



BOROUGH AND BANKSIDE COMMUNITY COUNCIL

MINUTES of the Borough and Bankside Community Council held on Tuesday 20 July 2010 at 7.00 pm at Charles Dickens School, Toulmin Street, London SE1 1QP

PRESENT: Councillor David Noakes (Chair)
Councillor Poddy Clark (Vice Chair)
Councillor Claire Hickson
Councillor Tim McNally
Councillor Adele Morris
Councillor Geoffrey Thornton

1. INTRODUCTION AND WELCOME

Chair welcomed everyone to the meeting with its theme of Safe in the City.
(A Crime Surgery had taken place prior to the meeting from 6.30pm)

Chair asked Members and officers to introduce themselves.

2. APOLOGIES

There were none.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED: that the minutes of the meeting held on 16 July 2010 be agreed as a correct record and signed by the Chair.

6. DEPUTATIONS / PETITIONS (IF ANY)

There were no deputations or petitions.

COMMUNITY ANNOUNCEMENTS

A resident said that if there were any parents or families with bored children during the holidays, Hankey Hall is running some free youth events. These are for kids aged 5 – 16. There will be music, DJ workshops, mosaics and a fun agenda.

A resident said that Bankside Open Spaces Trust is organising an after school event in Little Dorrit Park tomorrow.

Blackfriars Settlement and BOST will be running a summer play scheme and gardening project at Mint Street Park starting on 2 August, 1pm – 4pm. That will last for four weeks.

On 23 August there will be a launch event of the new play works at Mint Street Park. More information to follow including posters in the area.

Sylvia from Blackfriars Settlement said they have succeeded in their development plans and would be moving to 90-94 Suffolk Street by the end of August. Sylvia thanked Cllr Morris and Cllr Noakes.

Chair said that two schools, St Saviour's & St Olave's and Notre Dame School are having drop-in events tomorrow 5pm – 7.30pm at their respective school sites. This relates to their plans on the Schools for the Future initiative and plans to transform the school buildings. Forms with further information available at the back.

7. SAFE IN THE CITY

Chair said that a fact sheet with useful contact numbers had been circulated but it's good to explain from an agency point of view what powers they have and how they engage with the homeless. How groups like St Mungo's work with the homeless on often multiple issues.

Eammon Edgerton from St Mungo's Street Population Outreach Team

Eammon said that St Mungo's is a housing association that has been working with homeless people for forty years. They provide housing for about one thousand people every night. We aim to work assertively to assist people's recovery from the streets and back into being active members of the community.

In Southwark St Mungo's has a couple of hostels, a shelter and also a big employment and training team. I'm here to talk about the outreach services that Southwark has funded. There are three outreach teams.

There is the SMART (St Mungo's Assertive Response Team). They work with street-drinkers and drug users. There is also the Diamond Team, a multi-agency team involving the Police, probation service, prisons and some voluntary sector agencies. They work with

people having sentences of less than a year. I manage the Street Population Outreach Team. We reduce rough sleeping in the borough and associated activities.

One of the important aspects of sleeping rough is it can happen to anyone. We have worked with a number of people who grew up in Southwark and for a variety of reasons have ended up rough sleeping. Quite often mental illness or traumatic events such as bereavement or relationship breakdown have led to them being on the streets. The longer someone is on the streets the more complex their problem tends to be. The sooner my team realise someone is there and start working with them the better. Living on the street becomes a state of mind and people start building barriers around themselves. We don't believe that anyone should be sleeping rough and work hard to stop vulnerable people reaching that point in the first place.

There is a lot of anti-social behaviour connected to rough sleeping. Street-drinking, drugs, urinating and begging. As a team we challenge this and work with partner agencies. We look to get people into training and work as long-term this will help them move forward. We also work with the anti-social behaviour unit, the Police and the Wardens and help with enforcement where possible.

We work with East Europeans who have language problems and no access to public funds. We have two Eastern European members on our team. The stark choice is street drinking decline or give up and get back to work or return home to social projects in Poland/Czech republic. We also look at enforcement with the UK Border Agency. If people are not fulfilling their treaty obligations and just living on the streets they may be moved.

What can people do? We need for you the residents to be our ears and eyes. If you see someone scared and traumatised or just a problem to you, let us know. The sooner we know about it the earlier we can help.

Contact via Email: info@mungos.org or Tel: 020 8762 5500

Chair thanked Eammon and said during the break there were three sets of Safe in the City presentation slides that show crime categories during the last twelve months in Borough and Bankside. There is a comparison with figures for the previous year and hotspots for the particular crime being committed.

A resident said they live in Nelson Square and see homeless who are hard core and do not seem to want to alter their way of life around drink and drugs. Is there a code of conduct at St. Mungo's?

Eammon said yes, all the hostels have serious rules, regulations, expectations and neighbourhood contracts. We tailor behaviour contracts to specific people if they have particularly complex problems. We also work with Southwark Anti-Social Behaviour Unit (SASBU).

A resident promoted the ROBES project which operates in the winter. It is an emergency night shelter run by local churches. We are able to offer hospitality and a bed for the night for some of these people with lower support needs. Last year there was a very good rate of getting people re-housed. They asked people to support the ROBES project.

They added that homeless problems are often shifted along to a new venue rather than solved completely. Also where can we suggest people go in the afternoons?

Eammon said there is a place in the East End called Crisis Skylight open 2pm -10pm. There is a magazine called The Pavement which lists available options.

Re the moving of people along, the easier it is to rough sleep due to available food and help the easier it is for someone to become entrenched. But we very much look at the long-term solution of helping people into work and accommodation. We do face a big problem though assisting the Eastern Europeans and at the moment we don't know how it will pan out.

A resident asked about the Webber Street service.

Eammon said it was open Monday to Thursday 8.30am – 12 or 1pm.

The resident said someone, previously in a bad way, was now working there and telling people his story. Eammon said it was great that the person was now back in society helping others.

A resident said they had recently met a young man from another country who was in a desperate state and we should all do more to help people in such dire need.

Chair asked if there was contact with Lambeth's services given the issues in and around Waterloo station.

Eammon said yes, there is a lot of displacement and there are different ways of tackling the issues. We work together and discuss how best to move forward.

A resident said that in the park near Pilgrimage Street there is a problem with street-drinkers during the day. Also there is a group of East Europeans that drink on Great Dover Street and the Tabard. There was an altercation recently at the community allotment on Manciple Street.

Eammon said they were aware of some of the issues as they do street shifts both early morning and during the day with a foundation that runs programmes in Poland of abstinence. We feed issues back and Southwark has an alcohol co-ordinator. Please do keep advising of these issues. The more information we receive the better we can manage our resources.

OTHER – A resident said that a crater on Hankey previously reported at a meeting had been worked on. However the work had not been done well. It needs to be looked into properly. There needs to be accountability for work done.

Chair asked officers to look in that.

A resident asked about the increase in Southwark's dog population and the safety of our children. He said we need to look at the issue.

Chair said that is something we could cover under the subject of parks and green spaces which had been a very popular choice among residents in the feedback forms completed at the June meeting.

Cllr Morris said that dangerous dogs and dogs running around parks and the issue of mess needed discussing.

Dave Simpson from SASBU said that dog related nuisance was one of their priorities. He

would be happy to follow up on any related issues. The Council has Operation Bark which monitors the situation.

A resident asked about licensing and the restrictions on numbers in pubs plus what responsibility exists for people drinking outside.

Richard Lee from Licensing said there were very few public houses in Southwark these days with capacity limits. It is down to managers to ensure their premises are safe. There are clear regulations about not serving to underage children and also to people that are drunk. The licenses given out are about points of sale rather than areas of consumption. Licensees do have some responsibility in ensuring that customers don't cause a nuisance to the public. Smokers who now go outside of pubs to have a cigarette with their drink should not spoil the enjoyment of local residents. Please let us know at Licensing if there is a problem with premises near you.

A resident said that on Building Schools for the Future, they are for community use. If people live near either of the schools, they should go along and make suggestions to improve the scheme for local community use.

Re housing, Southwark officers need to be reminded that interventions should or could be made to prevent people being left without housing. They gave an example of an elderly Southwark resident who had recently slipped through the net following eviction. With the pending cuts there is likely to be more such cases in the future.

A resident asked, if the Council still had dog wardens and how many people are fined for not picking up dog mess. Also can we name and shame offenders in the local press?

Dave Simpson said he would ask the wardens manager about those statistics and have that for next time.

Melissa Pepper from the Metropolitan Police Authority

Melissa explained that she was a research analyst at the MPA. We are the body that are responsible for overseeing the Metropolitan Police Service.

Each year we carry out a consultation to inform the Police in the London Business Plan. This document focuses the Police work for the following year. As a Police authority we have to consult with the public to put this document together and the Police must have due regard to the views of people in their area.

People feel safer and are more confident in the Police in their area when they feel that the Police are dealing with issues that matter to them.

I manage the consultation. There is an online questionnaire and I have brought along paper copies. You can also complete the form over the phone by dropping me a line and listing your priorities. We do a number of community events and ask people where they would allocate Police resources.

We also have questions in the public attitude survey of 20,000 people across London.

The top 4 priorities last year were:

Anti-social behaviour

Gun and knife crime

Accessibility and visibility of the Police

Drugs and drug related crime

People were also very concerned about traffic related incidents including cyclists on the

pavement and bad driving.

I read through all the responses to the consultation. Following analysis I put together a report that goes to the Strategic and Operational Policing Committee. The senior officers of the MPA discuss the report and these committees are public so you can attend. We also send a newsletter to every single respondent and explain how we have utilised their response.

Please complete the forms and write whatever you want.

The deadline is 26 November 2010.

Contact 020 7202 0063 for further information and all contributions are welcome.

Chair thanked Melissa and encouraged residents to pass on their views in the freepost envelopes provided.

8. VOLUNTEERING OPPORTUNITY SLOT

St Mungo's was covered under item 7 by Eammon Edgerton

9. ELEPHANT AND CASTLE REGENERATION

Stephen Platts, Head of Property (Regeneration & Neighbourhoods)

Stephen introduced his colleague Tom Branton (Project Manager).

We have come along this evening to give an update on the project at Elephant & Castle. On 7 July, the Cabinet of Southwark Council made two important decisions. The first was to enter a regeneration agreement with Lend Lease (LL), the Council's preferred development partner. The second was to build new leisure facilities for the Elephant & Castle (E&C) on the site of the existing leisure facilities.

The regeneration agreement sets out the contractual relationship between the Council and LL for the next 15 years to deliver the E&C regeneration project. LL are an Australian development company and the third largest real estate company registered on the Dow Jones stock market. They are currently working on both Stratford and Greenwich at the moment.

If you go to the Southwark website – <http://www.southwark.gov.uk/elephantandcastle>

There is a document that sets out the joint vision of the Council and LL. It provides some high level indicative proposals around the plots, the master plan and the concepts behind it. It hopefully adopts all the principles that have been consulted on in the last eight years.

The agreement provides the legal structure for the development to proceed. In terms of what happens next, LL over the summer have committed to providing a consultation strategy which will be presented to the Council in three months time. We would like to come to you in the Autumn to discuss the consultation process. As part of this we are looking to establish a steering group which will be made up of key stakeholders and residents. At the moment we don't know what that will look like and we shall work on the terms of reference with the Cabinet Member for Regeneration in the summer and we'll bring proposals back to you.

The consultation will lead to a master plan which will form the basis of a planning

application. There has been speculation that the shopping centre is not included in the regeneration agreement. It definitely is included. We have a strategy to bring forward the re-development of the shopping centre. There will be an outline planning application developed which will be submitted next year.

We are in dialogue with the current owners of the shopping centre and negotiating a memorandum of understanding, which will set out how the partners will bring forward the redevelopment of the shopping centre.

The overall scheme covers three development packages. The shopping centre, the Heygate estate and Rodney Road. There will be approximately 2,500 new homes, a minimum of 25% of which will be affordable. Of those, 50% will be social rent and 50% intermediate. There will be retail accommodation, health facilities and affordable business space. There will also be parks, urban squares, public realm and landscaping. The leisure centre does not form part of the agreement. The Council took a view that it wanted to take responsibility for delivering new leisure facilities for the E&C. We will be consulting residents on the leisure facilities and there will be a pool. We hope to come back here in October with some proposals. A decision will be made by the Council Cabinet in November.

A resident asked what sort of pool.

Stephen said this would be opened up to the public for consultation.

A resident asked what sort of deal for leaseholders.

Stephen said he could not discuss individual leaseholders but they are compensated under statute. There were about 170 leaseholders and now there are about 20 left to agree with. It is market value at the time of the acquisition.

A resident asked how much of the £1.5 billion originally planned for investment is left given the delays over the years.

Stephen said there had been delays for a range of reasons but there will still be £1.5 billion invested in the E&C. A lot of the residents who have moved out of the Heygate have a right to return. About 250 have completed the forms and have a right of return to the E&C.

A resident asked if the holistic approach of the development referred to culture and the arts also. Will there be art studios available at reasonable rent or a theatre?

Stephen said they did not envisage the consultation on leisure facilities to encompass culture. There is a limited capacity on how much they can build on the site. However there is a commitment to provide affordable business space for cultural enterprises. It won't be on the leisure site but is more likely to be part of the Heygate master plan.

Chair said it was a good point made by the resident and was something we need to think about.

A resident asked if there were longer term plans for Southwark property in the E&C area. Is the rise of values catchable for the maintenance of buildings?

Stephen said there were no plans at the moment but they hope the regeneration would be a catalyst for the area. There will be a section 106 strategy which will provide broader benefits to the wider area. There will also be traffic and transport improvements.

A resident said they enjoy the diversity of the E&C shopping area and asked how residents can ensure there is a lively low cost shopping facility rather than a glossy, all the chains area that already exist elsewhere.

Stephen said residents should get involved. LL and the Council are committed to not creating just another cloned high street. We appreciate that the E&C is unique and has a diverse community. There will be a consultation on the master plan and there is a contractual commitment from LL to provide affordable business space.

A resident asked will the consultation be top down or will we be able to talk as a community prior to the process. We don't want to be asking questions afterwards.

Stephen said in the Autumn we will be presenting our proposed consultation strategy. We will ask you for feedback as to whether it is the right approach. There is no perfect plan for consultation but we are open to engagement with the community and will try and make a better job of it than in the past.

A resident said that there had been some political point scoring about the two E&C schemes and was Stephen able to say both or neither were robust schemes.

Stephen said he couldn't comment beyond saying they are different. There is a debate in the press that one is better than the other but it's not for me to say.

A resident said the success of taking the community properly on board in consultation has been recognised world wide for any community regeneration. He added that there was hope for a robust mechanism for the local community to have a hand with yours on the tiller.

Chair said that it would be useful to see by show of hands, whether the leisure facility should include a swimming pool.

Residents by show of hands indicated strong support for a pool

Stephen said that various sites had been considered before Cabinet chose the current site on 7 July for leisure facilities.

Cllr Thornton asked if there was any information about a likely timescale on delivery of the leisure centre.

Stephen said that part of the rationale to exclude it from the regeneration agreement with LL is around speed of delivery. We would hope to go through the planning process on the leisure centre site early in 2011.

Cllr Morris asked for clarification on how it is being paid for if it's not in the LL agreement.

Stephen said that subject to a further Council Cabinet decision it is being paid for by two means. Cash generated by the E&C agreement transaction with LL and a residential site element from the leisure centre site. The proposal is for a detached leisure box with pool gym etc and a separate residential block which will provide some cross subsidy.

A resident asked about the design of the leisure centre and reference to a box as the E&C is not gifted with fantastic architecture. How will you ensure that we get something that adds to the E&C area rather than detracting?

Stephen said Southwark is committed to high quality design and urban architecture. We will be responsible for the leisure centre. A nice public space will be created between the two buildings by separating the developments out.

We will probably look to appoint some experienced architects. We'll be looking for quality of design, experience and value for money.

Cllr Morris said the Council currently owns the land and asked if the land would be sold to

the developer in whole or part.

Stephen said the residential element would be sold off to a developer. The Council will retain ownership of the leisure centre and the public space. We still have to decide whether to proceed with one planning application for the leisure centre and residential element or if we deal with it as two separate applications.

Chair thanked Stephen for coming along.

10. PUBLIC QUESTION TIME

The consensus of the meeting was to forgo this item and to instead extend the Q&A in item 9.

CLOSING

Chair thanked everyone for attending and encouraged residents to tell their friends and neighbours about Community Councils.

The next one will be on 5 October 2010.

CHAIR:

DATED: