To: Donald Considine
Subject: RE: woodlands

She still hasn't gone back to me with time but possibly 11.30

From: Donald Considine [mailto:[redacted]@tpbennett.com]
Sent: 17 December 2019 12:01
To: [redacted] <[redacted]@london.gov.uk>
Subject: RE: woodlands

Hi [redacted]

What time is your meeting with [redacted] tomorrow? I am circulating the Historic England letter to the consultant!

Donald Considine
Director



www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [redacted] <[redacted]@london.gov.uk>
Sent: 17 December 2019 11:48
To: Donald Considine <[redacted]@tpbennett.com>
Subject: RE: woodlands

Donald

I will meet with [redacted] tomorrow not this afternoon. If there is anything you would like to send us in advance of the meeting..

From: Donald Considine <[redacted]@tpbennett.com>
Sent: 21 November 2019 08:25
To: [redacted] <[redacted]@london.gov.uk>
Subject: woodlands

Hi [redacted]

Just checking in as to whether we have a date on this, or indeed if you have any feedback that we might need to know.

Thanks [redacted]

Donald Considine
Director

From:

Sent:

14 January 2020 11:59

To:

Cc:

Subject:

draft agenda Mayors Meeting - 20th January

Hi

Please see draft agenda items below. If there any changes, please advise me and

Stage 1

1: **Woodlands Nursing Home, Lambeth (4963)**

(case officer) (checking)

Redevelopment of the site to provide 258 homes (50 % AH by hab room) and associated works in buildings of 29 storeys and part 3/part 4 storeys in height

[REDACTED]

Deputy Head of Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From: [REDACTED]
Sent: 15 January 2020 17:32
To: [REDACTED]
Subject: FOR INFO: WOODLANDS
Attachments: 4963 Stage 1 report draftajfcomment.docx

Hi

Please see my tweaks. Ideally I would have wanted to include a bit more clarity around the issues of bulk of tower but hopefully there are sufficient hooks in here about its impact when viewed with existing UNCLE tower which is the key visual impact which is a result of its floorplate which in turn drives the large footprint at ground floor level which also needs to be addressed

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Deputy Head of Development Management, Planning

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From:

Sent:

16 January 2020 19:55

To:

Cc:

John Finlayson;

Subject:

ACTIONS FROM AGENDA RUN THROUGH

Hi

Please see actions from todays meeting. Any amended reports do NOT need to be recirculated prior to the meeting but the final amended versions should be sent to Planning Support for issue/upload

Many thanks



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[REDACTED]

Deputy Head of Development Management, Planning

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From: [REDACTED]
Sent: 16 January 2020 11:57
To: [REDACTED]
Subject: RE: FINAL STAGE 1 4963

Thanks [REDACTED]

We can take a view on whether we need to tweak the report before issue after you have spoken to Lambeth

[REDACTED] [REDACTED]

Deputy Head of Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7084 2820 | 07840 046 318

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 16 January 2020 11:56
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: FINAL STAGE 1 4963

No not since you made some amendments.
Cannot found anything about building height on lambeth's website. I have asked the CO to confirm. Awaiting for him to get back to me. He is out this am. Thanks

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Thursday, January 16, 2020 11:53:56 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Subject: RE: FINAL STAGE 1 4963

Does that mean it was amended ?

[REDACTED] [REDACTED]

Deputy Head of Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
[REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From: [redacted] <[redacted]@london.gov.uk>
Sent: 16 January 2020 11:54
To: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: Re: FINAL STAGE 1 4963

I spoke to [redacted] All is good.

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From: [redacted] <[redacted]@london.gov.uk>
Sent: Thursday, January 16, 2020 11:20:29 AM
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: RE: FINAL STAGE 1 4963

[redacted]

Have there been any further amendments to the report ?

If so please advise

thanks

[redacted]

Deputy Head of Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

www.london.gov.uk/what-we-do/planning

[redacted] [london.gov.uk](mailto:[redacted]@london.gov.uk)

From: [redacted] <[redacted]@london.gov.uk>
Sent: 16 January 2020 11:16
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: FW: FINAL STAGE 1 4963

Hi [redacted]

This is the version of the report that I already printed yesterday. Do you know if there have been any updates since then as the version in the final reports folder was last updated this morning. Do I need to re-print?

Thanks,

[redacted]

[redacted]

Planning Technician, Planning
GREATERLONDONAUTHORITY
[redacted] [london.gov.uk](mailto:[redacted]@london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 15 January 2020 17:26
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FINAL STAGE 1 4963

Hi [REDACTED]

Please see final version. I haven't put this in the folder yet

thanks

[REDACTED] [REDACTED]

Deputy Head of Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
[REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED]@london.gov.uk

Mayor's Planning & SDS

20 January 2020, 14:45-15:45

Room 8.7

Agenda

Declarations of interest

The Mayor is reminded to make the appropriate oral declaration if he has any personal or prejudicial interests (as defined in the GLA Code of Conduct) in any item either at the start of proceedings, or before the matter is discussed, or when it becomes apparent to him at the meeting.

Planning Application – Stage I

[illegible]

From: [REDACTED] <[REDACTED]@lambeth.gov.uk>
Sent: 20 January 2020 10:32
To: [REDACTED]
Subject: RE: Woodlands

<https://www.lambeth.gov.uk/sites/default/files/Lambeth%20All%20Building%20study%202014%20FINAL.pdf>

[REDACTED] (Strategic Applications)
Planning, Transport and Development
Sustainable Growth and Opportunity
London Borough of Lambeth

Tel: [REDACTED]
Address: Postal deliveries – PO Box 734, Winchester, S023 5DG
Courier/by hand deliveries – Planning, Transport & Development, Civic Centre, 3rd Floor, Brixton Hill, London, SW2 1EG (NOTE: There is no reception service. Please call for collection.)

 Please consider the environment before printing this e-mail

From: [REDACTED]
Sent: 20 January 2020 10:16
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Woodlands

Hi [REDACTED]

Apologies. Not a problem. I'm around now if convenient?

Thanks,

[REDACTED] (Strategic Applications)
Planning, Transport and Development
Sustainable Growth and Opportunity
London Borough of Lambeth

Tel: [REDACTED]
Address: Postal deliveries – PO Box 734, Winchester, S023 5DG
Courier/by hand deliveries – Planning, Transport & Development, Civic Centre, 3rd Floor, Brixton Hill, London, SW2 1EG (NOTE: There is no reception service. Please call for collection.)

 Please consider the environment before printing this e-mail

From: [redacted] [mailto:[redacted]] <[redacted]@london.gov.uk>
Sent: 20 January 2020 09:11
To: [redacted] <[redacted]@lambeth.gov.uk>
Subject: RE: Woodlands

Hi [redacted]

Hope you had a good weekend

Could we please discuss the below this morning and before the Mayor's meeting this afternoon?

Thanks

[redacted]

From: [redacted] <[redacted]@lambeth.gov.uk>
Sent: 16 January 2020 09:45
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@lambeth.gov.uk>
Subject: Re: Woodlands

Hi [redacted]

I'll come back to you later today as currently out of the office.

Kind regards,

[redacted]

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From: [redacted] <[redacted]@london.gov.uk>
Sent: Thursday, January 16, 2020 9:02:42 AM
To: [redacted] <[redacted]@lambeth.gov.uk>
Cc: [redacted] <[redacted]@lambeth.gov.uk>
Subject: RE: Woodlands

Good morning [redacted]

Is there a characterisation study or tall building assessment covering the Woodlands site area or surroundings as part of your policy documents? I am after a document showing where you consider tall buildings being appropriate or not appropriate in the area. I have looked on your website but cannot find anything. Could you please advise?

Thank you

Kind regards

[redacted]

From: [redacted] <[redacted]@lambeth.gov.uk>
Sent: 14 January 2020 22:00
To: [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@lambeth.gov.uk>
Subject: Woodlands: Stage 1 Response

Dear _____

I hope you are well.

Please could you advise when you envisage the Stage 1 response will be made? We are aiming to conclude an officer recommendation imminently and would therefore appreciate any your advice on likely timescale.

Kind regards,

■

From: John Finlayson
Sent: 21 January 2020 09:28
To: Caroline Pidgeon
Subject: Woodlands
Attachments: 4963 Stage 1 report and letter.pdf

Dear Caroline

Please see attached stage 1 report.

Kind regards
John

John Finlayson
Head of Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
[REDACTED]

www.london.gov.uk/what-we-do/planning
[REDACTED] london.gov.uk

From: [REDACTED]
Sent: 22 January 2020 16:44
To: Heather Juman
Subject: FW: GLA 4963 - Woodlands Nursing Home
Attachments: 4963 Stage 1 Letter & Report.pdf

[REDACTED]
Area Manager (South), Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED]
Sent: 21 January 2020 12:38
To: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk); Neil Hook <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: FW: GLA 4963 - Woodlands Nursing Home

FYI – attached Stage 1 from GLA planners on Kennington Stage Anthology scheme.

[REDACTED]
Area Manager (South), Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Sent: 21 January 2020 12:34
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: FW: GLA 4963 - Woodlands Nursing Home

Hi both

fyi attached.

From: planningsupport@london.gov.uk <planningsupport@london.gov.uk>
Sent: 21 January 2020 12:25
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; Urban Design Team <Urban.Design@london.gov.uk>; lambethplanning@Lambeth.gov.uk; Florence Eshalomi <Florence.Eshalomi@london.gov.uk>; [REDACTED] [\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk); [REDACTED]
[REDACTED]

[REDACTED]

Subject: GLA 4963 - Woodlands Nursing Home

Dear all

Please find the attached decision letter & report relating to the above application.

Regards

[REDACTED]

GLA Planning Support Team

From: [redacted]
Sent: 27 January 2020 10:19
To: [redacted] John Finlayson
Subject: FW: Woodlands Nursing Home stage 1
Attachments: 4963 Stage 1 report and letter.pdf; 4963 Stage I Environment.pdf

Morning both

Would you like to meet with Lambeth's officers or talk to them over the phone? Happy to look at dates and rooms for you if you would like to meet with them.

We have arranged to meet the applicant on 13 Feb.

From: [redacted] <[redacted]@lambeth.gov.uk>
Sent: 23 January 2020 16:37
To: [redacted] <[redacted]@london.gov.uk>; John Finlayson <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@lambeth.gov.uk>; [redacted] <[redacted]@lambeth.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: Fwd: Woodlands Nursing Home stage 1

Hi John/[redacted]

Hope you are both well.

Thank you for sending across your Stage 1 review of the above scheme. We welcome your comments on this.

Would it be possible to set up a short meeting with you to discuss and for us to set out how we feel this application will proceed.

If so, would you have any availability in the next two weeks?

Happy to have an initial discussion over the telephone if helpful.

Many thanks

[redacted]

Strategic Applications Manager
London Borough of Lambeth

[redacted]

Sent from my Android

From: [redacted] <[redacted]@lambeth.gov.uk>
Sent: Tuesday, 21 January 2020, 10:17
To: [redacted]; [redacted]
Subject: FW: Woodlands Nursing Home stage 1

Dear All,

FYI - GLA Stage 1 attached.

Thanks,

■■■■
Principal Planning Officer (Strategic Applications)
Planning, Transport and Development
Sustainable Growth and Opportunity
London Borough of Lambeth

Tel: ■■■■
Address: Postal deliveries – PO Box 734, Winchester, S023 5DG
Courier/by hand deliveries – Planning, Transport & Development, Civic Centre, 3rd Floor, Brixton Hill, London, SW2 1EG (NOTE: There is no reception service. Please call for collection.)

 Please consider the environment before printing this e-mail

From: ■■■■ [mailto:■■■■@london.gov.uk]
Sent: 21 January 2020 09:32
To: ■■■■ <■■■■@lambeth.gov.uk>
Cc: Donald Considine <■■■■@tpbennett.com>
Subject: Woodlands Nursing Home stage 1

Dear ■■■■

Please find attached the stage 1 report and letter for the above application.

Please let me know if you have any questions.

Kind regards

■■■■ ■■■■ ■■■■
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 ■■■■

■■■■ [london.gov.uk](https://www.london.gov.uk)
www.london.gov.uk/what-we-do/planning

#LondonIsOpen

[REDACTED]
Lambeth Council
Planning department
Civic Centre
Brixton Hill
London
SW2 1EG

Our ref: GLA/4963/01HS
Your ref: 19/02696/FUL
Date: 20 January 2020

Dear [REDACTED]

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

**Woodlands Nursing Home
Local Planning Authority Reference: 19/02696/FUL**

I refer to the copy of the above planning application, which was received from you on 3 September 2019. On 20 January 2020, the Deputy Mayor for Planning, Regeneration and Skills under delegated authority considered a report on this proposal, reference GLA/4963/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Deputy Mayor considers that the application does not yet comply with the London Plan and the Intend to Publish London Plan, for the reasons set out in paragraph 87 of the above report; but that possible remedies set out in that paragraph could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is [REDACTED]
[REDACTED]@TfL.gov.uk.

Yours sincerely,

[REDACTED]
John Finlayson
Head of Development Management

cc Florence Eshalomi, London Assembly Constituency Member
Andrew Boff, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
[REDACTED] TfL
Donald Considine, tp bennett One America Street, London SE1 0NE

20 January 2020

Woodlands Nursing Home

in the London Borough of Lambeth

planning application no. 19/02696/FUL

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Redevelopment of the site to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works in a single 29 storey building and peripheral part 3/part 4 storey building.

The applicant

The applicant is **Anthology** and the architect is **Rolfe Judd**.

Strategic issues

Principle of development: The principle of the redevelopment of this under-utilised site on the edge of the Elephant and Castle (E&C) Opportunity Area, the CAZ and the E&C major town centre is strongly supported. The agreed terms to secure the Cinema Museum's long-term future should be secured in the s106 agreement (paragraphs 26-40).

Housing: 50% affordable housing by habitable room with a tenure split of 31% affordable rent and 69% shared ownership is proposed. The scheme cannot follow the Fast Track Route before confirmation on the level of public subsidy is provided, along with Lambeth Council's agreement to the proposed tenure split. Further information on the rent levels for the affordable rent units should be provided. The scheme is therefore currently following the Viability Tested Route and officers are scrutinising the viability assessment to ensure the maximum quantum and affordability of the affordable housing. Early stage and late stage (should the scheme not follow the Fast Track Route) viability reviews must be secured. The residential quality should be improved and useable play space should be provided (paragraphs 26-40).

Urban design and heritage: The height of the proposed tower could be supported in the context of the neighbouring Elephant and Castle tall buildings cluster, however, the bulk and form of the tower should be slimmed down to free up space at ground level to improve the public realm and residential amenity, reduce visual impact on townscape and improve residential quality. Further public benefits should be demonstrated to outweigh the harm caused to the heritage assets (paragraphs 41-66).

Transport: The applicant should provide more information regarding trip generation and the movement of pedestrians and cyclists through the site. Financial contributions are required: £150,000 to fund the installation of cycle hire facilities in the area; £15,000 towards Legible London signage and £2 million toward the new Northern Line Ticket Hall (NLTH) at Elephant and Castle London Underground station (paragraphs 73-83).

Further information on **climate change** is required.

Recommendation

That Lambeth Council be advised that whilst the principle of development is supported the application does not fully comply with the London Plan and Intend to Publish London Plan, for the reasons set out in paragraph 87 of this report; but that the possible remedies set out in that paragraph of this report could address these deficiencies.

Context

1 On 3 September 2019 the Mayor of London received documents from Lambeth Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008, the Mayor must provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Categories 1A and 1C(c) of the Schedule to the Order 2008:

- 1A *"Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats";*
- 1C(c) *"Development which comprises or includes the erection of a building that is more than 30 metres high and is outside the City of London."*

3 Once the Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

4 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The 0.7 hectare application site is bounded by Renfrew Road to the west and Dugard Way (an internal road which forms part of the site) to the west and south. To the south and east are residential blocks that were redeveloped by Bellway as part of the redevelopment of the former hospital site. To the east is George Mathers Road and to the north is Castlebrook Close, which comprises two storey terrace housing (with land owned by L&Q). The site forms the remaining part of the former Lambeth Hospital site and is currently occupied by Woodlands – a former nursing home which is now vacant and Masters House – a two storey Grade II listed building, which is currently occupied by the Cinema Museum. The site was owned until recently by the NHS.

6 The southern portion of the site is within the Renfrew Road Conservation Area. There are also a number of heritage assets adjacent to the site, including two locally listed lodges which frame the entrance gates into the site from Renfrew Road to Dugard Way, and the Water Tower is also Grade II listed. There are further listed buildings close by on Renfrew Road, including the former Lambeth Magistrates Court and Fire Station buildings and former Court Tavern.

7 The site is on the eastern boundary of the London Borough of Lambeth and adjoins the London Borough of Southwark, which also marks the boundary with the Elephant and Castle Opportunity Area and the Central Activities Zone (CAZ). The area surrounding the site is predominantly residential in character.

8 The site is currently accessed from Renfrew Road only. An access previously existed from Dante Road. Pedestrian only access is provided through a series of pathways including via George Mathers Road, which also provides vehicular access to the Bellway Homes development. The nearest section of the Transport for London Road Network (TLRN) is the A3204 Kennington Lane, located 930 metres to the south. The site is served by 5 high frequency bus routes within a five minute walk of the site, along with Thameslink Rail services and London Underground Services from Elephant and Castle Station a 10 minute

walk from the site. As a result, the site has a Public Transport Access Level (PTAL) range of 6a to 6b, on a scale ranging from 0 to 6b where 6b represents the greatest level of access to public transport services.

Details of the proposal

9 Planning permission is sought for the demolition of the former care home and the retention of the Grade II listed Masters House and associated ancillary buildings to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access and associated works, in a single tall building of 29 storeys and peripheral lower building of 3/4 storeys.

10 As part of this application a commitment has also been made by the applicant to sustaining the future of the Cinema museum, which currently leases the Masters House.

Case history

11 The proposal has been the subject of pre-application discussions. On 19 September 2018, an “in principle” meeting was held at City Hall to discuss the initial principles of the application. On 9 January 2019 a pre application meeting was held with GLA officers to discuss the scheme in more detail. Officers strongly supported the principle of the redevelopment of the site but advised the applicant that further work was needed in relation to the design of the scheme to demonstrate exemplary design. Further discussions in relation to housing and affordable housing were also required. A further meeting was then held on 24 April 2019 to discuss the progress of the scheme. At that meeting an update was also sought on the engagement of the applicant to date with Cinema Museum. Further meetings led by the GLA Housing and Culture teams were also arranged to clarify the terms under which the future of the Cinema Museum would be secured.

12 There is no other relevant strategic planning history associated with this site. However, relevant to this case is planning permission 01751/FUL which grants consent for the “conversion and change of use from hospital to a cinema museum with ancillary car parking”.

Strategic planning issues and relevant policies and guidance

13 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is Lambeth Council's Local Plan (2015) and the London Plan 2016 (The Spatial Development Strategy for London Consolidated with Alterations since 2011).

14 The following are also relevant material considerations:

- The National Planning Policy Framework (updated February 2019);
- National Planning Practice Guidance;
- The London Plan Intend to Publish version (December 2019). The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor and this was published on the GLA website on 21 October 2019. In line with paragraph 48 of the NPPF, the weight attached to the Intend to Publish London Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF;
- The Mayor's Affordable Housing and Viability SPG (August 2017). This must be read subject to the decision in *R (McCarthy & Stone) v. the Mayor of London*;
- Draft Revised Lambeth Local Plan (October 2018).

15 The relevant issues and corresponding policies are as follows:

- Culture *London Plan;*
- Health facilities *London Plan;*
- Housing *London Plan; Housing SPG; Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context SPG;*
- Affordable housing *London Plan; Housing SPG; Housing Strategy; Affordable Housing and Viability SPG;*
- Heritage and urban design *London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG;*
- Inclusive design *London Plan; Accessible London: achieving an inclusive environment SPG;*
- Climate change *London Plan; Sustainable Design and Construction SPG; London Environment Strategy;*
- Transport and parking *London Plan; the Mayor's Transport Strategy.*

Principle of development

16 The site lies on the edge of the Elephant and Castle Opportunity Area, the Central Activities Zone (CAZ) and Elephant and Castle major town centre. As set out earlier in this report, the application site comprises a former nursing home (C2) for people over 65 with mental health problems, which is now vacant and was part of a much larger hospital site, which has been redeveloped piecemeal over the years. It also comprises a museum on a rolling lease. The application site was owned until recently by the NHS.

Health facility

17 London Plan Policies 3.16 and 3.17 and the Mayor's intend to publish London Plan Policies S1 resist the loss of social infrastructure in an area of defined need unless there are realistic proposals for re-provision or the loss is part of a wider public service transformation plan, which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services. The Intend to Publish London Plan Policy S2 requires boroughs working with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to understand the impact and implications of service transformation plans and new models of care on current and future health infrastructure provision in order to maximise health and care outcomes.

18 The nursing home for Lambeth and Southwark older adult residents at Woodlands ceased to operate in 2013 and has remained vacant and surplus to the South London and Maudsley NHS Trust since then. A letter provided as part of the application from the Service Director of the Mental Health of Older Adults and Dementia (MHOAD) Services supporting this application provides reasons for the vacation of the service and its re-provision. It confirms that the model of care for mental health patients has changed and that investments in a greater range of community-based services in all boroughs has led to reduced admissions in inpatient facilities. It also confirms that in consultation with the CCG and User Groups, the service at Woodlands was consolidated as a specialist mental health continuing care services at Greenvale in Streatham.

19 The applicant has demonstrated that the closure of the Woodlands nursing home is part of an agreed programme of service reconfiguration and that the facility is no longer needed. The loss of the health facility is therefore acceptable in line with London Plan and the Intend to Publish London Plan Policy.

Cinema Museum

20 London Plan Policy 4.6 and the Intend to Publish London Plan Policy HC5 protect existing cultural venues and facilities.

21 The Masters House has a protected use (in so far as the associated planning permission restricts permitted changes of use within the same use class) which is for a Cinema Museum (see site history section of this report). The applicant's commitment to protect the Cinema Museum and secure its future is therefore strongly supported as this will not only secure an active use for the Grade II listed building but will also ensure that the future of an important local cultural and community asset is secured.

22 To allow the cinema museum to sustain and to access funding, it is proposed that the Cinema Museum acquires a 999 year long leasehold interest from the applicant. The offer is currently being discussed with the Cinema Museum Board of Trustees. Confirmation on the terms of the acquisition is required to demonstrate it would support a long-term sustainable business model for the museum. The agreed terms to secure the Cinema Museum's long-term future should be secured through a planning obligation.

Housing

23 London Plan Policy 3.3 seeks to increase London's supply of housing and in doing so sets borough housing targets, of which Lambeth's ten year minimum target is 15,594 additional homes between 2015 and 2025. The Intend to Publish London Plan Policy H1 introduces new targets and sets Lambeth Council a ten year housing target of 15,890 homes between 2019 and 2029 (it is noted that the Panel of Inspectors recommended this figure is revised to 13,350).

24 The proposal to deliver 258 residential units will contribute towards the delivery of London's housing requirements and the Council's minimum target in line with London Plan Policy 3.3 and the Intend to Publish London Plan Policy H1 and is strongly supported. As the site is public land, the GLA will expect the redeveloped site to deliver its full potential in terms of its affordable housing provision, as outlined further below.

Summary

25 Given the site's location on the edge of an opportunity area, the CAZ and a major town centre and the strategic support for enhanced cultural provision and additional homes, the principle of the redevelopment of this under-utilised site is strongly supported. Confirmation on the terms of acquisition of the Cinema Museum is required to demonstrate public benefits.

Housing

26 The following residential unit breakdown has been provided with the application:

| | Market | Intermediate | Affordable Rent | Total |
|-------------------------------------|------------|--------------|-----------------|-------------|
| Studio | 27 | 0 | 0 | 27 (10.5%) |
| 1 bed | 91 | 66 | 0 | 157 (60.8%) |
| 2 bed | 27 | 23 | 15 | 65 (25.2%) |
| 3 bed | 0 | 0 | 9 (3.5%) | 9 (3.5%) |
| Total | 145 | 89 | 24 | 258 |
| Total % by units | 56% | 89% | 9% | 100% |
| Total % by hab rooms | 50% | 35% | 15% | 100% |

Table 1: Proposed housing provision

Affordable housing

27 London Plan Policy 3.12 seeks to secure the maximum reasonable amount of affordable housing. Policy H5 of the Intend to Publish London Plan and the Mayor's Affordable Housing and Viability SPG set a strategic target of 50% affordable housing. Policy H6 identifies a minimum threshold of 35% (by habitable room) affordable housing, whereby applications providing that level of affordable housing, with an appropriate tenure split, without public subsidy, meeting other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor, as well as investigating grant funding, can follow the 'Fast Track Route' set out in the SPG. This means that they are not required to submit a viability assessment or be subject to a late stage viability review. Policy H7 of the Intend to Publish London Plan and the Mayor's Affordable Housing and Viability SPG sets out a preferred tenure split of at least 30% low cost rent (with London Affordable Rent as the default level of rent), at least 30% intermediate (with London Living Rent and shared ownership being the default tenures), and the remaining 40% to be determined in partnership with the local planning authority and the GLA. Lambeth's Local Plan sets a 50% affordable housing target where subsidy is available and 40% without public subsidy with a tenure mix of 70% of new affordable housing units as social and affordable rent and 30% as intermediate provision.

28 The Mayor's Affordable Housing and Viability SPG identifies a threshold for the fast track route of 50% affordable housing for schemes on public land, without public subsidy, which is also included in the Intend to Publish London Plan. This recognises the potential for development on surplus public sector land to make a higher contribution to affordable housing delivery than private land. This threshold applies on this site as the site was formally owned by the NHS.

29 The applicant proposes to deliver 50% of the scheme by habitable room as affordable housing (44% by unit) with a tenure split of 31% affordable rent and 69% shared ownership. The applicant should clarify whether the 31% affordable rented homes proposed will be low cost/London Affordable rents in line with the GLA's preferred tenure split set out above. If the scheme would provide a minimum of 30% low cost rent, it could meet the tenure requirements of the Fast Track Route, subject to Lambeth Council agreeing that the tenure split could be weighted towards intermediate accommodation in this instance. If the Council does not agree that the 40% to be determined by the local authority can be wholly intermediate accommodation (it is noted that Lambeth Council's preferred tenure split requires that 70% of new affordable housing units be provided as social and affordable rent and 30% as intermediate provision), the scheme cannot follow the Fast Track Route.

30 Furthermore, the applicant has advised that delivering 50% affordable housing without the support of public subsidy would not be viable. The applicant should clarify whether the 50% affordable housing offer can be secured unconditionally on-site (with no 'without grant' scenario). This will need to be secured within the S106 agreement. At present the application does not qualify for the Fast Track Route as it has not been confirmed that the 50% affordable housing provision can be delivered without public subsidy, as required by the Intend to Publish London Plan Policy H6 and the Mayor's Affordable Housing and Viability SPG.

31 If the Fast Track Route requirements cannot be met, the application must follow the Viability Tested Route, which requires the application to be supported by viability evidence and early and late stage viability reviews to be secured as set out in Policy H6 of the Mayor's London Plan and in the Mayor's SPG.

32 A viability assessment has been submitted with the application and GLA officers are working with the applicant, the Council and its advisors to robustly scrutinise the viability of the scheme to ensure the maximum amount of affordable housing is secured and to agree on a suitable tenure split with products that are genuinely affordable. The Section 106 agreement should stipulate the tenure mix for the scheme. The affordability of the proposed products must also comply with the requirements of Policy H7 and H13 of the Intend to Publish London Plan, the Mayor's Affordable Housing and Viability SPG, and the London Plan Annual Monitoring Report and should be secured in the S106 agreement. At present it is the applicant's intention that the qualifying income levels for the shared ownership homes will be in line with GLA policy for London Shared Ownership and capped at a household income of £90,000. Discussions on the rent levels for the proposed affordable rented units need to be held with Lambeth Council and GLA officers.

33 An early stage review and a late stage review will be required in accordance with Policy H6 of the Intend to Publish London Plan to optimise affordable housing delivery in accordance with strategic policy objectives. GLA officers request early engagement into the wording of the draft S106 agreement to ensure appropriate wording for review mechanisms, as well as obligations around delivery of affordable housing.

34 This scheme is subject to a GLA loan and has been modelled with grant funding to achieve 50% affordable housing. The applicant should clarify how the loan has been incorporated in the financial appraisals. The applicant has engaged with several registered providers but has not entered into any formal contract while the planning position remains uncertain. No confirmed GLA grant funding has been allocated for this scheme at this stage.

Housing choice

35 London Plan Policy 3.8 and the Intend to Publish London Plan Policy H12 encourage a full range of housing choice. Policy H4 of Lambeth revised Local Plan expects low cost rented element of residential developments to provide no more than 25% of 1 bedroom units, 25-60% of 2 bedroom units and at least 35% of 3 bedroom units. For market and intermediate housing, the policy requires a balanced mix of unit sizes, including family-sized accommodation.

36 The proposal would provide a range of studios, 1, 2 and 3 bedroom homes, which is welcomed (see Table 1 above). All of the family sized units proposed as part of the scheme would be affordable (3.5%), which is welcomed. However, it must be ensured that the number of affordable family homes meet local needs in consultation with the Council.

Residential quality

37 London Plan Policy 3.5 and Policy D4 of the Mayor's Intend to Publish London Plan promote quality in new housing provision, with further guidance provided in the Housing SPG. In accordance with strategic priorities, it is essential that schemes deliver the highest standard of residential quality, and baseline standards are exceeded wherever possible.

38 The residential layout of the proposed tower (Building B) exceeds the Housing SPG's preferred 8 units per core and does not provide naturally ventilated or naturally lit cores. The layout of the tower block should be reviewed to meet the Housing SPG requirements and demonstrate exemplary design. The orientation of the blocks means that most of the units have east/west aspect maximising penetration of sunlight and there are no north facing single aspect units. The proposed units also have a minimum 2.5 metre floor to ceiling height. The applicant should confirm that all units meet the relevant space standards. Winter gardens are proposed rather than external private amenity space. While this could be justifiable given that units are being provided within a tall building, this creates greater need to ensure the ground level amenity and public space is of the highest quality for all residents to use. The urban design section of this report provides further comments on the proposed amenity and public space.

Children's play space

39 Policy S4 of the Intend to Publish London Plan and London Plan Policy 3.6 seek to ensure that development proposals include suitable provision for play and recreation, and incorporate good-quality, accessible play provision for all ages, of at least 10 sq. m. per child with further detail provided in the Mayor's 'Shaping Neighbourhoods: Play and Informal Recreation' SPG. Policy S4 of the Intend to Publish London Plan also makes it clear that play space in new residential developments should not be segregated by tenure.

40 The GLA population yield calculator requires a total of 498.3 sqm of play space to be delivered on-site. The proposed scheme proposes to provide a total of 672 sq.m. of dedicated play space for all age ranges spread across the site within the public realm. While the GLA play space requirements would be met on site, the applicant should demonstrate that the different play zones identified would provide genuinely usable play space to be acceptable. The applicant should refer to the issues raised in the urban design section of this report to seek to improve the quality of the proposed play space. The applicant and the Council must ensure that play space is not segregated by tenure and would not become segregated in the future.

Heritage

41 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should *"should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* and in relation to conservation areas, special attention must be paid to *"the desirability of preserving or enhancing the character or appearance of that area"*. London Plan Policy 7.8 and Policy HC1 of the Intend to Publish London Plan state that development should conserve heritage assets and avoid harm.

42 The NPPF states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a proposed development will lead to

'substantial harm' or total loss of the significance of a designated heritage asset, consent should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

43 The site is partly located within the Renfrew Road Conservation Area. It also comprises the Masters House, which is a Grade II listed building that is currently occupied by the Cinema Museum and that the applicant proposes to retain. The site is also adjacent to a number of heritage assets, which are the two locally listed lodges which frame the entrance gates into the site and the Water Tower to the former Lambeth Workhouse, which is Grade II listed. There are other heritage assets close by on Renfrew Road, including the former Lambeth Magistrates Court and Fire Station Grade II listed and the locally listed Former Court Tavern. Further to the north and south of the site are a number of conservation areas, including Elliot's Row, Walcot Square and West Square conservation areas with the Grade II listed Imperial War Museum. Given the scale of the proposed tall building, the proposal would be visible across a wide area, and would therefore have some visual impact on the settings of the nearby conservation areas and listed buildings. The applicant provided a detailed Heritage, Townscape and Visual Impact Assessment (HTVIA), which considers the visual impact of the proposed development on nearby heritage assets, including the listed buildings and conservation areas listed above, alongside other local and wider townscape views.

Heritage assets within and immediately adjacent to the site

44 The Masters House, the former water tower and the two lodges which frame the entrance gates into the site to the south are the only remains of the former Lambeth Workhouse complex and have an historic and architectural interest due to their rarity. The former Lambeth Workhouse complex also have value with the former Lambeth Magistrates' Court and fire station buildings to Renfrew Road and together form a good ensemble of Victorian public/institutional buildings.

45 The proposed tall building would create a high degree of visual impact on the above heritage assets, due to the relatively low scale of the surrounding buildings. In the views submitted by the applicant in the HTVIA, the proposed tall building would appear dominant above the former Magistrates' Court in the views from the Renfrew Road Conservation Area (Viewpoint 9), due to the close proximity of the proposed tall building to the viewer.

46 While it is welcomed that the Masters House will be retained and it is acknowledged that the setting of the Grade II listed building and its appreciation would be enhanced through improvements to the building's immediate environment, it is GLA officers' assessment that the tall building element because of its scale, bulk and form would also result in a degree of harm to the setting of the heritage assets within and immediately adjacent to the site. GLA officers consider that this harm to the significance of the heritage assets and Renfrew Road Conservation Area would be 'less than substantial'.

Surrounding conservations areas and heritage assets

47 The tall building element of the scheme would be visible in views from within the surrounding conservation areas, including West Square with the Grade II listed Imperial War Museum and Gardens (Views 3, 4 and 5), Walcot Square (Views 6 and 7) and Elliot's Row (View 8). In these views, the proposed tall building would create a high degree of visual impact, due to the relatively low scale of the buildings, the orientation of the roadways and the composition of the townscape around open public spaces or squares, which affords long views of the surrounding buildings. In views from Walcot Square in particular (Views 06A and

B), due to the proximity of the existing slender UNCLE tower, the proposed tall building would appear as a large and bulky feature on the skyline, merging with the existing UNCLE tower. In the view looking east (06A) it would also fall in the backdrop setting to the water tower, thereby removing the clear sky behind the water tower and making its form more difficult to discern in this view. In the view from St Mary's Garden (07), the proposed building due to its form would also appear bulky in the skyline. In the views from the Elliot's Row Conservation Area from Hayle Street (View 8), the proposed tall building would appear dominant at the end of the street due to the scale and bulk of the proposed tower.

48 Having regard to the applicant's views assessment and the statutory and policy framework set out above, GLA officers consider that the proposals would result in harm to the significance of the conservation areas assessed above, the listed buildings in Walcot Square and the listed water tower. However, this harm is considered to be 'less than substantial'.

Public benefits of the proposal.

49 In accordance with the NPPF policy where a development leads to 'less than substantial harm,' the harm should be weighed against the public benefits of the proposal.

50 While GLA officers consider that the proposals result in an improvement upon the existing setting of the Grade II listed Masters House building with new pedestrian links and a series of landscaped areas of public realm, the applicant should further demonstrate how the materiality, form and proportions of the surrounding buildings (most notably the listed Masters House and Water Tower) have been carried through into the architecture of the proposed tower and its base. Please also refer to the urban design section of this report.

51 The proposed development provides some public benefits in terms of bringing the vacant site back into use, improving the immediate setting of the Masters House through public realm improvements and new pedestrian links, potentially sustaining the permanent provision of a community asset, and providing a significant number of affordable homes. However, for GLA officers to conclude that the public benefits delivered by the scheme outweigh the harm caused, as raised in this report, the proposal should demonstrate exemplary design in terms of residential quality, quality of the public realm and residential amenity, including play space, mitigating its impact on local townscape and detailing of architecture as suggested in the urban design section of this report. It should also demonstrate that the future of the Cinema Museum over the long term can be sustained and that it will deliver genuinely affordable homes.

52 In coming to this conclusion, GLA officers have had regard to the statutory duties in relation to listed buildings and conservation areas set out in paragraphs 41 – 48 above and have given considerable importance and weight to the harm caused to heritage assets.

Strategic Views

53 London Plan Policies 7.11 and 7.12 and Policies HC3 and HC4 of the Intend to Publish London Plan identify strategically important views and state that development should not harm and seek to make a positive contribution to the characteristics, composition and landmark elements of these views. The London Views Management Framework Supplementary Planning Guidance 2012 (LVMF SPG) provides detailed guidance on each of the management plans for assessing development in London's strategic views.

54 The site would fall within a number of LVMF views. These are: London Panorama Primrose Hill to St Paul's (4A.1), London Panorama: Waterloo Bridge looking upstream from the Westminster bank (15A.2); River Prospect Hungerford Footbridge looking upstream from the Westminster bank (17A.2); River Prospect Westminster Bridge looking upstream from the

Westminster bank (18A.3); and River Prospect Victoria Embankment between Westminster and Hungerford Bridges (20A.1).

55 The applicant has undertaken a townscape and visual impact assessment (TVIA) testing the impact of the proposed development on the above strategic views. The TVIA shows that in all of the views the proposed development would not detract from the Panoramas as a whole or impact on the viewer's ability to recognise and appreciate the views from the river or any strategically important landmarks as the proposals are either screened from view or will have a negligible impact. This is in accordance with the LVMF guidance.

Urban design

56 The design principles in Chapter 7 of the London Plan and Chapter 3 of the Intend to Publish London Plan place expectations on all developments to achieve a high standard of design which responds to local character, enhances the public realm and includes architecture of the highest quality that defines the area and makes a positive contribution to the streetscape and cityscape. The Intend to Publish London Plan Policy D9 states that tall buildings should only be developed in locations that are identified in Development Plans. To date Lambeth Council has not carried out this exercise in this location.

32 In line with the Intend to Publish London Plan Policy D2, the applicant should undertake design reviews and GLA officers would welcome the submission of any written advice and any resulting design amendments as part of the planning submission.

Site layout

57 The provision of a new north east to south west pedestrian connection across the site is welcomed, however, the applicant should improve the legibility and openness of this pedestrian route through the site. As currently presented the colonnade at the base of the tower restricts the ability to create sightlines through the site, impacting on legibility and perception of being a publicly accessible route.

58 The footprint of the tower raises concern and the inclusion of the colonnade is at odds with the surrounding urban grain/character and creates an overbearing sense of enclosure. Options should be explored for reducing the tower footprint and removing or reducing the extent of colonnade coverage to achieve a more successful balance of public realm and building frontage.

59 The V-shaped columns at the base of the tower appear visually obtrusive in ground level views and they should be pared back to create a more elegant solution to how the tower meets the ground while allowing an improved sense of openness/views through the site. The height of the colonnade should also be increased as far as possible.

60 The landscaping strategy would benefit from further work with focus placed on creating zones of genuinely usable playspace, community links with the Cinema Museum and residential amenity.

61 The flank wall of the linear block presents a blank frontage onto the entrance into the site and options for providing an entrance to it to help animate the public realm and/or introduce green walling to link with the landscaping should be explored.

Height and massing

62 A 29 storey tower (Building B) with a lower 3/4 storey linear building (Building A) are proposed on the site. The massing of the proposed tall building (Building B) has been split down into two distinctive forms with the north/north western portion of the building stepping

down by 5 storeys. The proposed tower will have a noticeable presence in the townscape, introducing a taller and larger feature within the wider area and the skyline. In the townscape views provided in the HTVIA, the proposed tower, due to its proportion and form appears bulky in the views, resulting in negative visual impacts on the local townscape and surrounding listed buildings and conservation areas.

63 While the proposed height of the tall building is broadly consistent with the context of the neighbouring Elephant and Castle tall buildings cluster and raises no strategic issues subject to micro-climate/daylight/sunlight analysis, the massing of the proposed tower raises concerns because of its proportion and form. The bulk of the tower should be slimmed down to free up space at ground level to improve the public realm and residential amenity, improve residential quality, reduce the visual impact on the townscape and create an elegant building form on the skyline particularly when viewed in conjunction with the existing UNCLE tower

Architecture

63 There is no obvious connection between the proposed architecture and the historic character of the site's context. The applicant should consider how the materiality, form and proportions of the surrounding buildings (most notably the listed Cinema Museum and Water Tower) can be carried through into the architecture of the base of the tower. This might include introducing a datum at the base of the tower that aligns with the predominant scale/roofline of existing buildings.

64 The final appearance of the proposals will be subject to the quality of the materials and detailing. A condition should therefore be attached by the Council to secure key construction details and facing materials to achieve the highest design quality.

Fire safety

65 In accordance with Policy D12 of the Intend to Publish London Plan, a fire statement, produced by a third party suitable qualified assessor should be submitted.

Inclusive design

66 London Plan Policy 3.8 and the Intend to Publish London Plan Policy D5 requires that at least 10% of units within new build schemes are wheelchair accessible and the remaining 90% are wheelchair adaptable. The scheme has been designed so that 10% of all units will be available as wheelchair accessible across tenures. It is proposed that the wheelchair units are located in Block B and have varying unit sizes. The Council should secure M4(2) and M4(3) requirements with plans showing the location and number of wheelchair accessible/adaptable flats. Consideration should be given to including wheelchair accessible units in the tower as well, to provide a full choice of accommodation to disabled occupiers. Further comments in relation to the pedestrian environment and parking for disabled persons is provided in the transport section of this report.

Climate change

Energy

67 The applicant has submitted an energy assessment in accordance with London Plan Policy 5.2 and the Intend to Publish London Plan Policy SI2. The proposed strategy is generally supported, however, the applicant should submit further evidence to support the savings claimed and ensure compliance with London Plan and the Intend to Publish London Plan policies. In summary: further energy efficiency measures should be investigated; further information on the risk for overheating should be provided and justification should be given that the overheating models represent the worst case; an investigation of waste heat

opportunities should be undertaken; a commitment to ensure that the development is designed to allow future connection to a district heating network should be provided; further information on the proposed communal heat network and proposed heat pumps is also required and PV should be included on all suitable roof space. As the domestic buildings are required to meet the zero carbon target in line with the Intend to Publish London Plan Policy SI2, the applicant should ensure that the remaining regulated CO₂ emissions, equivalent to 71 tonnes of CO₂ per annum, is met through a contribution to the borough's offset fund. Full details of the outstanding issues relating to energy have been provided directly to the applicant and Council.

Water

68 The site is in Flood Zone 3, in an area benefitting from River Thames tidal defences. A Flood Risk Assessment (FRA) has been submitted as required under the NPPF. However, the Flood Risk Assessment provided for the proposed development does not comply with London Plan policy 5.12 and the Intend to Publish London Plan policy SI.12, as it does not give appropriate regard to residual flood risks, and the need for resistance and resilience measures. The residual risk of flooding to ground floor dwellings should be more clearly explained and specific resistance and resilience measures proposed to manage this risk. Where the residual risk is too great to be managed by such measures the proposed ground floor dwellings should be relocated or reconfigured.

69 The surface water drainage strategy for the proposed development does not comply with London Plan policy 5.13 and the Intend to Publish policy SI.13 as it does not give appropriate regard to the drainage hierarchy. The applicant should provide plans showing additional green infrastructure-based SuDS.

70 The proposed development generally meets the requirements of London Plan policy 5.15 and the Intend to Publish London Plan policy SI.5. The applicant should also consider water harvesting and reuse to reduce consumption of wholesome water across the entire development site. This can be integrated with the surface water drainage system to provide a dual benefit.

71 The applicant should embed urban greening as a fundamental element of site and building design, in line with London Plan policy 5.10 and the Intend to Publish London Plan Policy G1 and G5. Features such as street trees, green roofs, green walls and rain gardens should all be considered for inclusion. The applicant should calculate the proposed development's Urban Greening Factor, as set out in Policy G5 of the Intend to Publish London Plan, and aim to achieve the specified target.

Equalities

72 The 2010 Equality Act places a duty on public bodies, including the GLA, in the exercise of their functions, to have regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who not share it. This requirement includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic and taking steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it. The Act defines the protected characteristics, and in this case those of disability and age are of particular relevance. For the avoidance of doubt, GLA officers have had due regard to the duty under the Equality Act 2010 in the consideration of this case. As set out in paragraph 17 – 19 above, the applicant has demonstrated that the closure of the Woodlands nursing home is part of an agreed programme of service reconfiguration and that the facility is no longer needed.

Transport

Healthy Streets

73 The site is accessed by foot and cycle using existing roads from George Mathers Close, Renfrew Road and Longville Road. Renfrew Road and Longville Road are 'shared spaces' between pedestrians, cyclists and vehicles. Renfrew Road will serve the cinema museum along with 5 blue badge spaces, with Longville Road providing access to the other 4 blue badge spaces. The pedestrian-only access from George Mathers Close is welcomed, along with the elimination of rat running through the site.

74 A pedestrian 'safe' zone through the site should be established, using a visible change in materials, and visible segregation from cars using raised kerbs or landscaping so that pedestrians with additional accessibility needs can safely navigate the site at all times, even when there is vehicle activity. This route should go past the disabled parking. Pedestrian space should be clearly marked using a change in material. Further details of pedestrian and cycle routes, along with materials should be provided in the Design and Access Statement before the application is referred back to the Mayor at Stage 2.

75 Legible London signage should be integrated into the site, way-marking the site and Cinema Museum. The integration of signage into the site was discussed at the pre-application stage. A sum of £15,000 should be secured in the s106 agreement to fund two new signs and three local map updates.

Trip Generation and Impact

76 Trip rates have been sourced from TRICS to estimate the trip generation for the development, however sites have been selected within suburban locations that are further from the CAZ and are not representative of the site location characteristics. The site is close to Elephant and Castle, and as such 'Edge of Town Centre' sites within TRICS would be considered more applicable. Therefore, the impact of the development on the transport network is underestimated. The trip generation should be revised accordingly to confirm the development impact.

Cycle Parking

77 The applicant is providing a total of 411 long stay spaces and six short stay spaces, which is compliant with the Intend to Publish London Plan minimum standards. However, the applicant is providing 90% of these spaces as 'X Type Racks' with only 10% Sheffield stands. The proportion of cycle parking spaces provided as 'X Type Racks' should be reduced to encourage cyclists of all abilities to use the cycle parking. A minimum of 25% of cycle parking provided should be Sheffield stands at the conventional spacing of 1.2 metres. A further 5% of the parking should be Sheffield stands spaced more widely (1.8 metres between stands) to accommodate larger cycles.

78 The applicant should ensure that all doors to access long stay cycle parking are electrically opened with a minimum opening of 1000mm, and that lifts to access the storage are a minimum of 1.2 metres by 2.3 metres, as set out in the London Cycle Design Standards (LCDS).

Car Parking

79 The development will only provide car parking for disabled persons, which is strongly supported. The Intend to Publish London Plan requires blue badge parking to be provided for 3% of dwellings from the outset and evidence that an additional 7% can be provided if there is demand. This equates to the provision of 8 blue badge parking spaces from the outset,

with evidence that a further 10 can be provided subject to demand. Evidence should be provided to show that the additional 7% of spaces can be accommodated. Given the small number of parking spaces, all should be provided with electric charging capabilities.

Servicing and Construction

80 A full Delivery and Servicing Plan (DSP) should be secured by condition, along with a detailed Construction Logistics Plan (CLP). These documents should be prepared in line with TfL guidance. The applicant should engage with the Elephant and Castle Development Forum, which aims to minimise the impacts of development in the area and is jointly led by LB Southwark and TfL.

Mitigation

81 Based on the predicted impact of the site, a contribution of £150,000 is requested to fund the provision of a cycle hire docking station in the area. This is due to a gap in the cycle hire network in this location. The applicant should also provide a three year cycle hire membership to the developments first residents (one fob per household), in line with the Mayor's Transport Strategy goals.

82 Although the site is in Lambeth, the nearest London Underground station is in Elephant and Castle in Southwark. This application is predicted to have a significant impact on the station's capacity. The Elephant and Castle SPD requires growth in the area to be accommodated by a new ticket hall for the Northern line (NLTH) at Elephant and Castle station, which TfL is currently at advanced stages of planning. All developments in the Southwark part of the OA contribute to the NLTH, originally via a strategic transport tariff, latterly through the borough CIL. The development will add directly to peak hour demand at Elephant and Castle LU station, and will benefit directly from the NLTH. A contribution should therefore be secured. As such, using the SPD strategic transport tariff as a guide, the development should contribute £2 million towards the NLTH.

83 The Mayoral CIL rate for Lambeth is £60 per square metre. The full CIL amounts should be confirmed by the Council.

Local planning authority's position

84 Lambeth Council officers are still assessing the scheme. A committee date for the application has not yet been set.

Legal considerations

85 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application and any connected application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

86 There are no financial considerations at this stage.

Conclusion

87 London Plan policies on Opportunity Areas, visitor infrastructure, housing and affordable housing, heritage, urban design, inclusive access, environment and transport are all relevant to this application. Having regard to these policies the application complies with some of these policies but not with others as per the schedule below:

- **Principle of development:** The principle of the redevelopment of this under-utilised site on the edge of the Elephant and Castle Opportunity Area, the CAZ and Elephant & Castle major town centre is strongly supported. The agreed terms to secure the Cinema Museum's long-term future should be secured in the s106 agreement.
- **Housing:** 50% affordable housing by habitable room with a tenure split of 31% affordable rent and 69% shared ownership is proposed. At present, the scheme cannot follow the Fast Track Route before confirmation on the level of public subsidy is provided, along with Lambeth Council's agreement to the proposed tenure split. Further information on the rent levels for the affordable rent units should be provided. The scheme is therefore currently following the Viability Tested Route and officers are scrutinising the viability assessment to ensure the maximum quantum and affordability of the affordable housing. Early stage and (should the scheme not follow the Fast Track Route) late stage viability reviews must be secured. The residential quality should be improved and useable play space should be provided.
- **Heritage:** The proposed development provides some public benefits but the harm caused to the heritage assets should be outweighed by further public benefits, including the delivery of a scheme of exemplary design in terms of visual impact on townscape, quality of the public realm and residential amenity and detailing of architecture; securing a long term future for the Cinema Museum and the provision of genuinely affordable homes.
- **Urban design:** While the proposed height of the tall building is broadly consistent with the context of the neighbouring Elephant and Castle tall buildings cluster and raises no strategic issues subject to micro-climate/daylight/sunlight analysis, the massing of the proposed tower raises concerns because of its proportion and form. The bulk of the tower should be slimmed down to free up space at ground level to improve the public realm and residential amenity, improve residential quality, reduce visual impact on townscape and create an elegant building form on the skyline particularly when viewed in conjunction with the existing UNCLE tower.
- **Inclusive design:** The Council should secure M4(2) and M4(3) requirements with plans showing the location and number of wheelchair accessible/ adaptable flats.
- **Climate Change:** Further evidence is required to support the savings claimed and ensure compliance with London Plan and Intend to Publish London Plan policies. A contribution to the borough's offset fund should be secured. Further information on residual flood risks, the proposed surface water drainage strategy, and urban greening is required.

- **Transport:** The applicant should provide more information regarding trip generation and the movement of pedestrians and cyclists through the site. Financial contributions of £150,000 to fund the installation of cycle hire facilities in the area and £15,000 towards Legible London signage and £2 million toward the new Northern Line Ticket Hall (NLTH) at Elephant and Castle London Underground station are required.

for further information, contact GLA Planning Unit (Development & Projects Team):

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Deputy Head of Development Management

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Team Leader – Development Management

[REDACTED]@london.gov.uk

Principal Strategic Planner (Case Officer)

[REDACTED]@london.gov.uk

ENERGY**Proposal**

| Use | Floorspace/Number of units |
|------------------|-----------------------------------|
| Dwellings | 256 |
| Ancillary/Office | 282m ² |

Overview of proposals

1. The Energy Hierarchy has been followed; the proposed strategy is generally supported; however, the applicant should submit additional information to ensure compliance with the London Plan policies.
2. The applicant is encouraged to use the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.
3. For the purposes of this assessment, the applicant will be estimating the CO₂ emission performance against London Plan policies using the SAP 10 emissions factors.

BE LEAN

4. A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development.

CO₂ and Energy Performance**Domestic**

5. The domestic element development is estimated to achieve a reduction of 16 tonnes per annum (8%) in regulated CO₂ emissions compared to a 2013 Building Regulations compliant development. The applicant should note that the Intend to Publish London Plan includes a target of a 10% improvement on 2013 Building Regulations from energy efficiency which applicants should be aiming towards. The applicant should therefore model additional energy efficiency measures and commit to higher carbon savings through energy efficiency alone.
6. The applicant has provided the 'be lean' DER and TER output sheets from the modelling software.

Non-domestic

7. The non-domestic element of the proposed development is estimated to achieve a reduction of 1 tonne per annum (18%) in regulated CO₂ emissions compared to a 2013 Building Regulations compliant development.
8. The applicant has provided the 'be lean' BRUKL sheets from the modelling software.

Energy Demand and Fabric Energy Efficiency

9. The applicant has provided the predicted energy demand for the development, this is welcomed.
10. The applicant has reported the Part L Fabric Energy Efficiency (FEE) performance for the baseline and the 'be lean' scenarios and it is estimated that the development will achieve a reduction of 17% in annual heating and cooling demand.

Cooling and Overheating

11. The demand for cooling and the overheating risk will be minimised through low glazing areas and external shading.

Domestic

12. The applicant has completed the domestic overheating checklist to identify potential site-specific risks which may lead to overheating, this is welcomed.
13. A Dynamic Overheating Analysis has been undertaken to assess the overheating risk within the dwellings using the CIBSE TM59 methodology and the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.
14. Justification that the model sample represents the worst-case units should be provided. It is noted that studio units 06 and 04 are small single aspect units with a S/SE orientated façade but have not been included in the sample.
15. The results show that the design proposals are anticipated to meet the CIBSE recommendations for comfort, assuming natural ventilation i.e. occupants can open the windows. The applicant has also assessed a sample of corridors and has proposed a strategy to ensure the comfort criteria can be met.

Non-domestic

16. The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building has been provided and the applicant has demonstrated that the actual building's cooling demand is lower than the notional.

BE CLEAN

District heating

17. The applicant has carried out an investigation and there are no existing or planned district heating networks within the vicinity of the proposed development. Correspondence from multiple network operators has been provide to support this. Confirmation from the proposed Elephant and Castle network should be sought and provided.
18. The applicant should provide a commitment to ensure that the development is designed to allow future connection to a district heating network. Drawings demonstrating how the site is to be future-proofed for a connection to a district heating network should be provided; these should include space provision for heat exchangers in the plant room, isolation valves, safe-guarded pipe route to the site boundary etc.
19. The applicant is proposing to install a communal heat network. However, the applicant should confirm that all apartments and non-domestic building uses will be connected to the communal heat network. A drawing showing the route of the heat network linking all uses on the site should be provided
20. Indicative information on the network's operating temperatures (flow and return temperatures) have been submitted; however, the applicant should provide detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.
21. Further information on the floor area, internal layout and location of the energy centre should be provided.

BE GREEN

22. The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install Heat Pumps.
23. A reduction in regulated CO₂ emissions of 56 tonnes per annum (27%) will be achieved through this third element of the energy hierarchy.

Heat pumps

24. The feasibility study for renewable technologies eliminated the use of a GSHP on the grounds that the Northern Line runs below the development. It is noted that the northern line would offer an opportunity for higher grade waste heat than the ground

and may be more accessible if a ventilation shaft is in the vicinity of the development. The applicant should investigate the feasibility of such a waste heat connection and should provide evidence that TFL have been contacted to investigate the potential to extract heat from the Northern line tunnels via a ventilation shaft.

25. Centralised heat pumps are being proposed in the form of ASHPs. Further information on the heat pumps should be provided including:
 - a. The heat pump's total capacity (kWth).
 - b. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
 - c. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).
 - d. Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions.
 - e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design.
 - f. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently.
 - g. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning. (It is recommended that boroughs condition this).

PVs

26. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed. Therefore, the conclusion that PV is not included due to the scale of the viable array should be revised.

DOMESTIC CARBON SAVINGS

Based on the energy assessment submitted at stage I, the table below shows the residual CO₂ emissions after each stage of the energy hierarchy and the CO₂ emission reductions at each stage of the energy hierarchy for the domestic buildings.

Table: CO₂ emission reductions from application of the energy hierarchy

| | Total residual regulated CO₂ emissions | Regulated CO₂ emissions reductions | |
|--|--|--|-------------------|
| | (tonnes per annum) | (tonnes per annum) | (per cent) |
| | | | |

| | | | |
|---|-----|-----------|------------|
| Baseline i.e. 2013 Building Regulations | 200 | | |
| Energy Efficiency | 184 | 16 | 8% |
| CHP | 184 | 0 | 0% |
| Renewable energy | 129 | 55 | 28% |
| Total | | 71 | 35% |

27. An on-site reduction of 71 tonnes of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development is expected for the domestic buildings, equivalent to an overall saving of 35%.
28. The carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.
29. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO₂ emissions, equivalent to 71 tonnes of CO₂ per annum, is met through a contribution to the borough's offset fund.
30. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

NON-DOMESTIC CARBON SAVINGS

Based on the energy assessment submitted at stage I, the table below shows the residual CO₂ emissions after each stage of the energy hierarchy and the CO₂ emission reductions at each stage of the energy hierarchy for the non-domestic buildings.

Table: CO₂ emission reductions from application of the energy hierarchy

| | Total residual regulated CO ₂ emissions (tonnes per annum) | Regulated CO ₂ emissions reductions | |
|---|--|--|------------|
| | | (tonnes per annum) | (per cent) |
| Baseline i.e. 2013 Building Regulations | 5.8 | | |
| Energy Efficiency | 4.7 | 1.1 | 18% |
| CHP | 4.7 | 0.0 | 0% |
| Renewable energy | 3.8 | 0.9 | 15% |
| Total | | 2.0 | 34% |

31. An on-site reduction of 2 tonnes of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development is expected for the non-domestic buildings, equivalent to an overall saving of 34%.

32. The carbon dioxide savings fall short of the target within Policy 5.2 of the London Plan. The applicant should consider the scope for additional measures aimed at achieving further carbon reductions.
33. All comments above should be addressed before compliance with London Plan energy policy can be verified.

FLOOD RISK

Overview of proposals

1. The Flood Risk Assessment provided for the proposed development does not comply with London Plan policy 5.12 and the Intend to Publish London Plan policy SI.12, as it does not give appropriate regard to residual flood risks, and the need for resistance and resilience measures. The residual risk of flooding to ground floor dwellings should be more clearly explained and specific resistance and resilience measures proposed to manage this risk. Where the residual risk is too great to be managed by such measures the proposed ground floor dwellings should be relocated or reconfigured.
2. The surface water drainage strategy for the proposed development does not comply with London Plan policy 5.13 and the Intend to Publish policy SI.13 as it does not give appropriate regard to the drainage hierarchy. The Applicant should provide plans showing additional green infrastructure-based SuDS.
3. The proposed development generally meets the requirements of London Plan policy 5.15 and the Intend to Publish London Plan policy SI.5. The Applicant should also consider water harvesting and reuse to reduce consumption of wholesome water across the entire development site. This can be integrated with the surface water drainage system to provide a dual benefit.
4. The Applicant should embed urban greening as a fundamental element of site and building design, in line with London Plan policy 5.10 and the Intend to Publish London Plan Policy G1 and G5. Features such as street trees, green roofs, green walls, rain gardens, wild flower meadows, woodland and hedgerows should all be considered for inclusion. The Applicant should calculate the proposed development's Urban Greening Factor, as set out in Policy G5 of the Intend to Publish London Plan, and aim to achieve the specified target.

Flood Risk Management

| Flood Source | Flood Risk |
|---------------------|------------------------|
| Rivers and the sea | Flood Zone 3, defended |
| Surface water | Low |
| Reservoir | No |
| Groundwater | Medium |
| Sewer | Low |
| Other | N/A |

5. The site is in Flood Zone 3, in an area benefitting from River Thames tidal defences. A Flood Risk Assessment (FRA) has been submitted as required under the NPPF.
6. The FRA considers the risk of flooding from a range of sources but does not adequately address the residual risk of flooding due to a breach of River Thames defences.
7. The residual risk of flooding to ground floor dwellings should be more clearly explained and specific resistance and resilience measures proposed to manage this risk. Where the residual risk is too great to be managed by such measures the proposed ground floor dwellings should be relocated or reconfigured.
8. The FRA proposes tanking of the basement to mitigate the risk of groundwater ingress. This is supported.
9. The FRA proposes preparing a Flood Warning and Evacuation plan. This is supported, and should be secured by appropriate condition.
10. The Flood Risk Assessment provided for the proposed development does not comply with London Plan policy 5.12 and the Intend to Publish London Plan policy SI.12, as it does not give appropriate regard to residual flood risks, and the need for resistance and resilience measures. The residual risk of flooding to ground floor dwellings should be more clearly explained and specific resistance and resilience measures proposed to manage this risk. Where the residual risk is too great to be managed by such measures the proposed ground floor dwellings should be relocated or reconfigured.

SUSTAINABLE DRAINAGE

11. The surface water drainage strategy provides an assessment of greenfield runoff rate, existing runoff rates, and attenuation storage required to restrict the 100 year (plus 40% climate change) post-development discharge rate to 3.5 l/s (greenfield runoff rate).
12. The calculation of greenfield runoff rates adopts an urbanisation factor of 0.66, representing a partially developed catchment. The greenfield runoff rate is intended to represent an undeveloped catchment (literally a 'green field') and the use of an urbanisation factor greater than zero is incorrect.
13. The surface water drainage strategy addresses the drainage hierarchy. A small area of green roof is provided, with the only other SuDS measures being 415 m³ of attenuation storage distributed between the pavement base layer and a tank. There are opportunities to provide additional green or green/blue roofs on the main buildings and raingarden/bioretenion areas integrated with the soft landscaping. This approach does not satisfy the requirements of London Plan policy 5.13 and the Intend to Publish London Plan SI.13. The Applicant should provide plans showing additional green infrastructure-based SuDS.
14. As of April 2019, London's 33 Lead Local Flood Authorities (LLFAs) have introduced the London Sustainable Drainage Proforma. This proforma is required to accompany Sustainable Drainage strategies submitted with planning

applications and forms part of planning application validation requirements. The proforma sets a clear standard for the information that should be provided in a Sustainable Drainage strategy for all development in London. The proforma is intended to ensure that key information is provided with the initial planning application, reducing the need to request additional information throughout the assessment process and preventing delays in approval. Applications should be accompanied by a completed proforma when submitted. The proformas for all Local Authorities can be found here (<https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>) and on the relevant borough's websites. This initiative is supported by the Greater London Authority (GLA) and the London Drainage Engineers' Group (LoDEG).

15. The surface water drainage strategy for the proposed development does not comply with London Plan policy 5.13 and the Intend to Publish policy SI.13 as it does not give appropriate regard to the drainage hierarchy. The Applicant should provide plans showing additional green infrastructure-based SuDS.

WATER EFFICIENCY

16. The sustainability statement proposes that the proposed dwellings will have a maximum indoor water consumption of 105 l/person/day, in line with the optional standard in Part G of the Building Regulations, and compliant with policy 5.15 of the London Plan and the Intend to Publish London Plan policy SI.5.
17. The proposed development generally meets the requirements of London Plan policy 5.15 and the Intend to Publish London Plan policy SI.5. The Applicant should also consider water harvesting and reuse to reduce consumption of wholesome water across the entire development site. This can be integrated with the surface water drainage system to provide a dual benefit.

URBAN GREENING

18. The Applicant should embed urban greening as a fundamental element of site and building design, in line with London Plan policy 5.10 and the Intend to Publish London Plan Policy G1 and G5. Features such as street trees, green roofs, green walls, rain gardens, wild flower meadows, woodland and hedgerows should all be considered for inclusion. The Applicant should calculate the proposed development's Urban Greening Factor, as set out in Policy G5 of the Intend to Publish London Plan, and aim to achieve the specified target.

From: Donald Considine <[REDACTED]@tpbennett.com>
Sent: 28 January 2020 11:01
To: [REDACTED]
Subject: RE: Woodlands Nursing Home stage 1

Hi [REDACTED]

Thanks for this. I can confirm 1.00pm on the 13th, and it will certainly be myself and [REDACTED] (there may be another attendee from Anthology/ Lifestory). If there is an opportunity to meet earlier, I am sure I could get everyone to attend at relatively short notice.

Thanks again

Donald Considine
Director



www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 28 January 2020 10:58
To: Donald Considine <[REDACTED]@tpbennett.com>
Subject: RE: Woodlands Nursing Home stage 1

Hi Donald

Just got your voicemail.

I have chased John and [REDACTED] to see if they can meet sooner but their diaries are pretty booked up as you can imagine.

Meeting on the 13th would be at 1pm.

I will let you know

[REDACTED]

From: Donald Considine <[REDACTED]@tpbennett.com>
Sent: 22 January 2020 16:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Woodlands Nursing Home stage 1

Hi [REDACTED]

I am sure we can so let's keep that as available. If there is any chance of getting a meeting in next week (I appreciate everyone is booked up and busy) it would be appreciated. It is quite possible that LBL will have formalised a decision

under delegated powers before the 13th leaving the potential routes forward messier. If we could get a brief discussion in before that happens it potentially keeps routes to delivery more open.

Hope that makes sense.

Donald Considine

Director



www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [redacted] <[redacted]@london.gov.uk>
Sent: 22 January 2020 15:58
To: Donald Considine <[redacted]@tpbennett.com>
Subject: RE: Woodlands Nursing Home stage 1

Hi Donald

Are you able to meeting with John Finlayson, [redacted] [redacted] [redacted] and me on 13 February at city hall for an hour between 12.30 and 14.00?

Please let me know if this suits your team.

Thank you

[redacted]

From: Donald Considine <[redacted]@tpbennett.com>
Sent: 21 January 2020 09:44
To: [redacted] <[redacted]@london.gov.uk>
Subject: RE: Woodlands Nursing Home stage 1
Importance: High

Hi [redacted]

Just tried to give you a call and thanks for this, and the expression of strong support for the principle. As you know we are stuck between approaches at the moment. Could we arrange a meeting with yourselves to explore unlocking as soon as possible; but presumably it would be useful to have a senior as possible, so as to have strategic management position, but it may be an initial informal meeting might eake us forward. I am pretty sure I can get anthology to attend as necessary if you could let me know availability?

Thanks

Donald Considine

Director



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tp bennett One America Street, London SE1 0NE

From: [redacted] <[redacted]@london.gov.uk>
Sent: 21 January 2020 09:32
To: [redacted] <[redacted]@lambeth.gov.uk>
Cc: Donald Considine <[redacted]@tpbennett.com>
Subject: Woodlands Nursing Home stage 1

Dear [redacted]

Please find attached the stage 1 report and letter for the above application.

Please let me know if you have any questions.

Kind regards

[redacted]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [redacted]

[redacted] [\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)
www.london.gov.uk/what-we-do/planning

[REDACTED]

From: John Finlayson
Sent: 29 January 2020 12:44
To: Jules Pipe
Cc: Debbie Jackson; [REDACTED]
Subject: RE: Greetings from Lifestory

Hi Jules

Since the issue of the Stage 1 we have been asked for meetings by both Anthology and Lambeth Council. We have agreed to meet both.

A meeting with Anthology has been confirmed this morning for Feb 14. This was requested by their planning consultant Donald Considine of tp benett. A meeting with Lambeth Council officers is still to be arranged.

Kind regards
John

From: Jules Pipe
Sent: 29 January 2020 12:34
To: John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Debbie Jackson <[REDACTED]@london.gov.uk>
Subject: FW: Greetings from Lifestory

Hi John, [REDACTED]

As you can see, [REDACTED] approached me last night at the Planning Awards about the Anthology development at the Cinema Museum site.

He was very, very keen for a meeting with someone senior (perfectly happy if a senior planner, didn't have to be me) to discuss this from first principles. He was insistent that they were now open to completely changing the scheme. He wants a headline steer on what we would find acceptable.

It sounds like a paid-for pre-app-in-principle meeting, but am wondering – given where this has now got to stage 1-wise, and the Housing and Land grant sensitivities etc – whether simply telling him to put in his request and the appropriate fee is how we'd want to handle it?

I think we should get them in for a friendly meeting to test how much of a fresh start they want to make, and then tell them to go for the more detailed pre-App process if required?

What do you think?

Jules

From: [REDACTED] <[REDACTED]@lifestory.group>
Sent: 29 January 2020 10:52
To: Jules Pipe <[REDACTED]@london.gov.uk>
Subject: Greetings from Lifestory

Dear Jules

Thank you for your time last night at the Planning Awards and our discussion concerning Lifestory's two *Homes for Londoners* projects.

As I explained, we would very much like to have a senior level discussion on the schemes so that we can plan ahead with confidence.

Our attendees would be myself and [REDACTED] our Development Director.

We think an hour would be adequate but we do believe that all of us would benefit from a conversation.

It would greatly assist us especially.

With many thanks

[REDACTED]

M + [REDACTED]



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