



REGENERATION AND LEISURE SCRUTINY SUB-COMMITTEE

MINUTES of the Regeneration and Leisure Scrutiny Sub-Committee held on Friday 13 May 2011 at 5.00 pm at 160 Tooley Street SE1 2QH

PRESENT: Councillor Mark Glover (Chair)
Councillor Helen Morrissey
Councillor Martin Seaton

OTHER MEMBERS PRESENT: Councillor Fiona Colley

OFFICER SUPPORT: Simon Bevan, Head of planning and transport
Julie Timbrell, Scrutiny project manager
Darryl Telles, Neighbourhoods manager
Tom Branton, Project manager

PARTNERS AND PUBLIC : Valerie Shawcross, A.M
Eileen Conn , Peckham Town Centre Forum
Alex Williams, TfL, Director of Borough Partnerships
Rob Deck, Director, Lend Lease
Susie Wilson, Head of Community Engagement , Lend Lease
Marianne Gray, PeckhamPlex
Luke Miller, Elephant Amenity Network
Richard Lee, Elephant Amenity Network
James Hatts, SE1 Forum
Guy Mamen
Crinne Turner, Berm / London Bridge
Liliana Dmitrovic, Peoples Republic of Southwark
Graham Shaw

1. APOLOGIES

- 1.1 Apologies for absence were received from Councillor Dan Garfield. Apologies for lateness were received from Councillors Helen Morrissey and Martin Seaton.

1.2 The chair apologised for starting late.

2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

2.1 There were none.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

3.1 There were no disclosures of interests or dispensations.

4. MINUTES

4.1 The minutes of 4 March 2011 were agreed as an accurate record.

5. LEND LEASE CONSULTATION PLAN FOR ELEPHANT AND CASTLE REGENERATION

5.1 The chair welcomed Rob Deck, Director, Lend Lease and Susie Wilson, Head of Community Engagement, Lend Lease.

5.2 The Director and Head of Community Engagement presented (the slides are attached to the minutes). He started by saying that Lend Lease understands the value of the consultation process; it brings value to the scheme. He explained that Lend Lease is a global developer, and does not pretend to know the local area. However, he reported, that they do know how to create value.

5.3 The Director spoke about the wider opportunity area and stated that consultation and engagement is as much about research as understanding what makes people tick. The Director explained that when they put in the bid they were required to do a community consultation strategy. The fine detail of this is flexible to allow Lend Lease to respond to events as they unfold. The initial stage was focused on listening and Lend Lease is now about to go into proper consultation. Recent work has been about discussing the area with local groups and understanding what is important. He explained that they wish to hear the views of a good cross section of stakeholders. He reported that a number of important themes are emerging – and detailed these on the slide.

5.4 The Director indicated that there will be difficult decisions to be made. He then went through the time table; indicating that there will be public exhibitions in June & July, November and spring 2012.

5.5 A member asked about the Forum. The Director said they were keen to broaden this out; it was not a decision making body. Its role was to send information to the management group and share information. The membership included public,

private and voluntary representatives. The Forum will provide quality presentations and allow specific feedback at the right time. It will be convened as necessary. Lend Lease officers explained that they wished the Forum to be open, accessible and contain challenging voices. It was reported that the Forum will first meeting on 21 May and Cllr Colley will chair the first meeting.

- 5.6 Lend Lease ended their presentation by stating that they would be happy to feedback in a couple of months time to this scrutiny committee on progress.
- 5.7 The chair invited questions from members and there was a comment that many of the consultation methods outlined, such as attending a Forum or visiting a public exhibition, are about the public coming to you. Members asked Lend Lease what they are doing to reach people outside of these activities and how are you ensuring that information is accessible? Lend Lease officers replied that they have been talking to hard to reach groups, including faith, youth and older peoples' organisations.
- 5.8 A member commented that people are keen to see development. Gaining trust is very important; alongside grabbing peoples' imagination. The member suggested this could be done by the Town Hall square. The Director acknowledged that the scheme has had some false starts. He explained the whole scheme is due to be delivered over 15 years He added there will be challenges and dissenting voices and one of the challenges is maintaining visibility. He cautioned that Lend Lease have to be somewhat careful about promises. He commented that a recent visit to the Community Council had been helpful with around 100 people contributing.
- 5.9 The chair invited representatives of the Elephant Amenity Network to present. Representatives began by explaining that their group is an umbrella for many smaller local groups. They reported that they viewed their relationship with Lend Lease positively. There had been recent meetings and walkabouts and they hoped this would continue.
- 5.10 Representatives went on the recommend improvements in the variety of opportunities to participate and said that they thought focus groups, visioning workshops and activities such as Planning for Real exercises would improve the engagement work, emphasising that they would like more participatory opportunities. Representatives also said that barriers to involvement had not been spelt out as much as they could have been.
- 5.11 They also commented that the Forum's role had not been fully explored in the strategy; they would like to see the terms of reference and understand how the chair or facilitator will be chosen. And they would they would like more explanation of the governance and accountability of the management group. Elephant Amenity Network representatives also said that they would like Lend Lease to be clearer about the constraints; for example massing and financing.
- 5.12 Cllr Colley, Cabinet member for regeneration and corporate strategy, explained that she would chair the Forum and the terms of reference will be discussed at the first meeting. It was explained that the management group will be made up of two Lend Lease representatives; Southwark officers, Steven Platts (head of property) and Eleanor Kelly (deputy chief executive); and Cllr Colley. This group will be

accountable to scrutiny, the public and the wider Lend Lease Forum.

- 5.13 The Lend Lease officers agreed that understanding constraints would be good and acknowledged that they cannot make assumptions about knowledge. The Director went on to say that he was pleased that Elephant Amenity Network is viewing their relationship positively, however at the same time Lend Lease has to ensure that they are not just listening to one group. Lend Lease emphasised that they have to ensure that they listen to a representative cross section of the population and a variety of stakeholders.
- 5.14 Simon Bevan, head of planning and transport, commented that Lend Lease will consult as the developer, and, once a planning application has been submitted, the council will consult as the local authority.

RESOLVED

The chair summed up by advising Lend Lease:

- It is very important that they engage with hard to reach groups, and these can just be very busy people.
- That the website to kept up to date with accurate information.

The chair recommended that Lend Lease be invited back once the wider Forum has met a couple of times and also once the planning process is more advanced.

6. COMMUNITY INFRASTRUCTURE LEVY AND THE GREATER LONDON AUTHORITY

- 6.1 The Chair welcomed Valerie Shawcross, Assembly Member and chair of the GLA transport committee; Alex Williams, Director of Borough Partnerships, Transport for London ; and Cllr Fiona Colley , cabinet lead for regeneration and corporate strategy.
- 6.2 The chair invited Val Shawcross, A.M. to speak and she opened by saying that she is very pleased that investment was finally achieved for the Elephant and Castle south roundabout. She went on the say that the tube station needs significant investment, around £200 million, and that will need to be realised from the Lend Lease agreement, TfL, Southwark and developers, however TfL has no spending set aside. The situation could reach stale mate.
- 6.3 Valerie Shawcross explained that one of the issues is the requirement to aside as much as 50% for contingency but this could be a very inflated figure.
- 6.4 A member asked if Valerie Shawcross and the Director of Borough Partnerships thought that a Community Infrastructure Levy (CIL) could help. The response was that a CIL could help but not fund the full amount. The CIL could be set aside from a much wider area; there is an argument that the whole 'opportunity area' will benefit. It was explained that there are some other difficulties but these could be to be addressed. One of these is the transport interchange needs to be addressed

early but the CIL yields funds through the ebb and flow of development. There might therefore need to be a loan for core investment. There will probably still be a funding gap but CIL could contribute more effectively than section 106 arrangements.

- 6.5 Valerie Shawcross stated that in her view the public sector should contribute to this. She went on to add that if the new London Mayor took a rational look at all the transport projects across London, and did a cost benefit analysis, then Elephant and Castle would do well. She went on to add that in her view the GLA have not done enough for this area.
- 6.6 The chair asked how this could be pushed up the London Mayor's agenda and the chair of GLA transport committee responded that a better government settlement would help; this would be a strategic investment for growth and enable more investment.
- 6.7 A member commented that now the community sees the agreement with Lend Lease has been signed there is a growing expectation that the scheme should deliver.
- 6.8 The Director of Borough Partnerships explained that he had been working with Southwark. £600 million will be collected across London for Crossrail. He explained that the London Mayor can only set a CIL for transport; however a London Borough can set a CIL for any legitimate infrastructure project. A CIL takes 18 months to implement and there is a requirement that evidence is taken in public. He went on to advise that the amount cannot be set so high that it will inhibit development.
- 6.9 The Director of Borough Partnerships explained that TfL is actively engaged with the council and Lend Lease. TfL does recognize that it would be a tall order to generate all the investment needed from developers; however the developers should significantly contribute.
- 6.10 A member asked if funding could come from a combination of CIL, section 106 money and public financing from TfL. The Director of Borough Partnerships explained that there is no funding set aside in the TfL funding plan; investments are political decisions. As it stands that project would need to be solely funded from developers.
- 6.11 Valerie Shawcross commented that it is easier to leverage in public funds if it is possible to demonstrate investment from developers. The Director of Borough Partnerships added the more the funding gap is narrowed down from £200 million the more realistic it will be to negotiate.
- 6.12 Cllr Colley, the cabinet member for regeneration and corporate strategy, stated that the council does believe that a CIL is worth exploring for Elephant and Castle, however, while she believed that while Crossrail should get investment, Southwark's tariff should be set at a lower band.
- 6.13 The cabinet member went on to state that people want more from the Elephant and Castle development than just transport; however the danger is that all the investment could go on this, even though many of the problems already exist and

are not generated by new development. She went on to add that the council is pressing TfL for investment; there is a moral duty and a leap of faith needed for Elephant and Castle. The Director of Borough Partnerships said that TfL want regeneration to be a success, and for that a credible transport solution is needed. He repeated that investment decisions are political decisions. The Director of Borough Partnerships explained that that the present tube does just about cope, however extra development will tip it over the edge and there will be regular closures. A member asked who is responsible and the Director of Borough Partnerships explained that the law says that if a developer causes the burden then the responsibility lies with them.

- 6.14 A member asked if public investment in Elephant and Castle would be a strategic investment for London. Valerie Shawcross commented that she had asked the London Mayor for a cost benefit analysis to be done on the recent investment of £120 million for the bicycle scheme and the £50 million set aside for the cable car. This had not been forth coming yet; however she believed that a cost benefit analysis of Elephant and Castle would demonstrate its value.
- 6.15 The Director of Borough Partnerships and Valerie Shawcross both recommended that Southwark establish a relationship with the newly appointed GLA chief of staff, Eddie Lister.

RESOLVED

The chair, Cllr Mark Glover, recommended that the cabinet:

- Consider initiating a CIL to secure funding from developers
- Get back to TfL with a smaller funding gap
- Ask the council to engage with Eddie Lister, GLA Chief of Staff, as a matter of urgency

7. PECKHAM TOWN CENTRE

- 7.1 The chair reported that the visit to Brixton to look at Lambeth Council's Town Centre management strategy had been excellent. The chair commended the appointment of a dedicated Town Centre manager and reported that this had been a very important appointment, adding that this was a senior rather than junior role. It was agreed that a similar appointment be recommended to the cabinet for Peckham, alongside a brief report on the visit and any further recommendations as a result of tonight's discussions.
- 7.2 Eileen Conn, Peckham Town Centre Forum, was invited to present (the slides are attached to the minutes). She commented that Peckham has tremendous assets, in particular transport links and historic assets. She reported that Cleaner, Greener, Safer money has enabled the partial refurbishment of Peckham Station and showed a slide of the refurbished station old waiting room.

- 7.3 She requested that officers work together in a more joined up way to improve the public realm and support residents through a partnership to enable their vision for Peckham to be realised.
- 7.4 Residents commented that coordination would be a very good role for a Town Centre manager to undertake and the chair commented that he would be happy to include that as a recommendation for the role of Town Centre manager.
- 7.5 The chair commented that the recent focus of the committee had been looking at leveraging in investment and this was key to regenerating Peckham. The Head of Planning and Transport commented that the draft Peckham and Nunhead Area Action Plan (PNAPP), circulated with the papers, was focused on developing a vision rather than driving it forward. He explained that the plan looks at an investment strategy, for example through planning, but there might need to be more clarity on how this could be achieved. It was agreed that there needs to be a strategy document that outlines how the PNAPP will be realised.
- 7.6 It was noted by the chair that there is a need to do something different, as despite a high level of engagement by local residents and the community, as well as significant investment over the years, this has not yielded major change.
- 7.7 A member noted that there are issues around services in Peckham not being good enough, however local members have been very active and this has been effective. The member wondered whether the quality of services is different in Peckham than Dulwich. He queried whether this should be the focus of an area manager's work or should their focus be on regeneration of the area. He urged residents to bring issues to the Community Council for resolution.
- 7.8 Residents emphasised the importance of partnership working and improvement to services in Peckham now rather than Peckham future. Members thanked Peckham Residents' Network for their energy and contribution.

RESOLVED

- 7.9 It was resolved that a Town Centre management appointment for Peckham be recommended to the relevant cabinet member, with a recommendation that this be a senior post focused on delivering the PNAPP and strategic regeneration; while promoting partnership and joined up working. This will be supported by a brief report summarising learning gleaned from the visit to look at the regeneration of Brixton Town Centre.

8. SHARD

- 8.1 The chair reported that recent visit to the Shard had demonstrated the good work being done on employment. It was agreed a brief report summarising this will be produced.

9. WORKPLAN

- 9.1 The chair indicated that he would not be continuing to chair the committee next year due to work commitments. Members thanked Cllr Mark Glover for his work over the last administrative year.