

LEE MANOR SOCIETY

1976



2026

Meeting of the Lee Manor Society meeting held on 18th February 2026 at the Church of the Good Shepherd, Lee.

Present:

Mike Haste (MH) (Chair)
Simon Bucks (SB)
Frances Migniulo (FM)
Karen Pratt (KP)
David Plumer (DP)
Charles Batchelor (CB)
Mary Donovan (MO)
David Danreuther (DD)
David Ford (DF)
Jan Ford (JF)
Dan Griffin (DG)

Apologies: Barbara Bird

1. The previous minutes for the Society's meeting held on 2nd September 2025 were approved by those present at this meeting.
2. SB provided a financial update, noting that there are just over £10,000 in the bank account, with most expenses being running costs and some for the community garden shed roof. He reminded the meeting that about £2,500 of the reserves represented the NCIL grant for the Big Bed. John Payne had confirmed it would renew its £500 support for the website from May. There was a brief discussion about the options for raising funds from other sponsorship.
3. MH reported on the meeting that he, SB and CB had with Sean Gavin, the London Square MD (South) at Leegate. He explained that Mr. Gavin rejected the idea of Lee residents being involved in suggesting names for the entire development, which he said was a marketing matter. However, he did agree residents could suggest names for the individual buildings, although in the final analysis these would depend on agreement from Lewisham Council and the Post Office.

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4. KP reported on planning for the Plant Mart and Garden Party. She was waiting to discover the identity of the new owners of No 2 Micheldever Road. She was also keen to secure the large table the current owners have traditionally lent to the LMS for the plants.
5. There was a general discussion about detailed planning for the event. KP said she would invite the local MP Janet Daby to again open the event, but that someone else needed to talk about the Lee Manor Society as well.
6. CB reported on the latest position regarding Southbrook Road trees. He said there was room for one more tree which would be funded by the Society. He was hoping to secure some money back from the Big Give which had provided Street Trees for Living with cash-back against our initial investment in the Southbrook Road trees. He has also reminded the residents about watering trees.
7. SB confirmed he has received 15 very small trees from the Woodland Trust which he had planted in Manor House Gardens with a long-term view to planting them in the Big Bed.
8. CB introduced the proposed wording for the plaque to go with the tree planted in MHG in memory of Ralph White. It was agreed that CB would share the proposed wording with Julia White for her approval. MH will then get a costing for the plaque.
- . MH also ran through the latest changes to the Section 106 agreement, which involves some additional costs for London Square. (These changes have now been reported on the Lee Manor Society website <https://leemanorsociety.org/extra-section-106-costs-facing-london-square-for-leegate-development/>)
9. MH also reported on the latest position on trees at Leegate. He understood that two further trees would now be retained – one on Eltham Road and one on Leyland Road.
10. He also explained that the development would need to be approved at each stage (gateway) by the Building Safety Regulator. He said there were in some cases considerable delays in getting this done, so it was possible that once Leegate has now been demolished it could be a year before any new construction



- work gets underway and before Gateway 2 (Building Regulations) submission might be approved.
11. MH ran through other planning issues which are available to view on the LMS website Planning Updates page <https://leemanorsociety.org/planning-updates/>
 12. DG reported on the Community Garden. The new set of dates for meetings had been published on the noticeboard and the website. He and MH had refelted the shed roof and mended some of the planters. They were planning to add an additional roof with guttering and a water butt to harvest more water, though it seems likely that if we have another drought, we can get water supplies from the residents next door at St Monica.
 13. SB confirmed he would research options for a combined public liability insurance policy covering the Community Garden and the Plant Mart.
 14. MH confirmed he would update the Ice House notice for noticeboards, as the current one carries last year's dates, DG would issue a new rota document on Google Docs and ask volunteers to add their names against dates they can do.
 15. SB reported on the latest on the Big Bed project. Paul Lowndes of the Friends of MHG had applied for a Common Ground grant to fund the proposed central path in the Big Bed but had been refused. SB said he has separately on behalf of the LMS applied for a Green Roots grant and expected to hear the result in May. If neither of the methods raised the necessary funds Paul Lowndes believed the FoMHG could finance it themselves. SB stressed that the LMS contribution would only be the NCIL grant money still in the bank account and about £750 which the Society had originally pledged to the project. Alternatively, we could look at crowd funding. The work on the Big Bed was meant to have started in January but had not.
 16. Sustainable Streets. FM said a resident on Cambridge Drive had told her that she had received no further information from the Council about their decision last year to extend CPZ restrictions to Cambridge Drive as well as parts of Burnt Ash Rd and Upwood

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Rd. FM said that reports of the Council decision said implementation would happen in the financial year 2026/7 so it was likely residents in those roads would get further information about CPZ extensions after April this year.

17. AOB. Society members were saddened to hear from FM about the death of Helen Carr on 20 September at the age of 85. Helen was a long-time supporter of the Society and a regular attendee at our annual Plan Mart, helping on the Books and Bric-a-Brac stall. She and her husband Tony with their children, Ben and Emily, moved into one of the Mansard houses on Micheldever Rd almost 50 years ago, after having extensive repairs done to the house which had fallen into disrepair. Helen was a distinguished scholar and editor, setting up two Feminist literary and cultural magazines. She was editing and writing articles until a few weeks before her death. Helen worked for many years at Goldsmiths' College and became emeritus professor of English and comparative literature; her book on the imagist movement is highly praised.
18. The next meeting was scheduled for April 29th at 19.30, in the Good Shepherd Church.