



Borough, Bankside and Walworth Community Council

MINUTES of the OPEN section of the Borough, Bankside and Walworth Community Council held on Wednesday 10 October 2012 at 7.00 pm at Amigo Hall, St. George's Cathedral, St George's Road, SE1 6HR

PRESENT: Councillor Martin Seaton (Chair)
Councillor David Noakes
Councillor Catherine Bowman
Councillor Poddy Clark
Councillor Neil Coyle
Councillor Patrick Diamond
Councillor Dan Garfield
Councillor Claire Hickson
Councillor Lorraine Lauder MBE
Councillor Tim McNally
Councillor Darren Merrill
Councillor Abdul Mohamed
Councillor Adele Morris
Councillor Geoffrey Thornton

OFFICER SUPPORT: Clement Agyei-Frempong, Senior Projects Engineer
Zayd Al-Jawad, Section 106 Manager
Andrea Allen, Senior Project Manager
Dan Gilby, Principal Strategy Officer
David Littleton, Environmental Health and Trading Standards Manager
Razak Mahama, Projects Engineer
Pauline Bonner, Neighbourhood Coordinator
Alexa Coates, Principal Constitutional Officer

1. WELCOME AND INTRODUCTIONS

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillor Helen Morrissey and apologies for lateness from Councillors: Catherine Bowman and Adele Morris.

3. MINUTES

RESOLVED

That the minutes of the meeting held on 2 July 2012 be agreed as a correct record and signed by the chair.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

6. DEPUTATION AND PETITIONS

There were none.

7. COMMUNITY ANNOUNCEMENTS

The following community announcements were made:

Attendance Monitoring Form – there was a new attendance monitoring form and the chair asked attendees to complete the form. The chair explained that the form allowed the council to see who was attending meetings and think about ways to attract new attendees.

Highways Scheme Consultation – Clement Agyei-Frempong explained about some highways consultations in the community council area. There were a number of schemes the council was consulting on including: a greenlink between east walworth, and faraday pockets park, replacing speed cushions with humps on John Ruskin Street between Bethwin Rd and Camberwell New Rd and cycle contra flow schemes at several locations including: Newcomen Street and Tabard Street. Clem explained that he would be available at the break to discuss the schemes with residents or they could contact him or his colleague Razak on 020 7525 2305 and 020 7525 3249 respectively.

Walworth's Got Talent – Fr Andrew from St Peter's Church advertised an event for residents in SE17 on 13 October to showcase their talents.

Bankside Neighbourhood Forum – Tim Wood chair of the forum gave a brief introduction on what the forum was. The forum were developing a neighbourhood plan which would influence development in the area in the future. The forum were currently collating consultation information and would then submit a draft plan to the council. Residents could find out more at: www.wearebankside.com

Brandon Estate Cine-Club – Southwark Local History Library are arranging a screening of films produced by the Brandon Cine Club in the 60s and 70s. The event will be held on 8 November from 4-6 pm – at Brandon TRA Hall.

Dragon Cafe – Cllr Poddy Clark highlighted the creative events at the Dragon Cafe which was run by the charity, mental fight club. The cafe was located in the Crypt of St George the Martyr Church every Monday from 10am until 8pm.

Bankside Neighbourhood Residents Forum – there was an open meeting of the forum on Monday 22 October at the community space on Ufford Street where the developments on Blackfriars Road would be discussed.

Community Film Club – a screening of Beautiful Thing had been organised for Monday 12 November at the Tate Modern. Refreshments were available from 6.30pm with the film starting at 7pm.

8. COMMUNITY INFRASTRUCTURE LEVY AND COMMUNITY PROJECT BANK

Community Infrastructure Levy

Zayd Al-Jawad, Section 106 Manager, explained that the council was consulting on proposals to introduce Community Infrastructure Levy (CIL) rates to replace some elements of Section 106. CIL would charge based on the size of developments and so would effect smaller scale developments as well as large developments which usually made Section 106 contributions. The suggested rates were £400 per square metre for developments north of union street, £250 per square metre south of union street and £50 in the centre of the borough around Camberwell and Peckham. The money raised from CIL would contribute towards local infrastructure in the borough. This would be in addition to the Mayoral CIL of £35 per square metre per development. Zayd wanted residents to comment on the proposed rates and they could do so by emailing planningpolicy@southwark.gov.uk or Zayd directly at Zayd.Al-jawad@southwark.gov.uk The initial consultation was running until 17 October 2012 but there would be a further round of consultation after that. Zayd offered to circulate a summary sheet on the information presented and a comparison table between Section 106 and CIL contributions at the next community council meeting.

Community Project Bank

Zayd explained that there would be a re-refresh of the Community Project Bank. Traditionally the Project Bank had been a way for community councils and residents to suggest projects which Section 106 contributions could be used for which would improve local infrastructure. For example: Parks, open spaces and transport improvements.

In response to questions on CIL and the Project Bank Zayd explained that there was discretion as to whether the council introduced CIL and the rates introduced but from next year the council would no longer be able to secure Section 106 contributions. The Project Bank was a Southwark scheme and was not common at other local authorities although some councils had similar opportunities for residents to make suggestions for local infrastructure projects.

Some money from Section 106 went towards strategic projects which might, due to their nature, be a distance from the development. This would be for large projects such as primary schools. The proportion of money collected from CIL which would go towards strategic projects would be considered as part of the second phase of the consultation on CIL.

Zayd explained that the Ayelsbury regeneration would be in the £50 per square metre bracket, this categorisation was based on viability of development and land value.

The introduction of CIL would not affect the council's policies on the level of affordable housing required as part of certain developments.

9. CLEANER GREENER SAFER LAUNCH

Andrea Allen, Senior Project Manager, invited applications for the Cleaner, Greener, Safer (CGS) Funds in 2013. There were now two CGS funds available: capital and revenue. Capital funding was available for permanent improvements such as playgrounds or lighting improvements and the revenue funding was for non-permanent improvements such as gardening course or self defence lessons for local residents. There is one application process for both funds and residents could apply online or by a form which was available at the meeting. Residents did not have to worry about which fund they were applying for the application process was about putting their ideas forward which would be considered by councillors who would take a final decision in April 2013. There was around £500,000 of CGS funding available in the borough, bankside and walworth community council area (£450,000 for capital projects and £50,000 for revenue). Friday 30 November was the closing date for applications.

In response to questions Andrea explained that residents could apply for both revenue and capital and there was no limit to the number of applications a resident could submit. Help in applying was available and people could contact Andrea for support at cgs@southwark.gov.uk or on 020 7525 0860.

There was no maximum award amounts, but the largest award for a capital project in 2012 was £30,000 and the average was about £12,000. There was a time limit of 2 years to complete capital projects. Successful applicants could also consider applying for match funding to complete their projects from organisations such as the National Lottery.

10. STRATEGIC TRANSPORT SECTION 106 RELEASE

Members considered the report and the chair invited comments from residents. In response to comments and questions Zayd Al-Jawad, Section 106 Manager, explained that the council was confident that the funding gap would be met to deliver the elephant and castle underground station and the northern roundabout improvements and that the main contributor would be Transport for London (TfL). A resident expressed support for the consultation responses which requested that Southwark become a 20mph borough, especially in light of recent tragic accidents in the area and also suggested that flashing warnings for motorists travelling over 30mph be installed. Zayd explained that these comments would be passed on to TfL.

Residents made some more general comments about transport issues in the area, particularly those which were of a much smaller scale than those addressed in the report, for example outside Tesco at elephant and castle and at the junction of the old kent road and east street market.

The chair suggested that residents submit a list of where the problem transport areas are to the councillors. Zayd confirmed that these were the responsibility of TfL but that the council requested improvements each year and comments from residents helped this process.

RESOLVED

1. That the community council note the release of strategic transport Section 106 contributions to support key projects across the borough and for the release of the first tranche of available funding for those projects totalling £1,336,108 from the listed Legal Agreements identified for Transport Strategic Contribution, to support transport improvements at:
 - **Elephant and Castle £857,203**, from: all the Borough, Bankside and Walworth Community Council (CC) schemes in appendix 1, save for Townsend Street and Royal Road
 - **Camberwell Town Centre, £155,603** from: all the Camberwell CC schemes in appendix 1, plus Townsend Street and Royal Road
 - **Lower Road, £266,533** from: all the Bermondsey and Rotherhithe CC schemes in Appendix 1
 - **Peckham Rye station, £86,769** from: all the Peckham and Nunhead CC schemes in Appendix 1
2. The community council endorsed the consultation comments made requesting Southwark become a 20mph borough.

11. SECTION 106 RELEASE - TATE MODERN 1 AND 2 AND NEO BANKSIDE

Members considered the report and asked if the targets set for the contractor in relation to employment opportunities for local people were monitored by the council. Zayd confirmed that these were monitored and if the contractor failed to meet the target they would make a penalty payment. In response to questions from the floor Zayd commented that the council was performing relatively well in terms of the number of work placements for local people coming from developments. Around 130 placements were made last year.

Councillors sought clarification on the location of the new public square mentioned in the report.

RESOLVED

That the community council notes the release of funds totalling £508,757.75 from the

Tate Modern 1 and 2 (9600269 a/n 089) and (09/AP/0039 a/n421) and Neo Bankside (06/AP/1481 a/n 339) to deliver three projects:

- Construction workplace co-ordinator[s] - Building London Creating Futures
- Holland Street Public Realm (Bankside Urban Park) Project
- Transport – bus stops (Southwark Street) contribution

12. SECTION 106 RELEASE - BMX TRACK BURGESS PARK

Members considered the report and the chair invited residents to comment. It was suggested that a steering group, or similar, be set up to think creatively about the development of a BMX track in Burgess Park. Further comments were made about the accessibility of the track for young people.

Charlotte from the Creation Trust reminded people that there was a Burgess Park stakeholder group who were involved in and consulted on the regeneration of the park.

RESOLVED

That the Community Council notes on the release of £163,407 for the installation of a national standard BMX track at Burgess Park from the development at Samuel Jones Industrial Estate Peckham Grove, London, SE15, 05/AP/1949, A/n 312/, S106/16992 and puts forward the comments of residents outlined above.

13. THEME - SUPPORTING OUR LOCAL HIGH STREETS

Councillor Claire Hickson, cabinet member for communities and economic development introduced the item highlighting the impact of the economic situation on local high streets – with more empty shops, less people using local shops and an increase number of betting shops and payday loan companies. The disturbances in 2011 also had an effect on local high streets in the borough, particularly in Peckham and Walworth. The council had introduced a community restoration fund of £1 million in response to the summer disturbances – half of the fund was targeted at opportunities for young people and the other half was focused on economic development. On the economic development side local people had been invited to bid for funding and three of the successful projects in the borough, bankside and walworth community council area spoke about their bids.

Tower Bridge Road Business Association – Suhel Ahmed, from Tower Tandoori explained that he was starting a project to set up a business association for Tower Bridge Road and the council had contributed £40,000 of funding. Suhel was hoping to improve the look of the street and the trading environment to bring what was once a thriving local high street back to life. Suhel invited local people to get involved with the project.

Creation Trust – Patrischia Warmington explained that the trust were supporting young people to run a series of pop-up shops on East Street. The Creation Trust are running a series of 6 week programmes, the first half of which focused on building skills such as bookkeeping, marketing and included an apprentice style challenge where participants ran a market stall. In the second part of the programme participants run a shop, on East Street, which has been donated by the Peabody Trust. The profits raised from the

ventures are given back to the participants in the form of a bursary to support them in what they want to do next. A previous pop-up shop sold baby clothing and accessories, while the latest version of the shop has opened as a fashion store for 20-30 year olds and is open until 21 October. Some of the participants explained what they had learnt from the programme and invited residents to visit the store.

Business Extra – Patrick Blunt explained that his project was looking at practical ways to improve the local economy in Walworth. Patrick stated that empty shops were an indication of issues elsewhere in the community and so his project had a community focus. Patrick had produced leaflet which included some statistics on retail on the Walworth Road. It also stated the project aims of setting up a ‘Town Team’ to promote the area and to rejuvenate East Street Market.

Borough High Street – Cllr Noakes explained that the former Borough and Bankside community council had done some research about Borough High Street. From the research the community council had found that residents particularly liked the historical features of the high street, borough market and the good transport links. Residents indicated they would like to see more retail such as grocers on the high street, less offices and would like to see more made of the history of the area.

The meeting then moved into workshops to discuss the future of the high streets in the community council area. The topics of the workshops were:

- Walworth Road and East Street
- Tower Bridge Road
- Borough High Street

The workshops discussed:

- What do you like about this high street?
- What do you dislike about this street?
- What would you like to see change?

Councillors gave the following feedback from the workshops:

Walworth Road and East Street

What do you like about this high street?

- Diverse character of the area
- Good transport links
- Opportunities to develop
- Unique independent stores mixed with established chain stores

What do you dislike about this street?

- The area is dirty
- There are too many pawnshops and betting shops
- There are too many butchers and fishmongers

What would you like to see change?

- Christmas lights
- Food hall

- Railway station
- Prevent buses from stopping at the same bus stops

Borough High Street

What do you like about this high street?

- Good open spaces
- Re-development of the library and public toilet facilities
- Scaffolding has been removed
- Historic character of the area

What do you dislike about this street?

- Junctions and dangerous pedestrian crossings
- Lack of trees in the north of the high street
- There are too many cafe chains

What would you like to see change?

- Introduce a 20mph zone
- Widen the pavements
- Invest more in the southern end of the street
- Make more of the history of the street

Tower Bridge Road

What do you like about this high street?

- Diverse character of the street
- History of the area
- Links to Bermondsey Street

What do you dislike about this street?

- Number of empty shops
- Traffic issues

What would you like to see change?

- Review of congestion charge boundary
- Better sign posting for example to the pie and mash shop
- Christmas lights

14. LOCAL PARKING AMENDMENTS

Note: this is an executive function

Members considered the information in the report.

RESOLVED

That the following local parking amendments, detailed in the appendices to the report, be approved for implementation subject to the outcome of any necessary statutory procedures:

- Garden Row - Install disabled persons parking place

- Longville Road - Convert existing permit holder bays to shared use bays (permit and pay and display/pay by phone)
- Hayles Street - install double yellow lines and permit holder's only bay

15. PUBLIC QUESTION TIME

The following public questions were submitted:

How many food contamination complaints have been received in the community council area in the past 2 years and how many complaints have resulted in fines being issued?

- Can the council confirm that all traders supplying meat, fish and food have relevant food hygiene certificates which are renewed when required?
- If there are food traders found with rodent (infestation) and if so do premises get closed down...If not what is the procedure
- Where would the public find the information about shops/traders that are in breach of food safety standards

Why is the existing development zone covering Walworth Road and East Street allowed to prevent regeneration/business funding from Wansey Street to Burgess Park and East Street? Can the area be delisted?

There are confusing signs on Heygate Street onto Walworth Road stating end of 20 mile per hour zone which indicate Walworth Road is an 30 mile per hour road. Then under the railway bridge there is a sign end of 20 mile per hour zone which is conflicting information – can this be addressed?

What is happening with Elephant Park (between Heygate Estate and Maritime railway line)? The development of Tribeca Square had an agreement with Southwark allowing the developers to use the park as a site compound – has this agreement run out? If so will it be renewed and when will the work on the Tribeca Square development begin?

The Elephant forum recommended that all roads should be restricted to 20 mph going to and from the elephant roundabout and junction in the light of recent death of a child on St George's road would the council consider such as a matter of urgency?
Who is responsible for St George's Road and its speed monitoring?

Can a green man crossing and a 20mph limit be introduced at the junction of Great Suffolk Street and Borough High Street? This is a busy crossing for mothers and children at school times on a fast road. This desperately needs a crossing allowing time for pedestrian crossing. This request is supported by parents at Charles Dickens School, students at the British School of Osteopathy and Borough Babies.

Why is there no phased pedestrian crossing across Stamford Street at the Blackfriars Road junction?

What is the Section 106 agreement between the council and the Shard with access to the viewing platform and what discounts do local residents get?

An issue was raised relating to electricity supply which was passed to officers to respond to directly.

An issue was raised in relation to the installation of a Christmas Tree on Walworth Road – Cllr Hickson undertook to get a response from officers.

CHAIR:

DATED: