

Ms Torla Evans comments

Page: [Draft New London Plan](#)

Section: [N/A](#)

I don't see anywhere in the draft London Plan that refers to the growing problem of homelessness in the Capital . There has been an increase of nearly 20 per cent of rough sleepers in the Capital and this does not take into account the large number of 'hidden' homeless , sleeping on sofas in friends houses or secretly sleeping in parks. Whilst we continue to turn a blind eye to the problem how can we maintain the lie that we live in this great vibrant cosmopolitan city that welcomes everyone ? Homeless men sleeping in shop doorways and in underground passages is a blight on our humanity and shows a huge lack of will and resourcefulness on behalf of both our central and local government . So , we should build specialist housing for the homeless and provide facilities to help them get back to a better and more fulfilling life.

Page: [Foreword](#)

Section: [N/A](#)

The overall stated aims of making sure we build enough affordable housing and facilitate policies in order to make sure that under represented minorities are not disadvantaged is a laudable aim , but the devil is in the detail . Londoners earning between £60 000 and £90 000 are provided with help and incentives to part buy, part rent properties, There is no such help for those on much lower incomes. The London Living wage should be promoted so that it becomes the minimum amount an employer will offer employees rather than an upper limit which they fight to stay below. Local councils who claim to promote this policy for themselves as employers and for those businesses seeking to operate within their borough should be advised to make sure this happens . Example : Lambeth council says it promotes the London Living Wage . They are in co operation with Cineworld PictureHouse cinemas in West Norwood where the delayed Picture House cinema and Library is due to open. Wages are not at the London living wage level so why can't the council write this into their contracts ?

Page: [Introducing the Plan](#)

Section: [0.0.23](#)

The planning dept of Lambeth Council have a very poor reputation. I think being well qualified in Planning should be a pre requisite for having decision making powers in this area.

Page: [Chapter 1 Planning London's Future \(Good Growth Policies\)](#)

Section: [1.0.6](#)

The rise in cost of London property has been affected by the stratospheric prices paid for central London prime properties by non British nationals , many of whom fall into the 'unexplained wealth ' category. Until recently such billionaires have been able to launder their money in London through buying these properties. New legislation exists to look into where the funds come from. It does London no credit to lose its prime location properties left empty for most of the year and funded through highly questionable sources.

The council houses sold to tenants under right to buy must be replaced by new council homes of the same size or larger so that the amount of social housing is not reduced and reduced till it barely exists.

Page: [Chapter 1 Planning London's Future \(Good Growth Policies\)](#)

Section: [1.0.6](#)

Make rents for housing truly affordable not up to 80 per cent of market rent.

Sounds good but in practise is it just something that is written about but ignored ? I think so. I attended equality commission sessions organised by Lambeth council but they were guilty of trying to disinvite residents whose views were not their own. Pointing out that closing libraries would disadvantage the demographic of B.A.M.E. populations was not welcomed as an observation. What can we do to help those that feel excluded ? Not try to disinvite them for a start ! Not closing community centres, sports facilities and libraries in areas of deprivation. Example: Lambeth council closed Carnegie library during the time that local children were revising for their gcse and 'A' level exams in 2016. Minet library was also closed. Suggestion from the council ? Use Brixton library. Well , Brixton library was chocca , of course. Carnegie was well used by all sections of society . After 2 years closed and more spent on security than it cost to run the library it has reopened . The gym is being built in the basement costing the council £1.5m or so for building work alone. The disadvantaged will not be joining the gym !! It was a place which was building a strong and inclusive community .

Page: [Policy GG1 Building strong and inclusive communities](#)

Section: [1.1.5](#)

Specifically on Neighbourhood plans, there is a tendency for councils to encourage a neighbourhood plan but then to reject it out of hand once it has been submitted , with no considered explanation as to why. Examples here are the People's Plan for Cressingham Gardens SW2 which came in at no more than Lambeth's plans to demolish and replace (via Savile's) with expensive private and 'affordable' housing , with virtually no increase in social housing .The People's plan included infilling of spaces , no demolition and fully costed plans but was rejected with little explanation. Likewise the Friends of Carnegie Library plans to run a full-time library but without the need to spend £3 m on putting an unwanted private gym in the basement and providing G.L.L.with rent free or considerably reduced rent for the next 7 years (forgive me for not being exact. I am rushing here !) was also rejected in favour of replacing a full time librarian with 2 hours a day for a librarian and many millions spent on a gym that the community was not consulted on. Please ensure that consultation and engaging with the community is not just a tick box exercise that is done for show.

Page: [Policy GG3 Creating a healthy city](#)

Section: [1.3.3](#)

I want to pick up on damp housing conditions here. Much of the problem with rogue landlords in Lambeth stems from the council renting homes from unscrupulous private landlords , guaranteeing them no void periods, not inspecting properties to check for damp and vermin and allowing temporary tenants to suffer the resultant health problems that ensue. All landlord's properties should be inspected and brought up to standard before councils can sublet them to tenants. In many cases the council is subsidising rents where previous council tenants have bought their properties under right to buy at a huge price reduction and then re let them out at 'affordable rent' back to the council that sold them the flat at a discount. Costs in mental health provision for families living in sub standard conditions combined with the cost involved in treating long term chest conditions is high.

Page: [Policy GG4 Delivering the homes Londoners need](#)

Section: [GG4](#)

It must be stated that more council housing will be built . What is happening now is the provision of luxury flats that only those on high incomes can afford. If lucky , the developer will provide a limited number of homes at social rent. So , what happens ? A preponderance of well to do Londoners taking over traditionally working class areas and pushing the traditional communities out of London. This is happening on a large scale in Brixton , Lambeth , where long term residents face being cleased out of their homes and moved out of borough , even out of London.If you want the diversity that London has always been praised for providing and the resultant buzz that results then don't push out the local community. Be specific about the kind of housing that needs to be built.

Page: [Policy GG6 Increasing efficiency and resilience](#)

Section: [GG6](#)

London becoming zero carbon by 2050 is too late. Bring the date forward.

Page: [Policy SD10 Strategic and local regeneration](#)

Section: [2.10.6](#)

Support -

Here I'd mention again that libraries are very valuable in non monetary terms for local people . Yes, the regeneration strategy should identify, protect and promote places and spaces particularly valued by the community. Yes, an ACV , Asset of Community Value. Likewise , beautiful spaces such as Brockwell Park need to be looked after and valued for all the community. Whn rented out for commercial activities it can encroach on the most important use of the grren space, that of a quiet , relaxing area for locals to enjoy.

Page: [Policy D10 Safety, security and resilience to emergency](#)

Section: [D10](#)

Please encourage councils to publish their fire risk assessments and also we need to look again at our fire and building safety standards. Councils, listen to your residents when thy voice safety concerns. Ask councils to listen and take action when residents are voicing their concerns.

Page: [Policy D10 Safety, security and resilience to emergency](#)

Section: [3.10.3](#)

Lighting in dark areas would go some way to deterring crime.Introducing good green planting to soften and improve an area is a step in the right direction.

Page: [Policy D11 Fire safety](#)

Section: [D11](#)

Zero tolerance of developers using cheaper materials with reduced fire safety standards. Fire regs need updating and improving. Don't wait for the enquiry into Grenfell before this happens. All councils must do PROPER fire risk assessments and publish them.

Page: [Policy H7 Affordable housing tenure](#)

Section: [4.7.2](#)

This is very wooly and allows councils to wriggle out of providing sufficient housing at social rents.

Page: [Policy H7 Affordable housing tenure](#)

Section: [4.7.6](#)

These schemes are really unaffordable to many . I object to providing so much help to Londoners who are well on the way to being able to afford a property without a subsidy from the govt. They are problematic in terms of selling , too.

Page: [Policy H10 Redevelopment of existing housing and estate regeneration](#)

Section: [H10](#)

Please make sure that residents are balloted over the question of demolishing their homes and that councils cannot ignore the results of the ballot. This should be for all developments , whether new ones or ones already in the pipeline.

Page: [Policy H10 Redevelopment of existing housing and estate regeneration](#)

Section: [4.10.5](#)

Object -

I object to this as there are many areas where luxury private developments are being built. They should not take over from the provision of social housing as there are many people who will never be able to afford luxury new homes due to very low wages. Should we just allow low paid workers to be banished to Margate , the Isle of Wight, Kent etc because we want to fill our Capital City with just high paid workers ? In order to flourish we need a good social mix and we need nurses, teachers , shop workers, receptionists, care workers etc to be able to live near their places of work.

Page: [Policy H12 Housing size mix](#)

Section: [4.12.7](#)

H.M.O's are an unhealthy way of living , giving rise to many problems both for the occupants and their neighbours. Many are not registered and councils turn a blind eye to them or even encourage their over occupation . Hazards include huge amounts of rubbish , resulting infestation by rodents, anti social behaviour due to lack of space and privacy, noise, nuisance. Poor conditions for tenants, unhealthy profit for the landlord.

Page: [Policy G1 Green infrastructure](#)

Section: [G1](#)

It's not enough just to say that green roofs are encouraged . We all need access to great green spaces such as parks and commons, and they need to be protected and nurtured.

Page: [Policy G1 Green infrastructure](#)

Section: [8.1.1](#)

I would like you to actively encourage Londoners to unpave front gardens and replace with earth and plants. Subsidies should be in place for this. It would create better drainage and reduce risk of flooding as well as helping to promote better biodiversity.

Page: [Policy G4 Local green and open space](#)

Section: [G4](#)

Strengthen protection for all categories of public green space. Put a large percentage of existing London infrastructure levy agreements should be earmarked for green space revenue for the use of borough wide parks services.

Page: [Policy G5 Urban greening](#)

Section: [8.5.2](#)

Residents should be encouraged through subsidies and education to retain or create front gardens , not paving them for use as a place to park the car.

Page: [Policy G7 Trees and woodlands](#)

Section: [8.7.2](#)

2050 is a long way off and outside the time period of this Mayor's tenure. Aim to increase the amount of trees by 10 per cent well before then .

Page: [Policy G8 Food growing](#)

Section: [N/A](#)

The growing of fruit and vegetables locally is something to encourage as much as possible. We produce a tiny percentage of the food we consume and rely far too heavily on imports . When we leave the E.U. we will be sourcing food from far away which is incredibly bad news for us and the environment. Growing food in school environments is a great idea to be encouraged. Greening urban areas and planting fruit trees locally in estates and on pieces of wasteland has been very successful in West Norwood and Brixton to name a few examples. Encouraging local people to get involved is essential to widen access to this activity .

Page: [Policy SI1 Improving air quality](#)

Section: [9.1.9](#)

No to offsetting . Developers have plenty of money and very little social awareness and environmental awareness . Good air quality is vital to our health and wellbeing.

Page: [Policy SI2 Minimising greenhouse gas emissions](#)

Section: [9.2.1](#)

Again , 2050 is a cop out. Far too far away. We must commit to cleaner air now.